# LETTER OF BUDGET TRANSMITTAL

Date: January 27, 2025

To: Division of Local Government 1313 Sherman Street, Room 521 Denver, Colorado 80203

Attached are the 2025 budget and budget message for the NORTH RANGE METROPOLITAN DISTRICT NO. 4, Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 14, 2024. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP Attn: Matthew Urkoski, District Manager 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111 Telephone number: 303-779-5710 Matthew.urkoski@claconnect.com

I, Matthew Urkoski, District Manager of the North Range Metropolitan District No. 4 hereby certify that the attached is a true and correct copy of the 2025 budget.

all' By:

Matthew Urkoski, District Manager

## RESOLUTION ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of North Range Metropolitan District No. 4 (the "**Board**"), City of Commerce City, Adams County, Colorado (the "**District**"), held a regular meeting, via teleconference and at 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado on November 14, 2024, at the hour of 1:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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# NOTICE AS TO PROPOSED 2025 BUDGET

Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

North Range Metro Districts (wba) \*\* c/o White Bear Ankele Tanaka & Waldron 12210 Brighton Road #8 Henderson CO 80640

# AFFIDAVIT OF PUBLICATION

State of Colorado } County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/7/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

Linka (Slips

For the Commerce City Sentinel Express

State of Colorado } County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/7/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document,

20134029363-055254

Jean Schaffer Notary Public My commission ends January 16, 2028

JEAN SCHAFFER NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20134029363 MY COMMISSION EXPIRES JAN 16, 2028 Public Notice

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGETS AND

NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGETS

The Branch of Directors (ordinationally the Dearst) of the NORTH FAMIDE WETNORCLIVAN DISTINCT NORM 4 apublic bearing of 6390 E. Crescent Parkway, Sale 300, Greanwood Village Colesada and via telescrifterates on November 14, 2024, at 150 pm, to accrete astepation of an Branchol proposed 2005 budgets (the Proposed Budgett) and II necessary, adoption of an anrandment to the 2024 budgets (the Venedod Budgett). The public hearing tray be joined using the Solavian planet more information.

https://barne.microsoft.com/Imsenue\_com/19%. Samaeting\_CTI22D304/mCBAbs/2002/M2LTg5 VintEMM MM221MTEx/14/04/maasi.s2011c onservis.htm2212th/22%34m2244aaae4daa.4201 e.4m2.4441.4547 arabate/V2272-05222204%2 2%36%32276911aite-bdoc-4166-9905-9973doc70 295%22%70

> Meeting ID: 277 135 367 550, Passcode: AnPsPs; Call-In Number: 720-547-5251; Phone Conference ID: 754 022 7659

The Proposed Budgets and Amended Budgets are sweliable for inspection by the public at the offices of Officer-ansonalism, LLP, 509D East Creacent Parkaray, Suite 350, Greenwood Visiage, CO 80111.

Any transmissi elevitor of the Zhatezia may the any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adaption of the Proposed Budgets or the Amended Budgets by the Boards.

The agonda for any meeting may be obtained at www.neurilonco.com or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF

NORTH RANGE METROPOLITAN DISTRICT NOS. 4-6, quasi-municipal corporations and political subdivisions of the State of Colorado

(a) WHITE BEAR ANKELE TANAKA & WALDRON Attomeys at Law

Legal Notice No. 00X1478 First Publication: November 7, 2024 Last Publication: November 7, 2024 Publisher: Commerce City Sentinel Express WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. <u>Adoption of Budget</u>. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. <u>Levy of Property Taxes</u>. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

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Section 3. <u>Mill Levy Adjustment</u>. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. <u>Certification to County Commissioners</u>. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. <u>Appropriations</u>. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. <u>Filing of Budget and Budget Message</u>. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. <u>Budget Certification</u>. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 14, 2024.

#### **DISTRICT:**

## NORTH RANGE METROPOLITAN DISTRICT

**NO. 4**, a quasi-municipal corporation and political subdivision of the State of Colorado

Signed by: Shawn Olsen Bv: -DDDA7F2A8D2B49

Officer of the District

ATTEST:

fennifer Hepp By:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

3till 6B9E7E9291AB46D

General Counsel to the District

STATE OF COLORADO COUNTY OF ADAMS NORTH RANGE METROPOLITAN DISTRICT NO. 4

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado and via teleconference on Thursday, November 14, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 14<sup>th</sup> day of November, 2024.

Signature

# EXHIBIT A

# **BUDGET DOCUMENT**

# **BUDGET MESSAGE**

# NORTH RANGE METROPOLITAN DISTRICT NO. 4

## ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 SUMMARY 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

12/8/24

	ACTUAL	ES	STIMATED	E	BUDGET
	2023		2024	2025	
BEGINNING FUND BALANCES	\$ 300	\$	300	\$	100
REVENUES Property taxes Specific ownership taxes Interest income Other revenue	3,519 336 71		4,336 212 20		3,978 238 9 400
Total revenues	 3,926		4,568		4,625
Total funds available	 4,226		4,868		4,725
EXPENDITURES General Fund Debt Service Fund	1,743 2,183		2,362 2,406		2,195 2,430
Total expenditures	 3,926		4,768		4,625
Total expenditures and transfers out requiring appropriation	 3,926		4,768		4,625
ENDING FUND BALANCES	\$ 300	\$	100	\$	100
EMERGENCY RESERVE	\$ 100	\$	100	\$	100

No assurance provided. See summary of significant assumptions.

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#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 PROPERTY TAX SUMMARY INFORMATION 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

12/8/24

		ACTUAL 2023	ES	TIMATED 2024		BUDGET 2025
ASSESSED VALUATION						
Agricultural State assessed Personal property		10 1,290 38,550		10 1,540 42,580		10 1,290 39,190
Certified Assessed Value	\$	39,850	\$	44,130	\$	40,490
MILL LEVY						
General Debt Service		38.305 50.001		46.279 51.971		46.279 51.971
Total mill levy	_	88.306		98.250		98.250
PROPERTY TAXES						
General Debt Service	\$	1,526 1,993	\$	2,042 2,294	\$	1,874 2,104
Levied property taxes		3,519		4,336		3,978
Budgeted property taxes	\$	3,519	\$	4,336	\$	3,978
BUDGETED PROPERTY TAXES General	\$	1 500	¢	2 0 4 2	¢	4 074
Debt Service	\$	1,526 1,993	\$	2,042 2,294	\$	1,874 2,104
	\$	3,519	\$	4,336	\$	3,978

No assurance provided. See summary of significant assumptions.

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 GENERAL FUND 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

12/8/24

		ACTUAL	STIMATED	BUDGET
		2023	2024	2025
	<u>1</u>		 	 
BEGINNING FUND BALANCES	\$	300	\$ 300	\$ 100
REVENUES				
Property taxes		1,526	2,042	1,874
Specific ownership taxes		146	100	112
Interest income		71	20	9
Other revenue		-	-	200
Total revenues		1,743	2,162	2,195
Total funds available		2,043	2,462	2,295
EXPENDITURES				
General and administrative				
County Treasurer's fee		23	31	28
Contingency		-	-	200
Transfer to Reunion		1,720	2,331	1,967
Total expenditures		1,743	2,362	2,195
Total expenditures and transfers out				
requiring appropriation		1,743	2,362	2,195
ENDING FUND BALANCES	\$	300	\$ 100	\$ 100
EMERGENCY RESERVE	\$	100	\$ 100	\$ 100

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 DEBT SERVICE FUND 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

12/8/24

	CTUAL 2023	MATED 024	BUD 20	GET 25
BEGINNING FUND BALANCES	\$ -	\$ -	\$	-
REVENUES				
Property taxes	1,993	2,294		2,104
Specific ownership taxes	190	112		126
Other revenue	 -	-		200
Total revenues	2,183	2,406		2,430
Total funds available	 2,183	2,406		2,430
EXPENDITURES				
General and administrative				
County Treasurer's fee	30	35		32
Contingency	-	-		189
MLEPA Payment to Reunion	2,153	2,371		2,209
Total expenditures	 2,183	2,406		2,430
Total expenditures and transfers out	 0.400	2.400		0.400
requiring appropriation	 2,183	2,406		2,430
ENDING FUND BALANCES	\$ -	\$ -	\$	-

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 2025 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

#### Services Provided

North Range Metropolitan District No.4 (the "District"), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by Court Order and Decree of the District Court on December 27, 2000, and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The District was organized in conjunction with North Range Metropolitan Districts Nos. 1, 2, 3, and 5 (collectively "NRMD's"), and the Reunion Metropolitan District ("Reunion"). Reunion and the NRMD's have entered into intergovernmental agreements whereby Reunion provides the construction for street improvements, storm drainage improvements, safety protection facilities, parks and recreation facilities and water and wastewater improvements. The service plan anticipates that Reunion will be responsible for managing the construction, operation, and maintenance of such improvements and facilities and that the NRMD's will provide the necessary funding to Reunion.

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.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2024, the adjusted maximum mill levy for debt service is 51.971 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the adopted total mill levy.

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 2025 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

### **Revenues (Continued)**

#### Property Taxes (Continued)

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family				Single-Family	\$55,000
Residential	6.70%	Agricultural Land	26.40%	Residential	
Multi-Family		Renewable		Multi-Family	\$55,000
Residential	6.70%	Energy Land	26.40%	Residential	
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 6% of the property taxes collected by the General Fund and the Debt Service Fund.

#### Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

#### Expenditures

#### Intergovernmental Expenditure - Operations

Pursuant to intergovernmental agreements, the District will remit revenues to Reunion in order to pay the Districts operational cost which may include legal, management, accounting, insurance, and meeting expenses.

#### MLEPA payment to Reunion

On June 3, 2016, and as amended on May 1, 2017, the District entered into a Mill Levy Equalization and Pledge Agreement (MLEPA) with Reunion, District No. 1, District No. 2, and District No. 3 (collectively, the "MLEPA Districts" and individually, a "MLEPA District") in order to promote the integrated plan of development set forth in the Service Plans for the MLEPA Districts. The MLEPA is intended to ensure an equitable allocation among the MLEPA Districts of the costs of acquiring, installing, constructing, designing, administering, financing, operating, and maintaining streets, water, sanitation and various other public improvements (collectively, the "Public Improvements") and services, as well as covenant enforcement services within Reunion.

#### NORTH RANGE METROPOLITAN DISTRICT NO. 4 2025 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

### Expenditures (Continued)

#### **MLEPA** payment to Reunion (Continued)

Pursuant to the MLEPA, each applicable North Range District agrees to impose an Equalization Mill Levy consisting of the Debt Service Mill Levy plus the Operations and Maintenance Mill Levy in order to pay the Developer Debt, the Senior Bonds, the Reunion Debt, and the operations and maintenance costs of the Districts. The MLEPA generally defines the term "Developer Debt" as (i) amounts owed to the Developer by any applicable North Range District for advancing of guaranty payments on the Senior Bonds, for the provision of Public Improvements or for advancing of amounts to fund operations shortfalls and (ii) any other repayment obligations incurred by the MLEPA Districts in connection with advances made by the Developer to the MLEPA Districts for the purpose of paying the costs of designing, acquiring, installing, and constructing the Public Improvements or paying the operations and maintenance costs of the North Range Districts. The MLEPA generally defines the term "Senior Bonds" as all bonds issued by the North Range Districts, now or in the future, which bonds shall be senior to any obligations of the North Range Districts under the MLEPA. The term "Reunion Debt" generally means all bonds, agreements or other financial obligations issued or incurred by Reunion or assumed by Reunion from any North Range District, specifically including the 2017 Reunion Bonds.

The District has levied the required operations and debt services mill levies under the MLEPA and will transfer Surplus Debt Mill Levy Revenues to Reunion.

#### Debt and Leases

The District has neither outstanding debt nor any capital or operating leases.

#### Reserves

#### **Emergency Reserve**

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

This information is an integral part of the accompanying budget.

DOLA LGID/SID 65027

TO: County Commission	ners <sup>1</sup> of	Adams County			, Colorado			
<b>On</b> behalf of the		North Range Metropolitan District No. 4						
		(taxing entity) <sup>A</sup>						
the		Board of Directors						
of the	(governing body) <sup>B</sup> North Range Metropolitan District No. 4							
	North Ra	(local government) <sup>C</sup>	NO. 4					
<b>Hereby</b> officially certifier to be levied against the ta assessed valuation of:		$\overline{\text{OSS}^{\mathbf{D}}}$ assessed valuation, Line 2 of	0,490 the Certifica	ntion of Valu	nation Form DLG 57			
<b>Note:</b> If the assessor certified (AV) different than the GROS Increment Financing (TIF) Are calculated using the NET AV. property tax revenue will be de multiplied against the NET ass	a NET assessed valuation S AV due to a Tax ea <sup>F</sup> the tax levies must be The taxing entity's total erived from the mill levy		0,490 he Certificat FICATION	tion of Valua	ation Form DLG 57) ATION PROVIDE			
Submitted: (no later than Dec. 15)	12/08/2024 (mm/dd/yyyy)	_ for budget/fiscal year		2025	·			
(ilo later than Dec. 15)	(IIIII/dd/yyyy)			(уууу)				
PURPOSE (see end notes	for definitions and examples)	LEVY <sup>2</sup>		R	EVENUE <sup>2</sup>			
1. General Operating Ex	xpenses <sup>H</sup>	46.279	mills	\$	1,874			
2. <b><minus></minus></b> Temporary Temporary Mill Levy	General Property Tax Credit Rate Reduction <sup>I</sup>		mills	\$<				
SUBTOTAL FOR	GENERAL OPERATING:	46.279	mills	\$	1,874			
3. General Obligation B	onds and Interest <sup>J</sup>		mills	\$				
4. Contractual Obligatio	ons <sup>K</sup>	51.971	mills	\$	2,104			
5. Capital Expenditures <sup>1</sup>	L		mills	\$				
6. Refunds/Abatements <sup>1</sup>	Μ		mills	\$				
7. Other <sup>N</sup> (specify):			mills	\$				
			mills	\$				
T	OTAL: [Sum of General Operati Subtotal and Lines 3 to	<sup>ng</sup> 98.250	mills	\$	3,978			
Contact person: (print)	Shelby Clymer	Daytime phone: ( )	(3	303) 779-	5710			
		Yell (liput) Title: Accountant for the District						

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

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

BON	DS <sup>J</sup> :			
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<sup>K</sup>:**

3.	Purpose of Contract:	Debt repayment
	Title:	Mill Levy Equalization and Pledge Agreement
	Date:	June 3, 2016
	Principal Amount:	N/A
Maturity Date:	Maturity Date:	N/A
	Levy:	51.971
	Revenue:	\$2,104

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.