

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT**  
BOULDER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO    )  
COUNTY OF BOULDER    )  
                                  )ss.  
SUBDISTRICT NO. 1 OF    )  
THE COALTON            )  
METROPOLITAN DISTRICT )

The Board of Directors of the Subdistrict No.1 of the Coalton Metropolitan District, Boulder County, Colorado, held a regular meeting via teleconference on December 01, 2022 at 2:00 pm.

The following members of the Board of Directors were present:

Kristopher Barnes, President  
Gary Rohr, Secretary/Treasurer (excused)  
James O'Malley, Assistant Secretary (excused)  
Karen Bennett, Assistant Secretary  
Jack Rohr, Assistant Secretary

Also in attendance were Jack Rohr, Resolute; Alan Pogue, Icenogle Seaver Pogue, P.C.; Jennifer Ondracek, Pinnacle Consulting Group, Inc.; Angela Elliott and Evan Redmond, Teleos Management Services; Scott Chomiak, KUH.

Ms. Elliot stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Barnes opened the public hearing on the District's proposed 2022 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Rohr introduced and moved the adoption of the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE SUBDISTRICT NO.1 OF THE COALTON METROPOLITAN DISTRICT, BOULDER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Subdistrict No. 1 of the Coalton Metropolitan District 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 on November 16, 2022, in the Daily Camera, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 01, 2022, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT OF BOULDER COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. 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 Coalton Metropolitan District for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the 2023 budget for the General Fund from property taxes for operating expenses is \$13,628. That the 2022 valuation for assessment, as certified by the Boulder County Assessor, is \$717,269.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 19.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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. The District's accountant is hereby authorized and directed to immediately certify to the County Commissioners of Boulder County, Colorado, 19.000 mill levy for the Districts hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of page left blank intentionally]**

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

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

On behalf of the Subdistrict No. 1 of the Coalton Metropolitan District,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>


of the Subdistrict No. 1 of the Coalton Metropolitan District  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 717,269 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 717,269 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2022 for budget/fiscal year 2023.  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>19.000</u> mills	\$ <u>13,628.11</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>19.000</b> mills	<b>\$ 13,628.11</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>19.000</b> mills	<b>\$ 13,628.11</b>

Contact person: Brendan Campbell Daytime phone: (970) 669-3611  
(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) 866-2156.

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

## CERTIFICATION OF TAX LEVIES

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.

The foregoing Resolution was seconded by Director Bennett.

**[Remainder of page left blank intentionally]**

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ADOPTED AND APPROVED this 1<sup>st</sup> day of December, 2022.

DocuSigned by:  
*Kristopher Barnes*  
5840835E4E1A4CF...  
\_\_\_\_\_  
President

ATTEST:

DocuSigned by:  
*[Signature]*  
E08B93C8A0A04C3...  
\_\_\_\_\_  
Secretary/Treasurer







## Management Budget Report

BOARD OF DIRECTORS  
SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in blue ink, appearing to be "J. S. Smith", is written over a faint, light blue horizontal line.

Pinnacle Consulting Group, Inc.  
January 28, 2023

<b>SUBDISTRICT OF THE COALTON METROPOLITAN DISTRICT NO.1</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(f)
	<b>2021</b>	<b>2022</b>	<b>2022</b>	<b>2023</b>
	<b>Unaudited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
<b>Revenues</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
Operating Advances	\$ 13,495	\$ 40,380	\$ 10,685	\$ 40,145
Property Taxes	-	22,885	22,885	13,628
Specific Ownership Taxes	-	1,144	965	681
O&M Fee	-	7,383	-	14,861
Utilities	-	-	-	33,310
Facilities O&M Fee	-	13,600	-	15,200
<b>Total Revenues</b>	<b>\$ 13,495</b>	<b>\$ 85,392</b>	<b>\$ 34,535</b>	<b>\$ 117,825</b>
<b>Expenditures</b>				
Operations and Maintenance				
Landscape Maintenance	\$ -	\$ 26,695	\$ -	\$ 26,695
Hardscape Maintenance	-	20,000	-	20,000
Utilities - Townhomes	-	10,634	-	33,310
Utilities - District	-	3,200	658	3,200
Utility Locating	-	500	-	500
Repairs and Replacements	-	2,000	-	2,000
Administration				
Accounting	150	5,720	5,879	5,715
Fee Billings	-	1,000	-	1,500
District Management	2,000	4,800	4,800	7,200
Director's Fees	-	-	-	2,200
Legal	6,409	7,500	18,000	15,000
Insurance	-	3,000	-	3,000
Transfer to Main District	4,936	-	-	-
Treasurer Fees	-	343	-	204
Contingency	-	-	-	2,500
<b>Total Expenditures</b>	<b>\$ 13,495</b>	<b>\$ 85,392</b>	<b>\$ 29,337</b>	<b>\$ 123,024</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,199</b>	<b>\$ (5,199)</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,199</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,199</b>	<b>\$ -</b>
<b>Mill Levy</b>				
Operating	0.000	19.000	19.000	19.000
<b>Total Mill Levy</b>	<b>0.000</b>	<b>19.000</b>	<b>19.000</b>	<b>19.000</b>
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 1,204,493</b>	<b>\$ 1,204,493</b>	<b>\$ 717,269</b>
<b>Property Tax Revenue</b>				
Operating	\$ -	\$ 22,885	\$ 22,885	\$ 13,628
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 22,885</b>	<b>\$ 22,885</b>	<b>\$ 13,628</b>

## **SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT**

### 2023 BUDGET MESSAGE

Subdistrict No. 1 of the Coalton Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The Subdistrict was formed in August 2020. This Subdistrict was organized to serve the needs of a new development known as Coalton.

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

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the Subdistrict's financial statements.

#### **Overview**

Highlights of the 2023 budget include the following:

- The Subdistrict is partially funded through operating contributions and will assess 19 mills for property tax collections.

#### **General Fund**

##### *Revenue*

The Subdistrict has budgeted revenues in the amount of \$117,825, comprised of \$13,628 for property tax, \$681 specific ownership tax, and operating advances of \$40,145 for 2023. The Subdistrict will also assess O&M fees, Utility fees and Facility O&M fees generating \$14,861, \$33,310 and \$15,200, respectively.

##### *Expenses*

The Subdistrict's General Fund expenditures consist of administrative and operations costs of \$123,024. The \$37,632 increase is primarily attributable to townhome utilities and legal expenses. The largest expenditures in the 2023 budget are \$33,310 for townhome utilities, \$26,695 for landscape maintenance, and \$20,000 for hardscape maintenance.

##### *Fund Balance/Reserves*

The fund balance of the Subdistrict's General Fund is budgeted at \$0 as the main District holds all TABOR reserves.

**CERTIFICATION OF VALUATION BY  
BOULDER COUNTY ASSESSOR**

New Tax Entity  YES  NO

Date: November 21, 2022

**NAME OF TAX ENTITY:** SUBDISTRICT NO. 1 OF THE COALTON METROPC

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR :

1. PREVIOUS YEAR'S NET TOTAL ASSESSED VALUATION:	1. \$	<u>\$1,204,483</u>
2. CURRENT YEAR'S GROSS TOTAL ASSESSED VALUATION: ‡	2. \$	<u>\$717,269</u>
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$	<u>\$0</u>
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$	<u>\$717,269</u>
5. NEW CONSTRUCTION: *	5. \$	<u>\$102,599</u>
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$	<u>\$0</u>
7. ANNEXATIONS/INCLUSIONS:	7. \$	<u>\$0</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$	<u>\$0</u>
9. NEW PRIMARY OIL AND GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.) ◊:	9. \$	<u>\$0</u>
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$	<u>\$0</u>
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a),C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$	<u>\$0</u>

‡ This value reflects personal property exemption IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

\* New Construction is defined as: Taxable real property structures and personal property connected with the structure .

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use forms DLG52 & 52A.

◊ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form (DLG 52B).

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC.20, COLO.CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$	<u>\$5,005,256</u>
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>		
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$	<u>\$1,476,250</u>
3. ANNEXATIONS/INCLUSIONS:	3. \$	<u>\$0</u>
4. INCREASED MINING PRODUCTION: §	4. \$	<u>\$0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$	<u>\$0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$	<u>\$0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property. ):	7. \$	<u>\$0</u>
<b>DELETIONS FROM TAXABLE REAL PROPERTY</b>		
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$	<u>\$0</u>
9. DISCONNECTIONS/EXCLUSIONS:	9. \$	<u>\$0</u>
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$	<u>\$0</u>

¶ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from a new mines and increase in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ \$0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ \$0

\*\* The tax revenue lost to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.