

HIGHLANDS MEAD METROPOLITAN DISTRICT

January 30, 2023

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Highlands Mead Metropolitan District

LG ID# 67162

Attached is the 2023 Budget for the Highlands Mead Metropolitan District in Weld County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 1, 2022. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Weld County is 10.214 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 51.068 mills for G.O. bonds; 3.064 mills for contractual obligations; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$2,252,400, the total property tax revenue is \$144,932.93. A copy of the certification of mill levies sent to the County Commissioners for Weld County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Weld County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2023

The Board of Directors of Highlands-Mead Metropolitan District (the “**Board**”), Town of Mead, Weld County, Colorado (the “**District**”), held a special meeting, via teleconference on November 1, 2022, at the hour of 4:00 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 2023 BUDGET

NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET
AND
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the HIGHLANDS-MEAD METROPOLITAN DISTRICT (the "District"), will hold a meeting at via teleconference on November 1, 2022 at 4:00 p.m., for the purpose of conducting such business as may come before the Board including a public hearing on the 2023 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2022 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

https://us06web.zoom.us/j/88386707606?pwd=TUtsVnhHTjZJVnR0QjZRYmRoOUFUUT09​ Call-in: 720-707-2699 Meeting ID: 883 8670 7606; Passcode: 629776

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027, where the same are open for public inspection. Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
HIGHLANDS-MEAD METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Published: Longmont Times Call October 12, 2022-1926862

Prairie Mountain Media, LLC

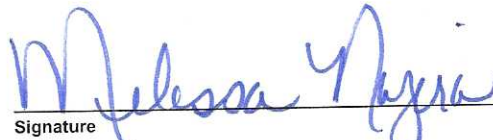
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

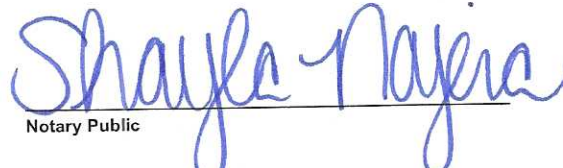
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Oct 12, 2022



Signature

Subscribed and sworn to me before me this
12th day of October, 2022



Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

(SEAL)

Account: 1110255
Ad Number: 1926862
Fee: \$35.67

WHEREAS, the Board has designated 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 open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023. 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. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 10.214 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2023 budget year, there is hereby levied a tax of 51.068 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2023 budget year, there is hereby levied a tax of 3.064 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2023 budget year, 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 District.

Section 6. Mill Levy Adjustment. 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 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Weld 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 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. 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.

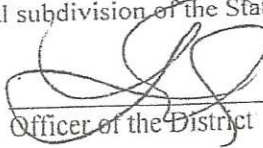
Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

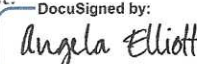
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ADOPTED NOVEMBER 1, 2022.

DISTRICT:


HIGHLANDS-MEAD METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By:  _____
Officer of the District

Attest: DocuSigned by:

By: _____
D2F394E77E9B4B1...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:

_____ FC00F67CE53F436...
General Counsel to the District

STATE OF COLORADO
COUNTY OF WELD
HIGHLANDS-MEAD METROPOLITAN DISTRICT

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 via teleconference on Tuesday, November 1, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ___ day of November, 2022.

DocuSigned by:

_____ D2F394E77E9B4B1...

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

HIGHLANDS-MEAD METROPOLITAN DISTRICT

2023

BUDGET MESSAGE

Highlands-Mead Metropolitan District is quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared using the modified accrual basis of accounting and has been adopted after proper postings, publications and public hearing.

BUDGET STRATEGY

The District was formed to provide for all or part of the Public Improvements, as defined in the district's Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the district. The primary purpose of the district is to finance the construction and/or acquisition of these Public Improvements.

REVENUE

The primary sources of revenue for the district in 2023 are as follows: 1) The District has imposed a levy of 63.000 mills, adjusted for changes in property tax assessment rates to 64.346 mills, on all property within the District for 2023. 10.214 mills is assessed for General Fund expenditures, 3.064 mills is required to be pledged to the Town, and the remaining 51.068 mills allocated to the Debt Service Fund to generate revenue to repay debt service on bonds issued by the district in 2020 to fund the construction and/or acquisition of public infrastructure and water shares and; 2) Operations Fees in the amount of \$200 per quarter for each residence within the District.

EXPENDITURES

The district has adopted four separate funds, a General Fund to provide for administrative and operating expenditures; an Operations Fund to account for community operations; a Debt Service Fund to provide for payments on the General Obligation Bonds; and a Capital Projects fund to account for the construction and/or acquisition of public infrastructure and water shares as provided for in the service plan.

Highlands-Mead Metropolitan District
Statement of Net Position
September 30, 2022

	General Fund	Operations Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS						
CASH						
Great Western Bank Checking	73,257					73,257
FirstBank Checking		25,272				25,272
UMB Bank - Bond/Capital Int Acct 2020A			256,866			256,866
UMB Bank - Surplus Fund 2020A			334,982			334,982
UMB Bank - Bond Payment Fund 2020B			-			-
UMB Bank - Project Fund 2020A				14		14
UMB Bank - Project Fund 2020B				5		5
UMB Bank - Restricted Project 2020A				761,348		761,348
UMB Bank - Restricted Project 2020B				93,732		93,732
Pooled Cash	(32,752)	(34,274)	67,007	19		(0)
TOTAL CASH	40,505	(9,003)	658,856	855,118	-	1,545,476
OTHER CURRENT ASSETS						
Due From County Treasurer	-		-			-
Property Tax Receivable	58		0			58
Accounts Receivable	-	9,900	-			9,900
Prepaid Expense	-					-
TOTAL OTHER CURRENT ASSETS	58	9,900	0	-	-	9,959
FIXED ASSETS						
Construction in Progress					-	-
TOTAL FIXED ASSETS	-	-	-	-	-	-
TOTAL ASSETS	40,563	897	658,856	855,118	-	1,555,435
LIABILITIES & DEFERED INFLOWS						
CURRENT LIABILITIES						
Accounts Payable	16,716		-	-		16,716
Due To Town of Mead	3,050					3,050
Prepaid Resident Fees		662				662
TOTAL CURRENT LIABILITIES	19,766	662	-	-	-	20,428
DEFERRED INFLOWS						
Deferred Property Taxes	58		0			58
TOTAL DEFERRED INFLOWS	58	-	0	-	-	58
LONG-TERM LIABILITIES						
Bonds Payable - Series 2020A					4,185,000	4,185,000
Bonds Payable - Series 2020B					515,000	515,000
Developer Payable- Operations					149,550	149,550
Developer Payable- Capital					1,327,593	1,327,593
Accrued Interest- Developer Advances					215,485	215,485
Accrued Interest- Bonds					74,295	74,295
TOTAL LONG-TERM LIABILITIES	-	-	-	-	6,466,923	6,466,923
TOTAL LIAB & DEF INFLOWS	19,824	662	0	-	6,466,923	6,487,409
NET POSITION						
Inv in Capital Assets					-	-
Amount to be Provided for Debt					(6,466,923)	(6,466,923)
Fund Balance- Non-Spendable	-	-				-
Fund Balance- Restricted	5,503	-	658,856	855,118		1,519,478
Fund Balance- Unassigned	15,235	236				15,471
TOTAL NET POSITION	20,739	236	658,856	855,118	(6,466,923)	(4,931,974)
	=	=	=	=	=	=

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	252,680	1,032,130	1,032,130	1,032,130				2,252,400	November Final AV
Mill Levy - Operations	10.000	10.000	10.000	10.000				10.214	10 Mill Cap, Adjusted From 7.15% Rate
Mill Levy - Contractual	3.000	3.000	3.000	3.000				3.064	3 Mills for Town, Adjusted From 7.15% Rate
Mill Levy - Debt Service Fund	50.000	50.000	50.000	50.000				51.068	50 Mills, Adjusted From 7.15% Rate
Total Mill Levy	63.000	63.000	63.000	63.000				64.346	
Property Tax Revenue - Operations	2,527	10,321	10,321	10,321				23,006	AV * Mills / 1,000
Property Tax Revenue - Contractual	758	3,096	3,096	3,096				6,901	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	12,634	51,607	51,607	51,607				115,026	AV * Mills / 1,000
Total Property Taxes	15,919	65,024	65,024	65,024				144,933	

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	15,920	65,024	65,024	65,024	65,039	65,024	14	144,933	50 Mills Debt + 10 Ops + 3 Town
Specific Ownership Taxes	800	3,716	3,716	3,901	3,060	2,477	583	8,696	6% of Property Taxes
Interest & Other Income	1,473	1,200	1,200	19,760	11,440	1,075	10,365	22,000	Interest Earnings on Bond Reserves
Operations Fees	7,952	55,860	55,860	63,460	53,291	53,067	224	104,400	Increase From \$190 To \$200 Per Quarter
TOTAL REVENUE	26,145	125,800	125,800	152,146	132,830	121,643	11,187	280,029	
EXPENDITURES									
Administration									
Accounting, Legal, Management, & Audit	47,396	71,596	71,596	69,824	52,234	57,442	5,208	99,049	Combined General & Operations Fund
Insurance, SDA Dues, Misc Other	6,216	8,853	8,853	4,783	4,171	8,042	3,871	8,249	Combined General & Operations Fund
Treasurer's Fees	239	975	975	975	976	975	(0)	2,174	1.5% of Property Taxes
Operations									
Snow Removal	-	15,000	15,000	12,000	6,730	10,500	3,770	16,250	Now in Operations Fund
Landscape Maintenance & Replacements	522	41,000	41,000	32,258	17,180	21,000	3,820	47,974	Now in Operations Fund
Trash Removal	4,228	14,535	14,535	16,500	7,858	10,175	2,317	29,200	Now in Operations Fund
Utilities - Water, Gas & Electric	-	25,000	25,000	12,000	4,162	25,000	20,838	27,000	Now in Operations Fund
Contingency	-	15,000	15,000	5,000	-	11,250	11,250	20,000	Allowance For Unforeseen Needs
Debt Service									
Bond Interest	214,481	214,481	214,481	214,481	107,241	107,241	(0)	214,481	Per Amortization Schedule
Bond Principal	-	-	-	-	-	-	-	-	Per Amortization Schedule
Trustee Administrative Fee	7,077	3,250	7,400	7,400	85	-	(85)	7,700	Annual (\$7k) and monthly fee
Debt Issuance Expense & Trustee Fees	-	-	-	-	-	-	-	-	-
Contingency	-	-	5,000	-	-	-	-	5,000	Allowance for Unforeseen Needs
Capital Outlay	171	17,679,680	17,679,680	5,500	2,341	20,270	17,929	17,679,520	Infrastructure and Additional Water Shares
TOTAL EXPENDITURES	280,330	18,089,371	18,098,521	380,722	202,977	271,895	68,918	18,156,598	
REVENUE OVER / (UNDER) EXPENDITURES	(254,185)	(17,963,572)	(17,972,722)	(228,576)	(70,147)	(150,252)	80,104	(17,876,569)	
OTHER SOURCES / (USES)									
Transfers to Town	(747)	(3,050)	(3,050)	(3,050)	(3,050)	(3,050)	0	(6,798)	3 Mills, net of treasurers fee
Developer Advances	45,000	17,804,680	17,804,680	105,000	61,000	80,100	(19,100)	17,798,520	General & Capital Fund Shortfalls
Developer Advance Repayments	(1,676,305)	(849,944)	(849,944)	(404,205)	-	-	-	(459,581)	
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(1,632,052)	16,951,686	16,951,686	(302,255)	57,950	77,050	(19,100)	17,332,142	
CHANGE IN FUND BALANCE	(1,886,236)	(1,011,886)	(1,021,036)	(530,831)	(12,197)	(73,202)	61,005	(544,427)	
BEGINNING FUND BALANCE	3,433,383	1,570,312	1,566,283	1,547,146	1,547,146	1,570,312	(23,166)	1,016,315	
ENDING FUND BALANCE	1,547,146	558,427	545,247	1,016,315	1,534,949	1,497,111	37,838	471,888	
COMPONENTS OF FUND BALANCE									
Non-Spendable	-	2,739	2,739	3,025	-	-	-	3,176	Prepaid Insurance
TABOR Emergency Reserve	1,752	1,471	1,471	5,503	5,503	-	-	7,653	3% of operating expenditures
Restricted For Operations	570	-	-	-	236	-	-	-	See Operations Fund
Restricted For Debt Service	708,182	549,109	535,929	548,729	658,856	-	-	458,750	Surplus, Cap I, and Bond Payment Funds
Restricted For Capital Projects	848,786	-	-	454,581	855,118	-	-	0	See Capital Projects Fund
Unassigned	(12,143)	5,108	5,108	4,477	15,235	-	-	2,309	Remaining Amounts
TOTAL ENDING FUND BALANCE	1,547,146	558,427	545,247	1,016,315	1,534,949			471,888	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes - Operations	2,527	10,321	10,321	10,321	10,321	10,321	-	23,006	10 Mill Cap, Adjusted From 7.15% Rate
Property taxes - Contractual	758	3,096	3,096	3,096	3,110	3,096	14	6,901	3 Mills for Town
Specific Ownership Taxes	165	619	619	805	620	413	208	1,794	6% of Property Taxes
Interest Income	2	-	-	10	10	-	10	-	
TOTAL REVENUE	3,452	14,037	14,037	14,233	14,062	13,831	231	31,702	
EXPENDITURES - GENERAL									
Administration									
Accounting	9,049	12,875	12,875	11,000	7,219	10,429	3,210	12,000	Split 50/50 General & Operation Funds
Audit	5,800	5,800	5,800	5,800	5,800	5,800	-	6,300	Based on 2023 Forecast
District Management	2,609	6,000	6,000	6,000	4,443	4,500	57	15,600	Split 50/50 General & Operation Funds
Elections	-	3,000	3,000	3,024	3,024	3,000	(24)	3,500	Assume Canceled
Legal	8,440	10,300	10,300	12,000	8,945	7,725	(1,220)	13,000	Split 50/50 General & Operation Funds
Insurance & SDA Dues	2,533	2,609	2,609	2,633	2,633	2,609	(24)	3,025	D&O, Liability, and other coverages + SDA Dues
Office Supplies, Bank & Bill.com Fees, Other	2,523	2,472	2,472	1,500	1,058	1,854	796	1,550	Checks, fees, misc other
Treasurer's fees - Operations	38	155	155	155	155	155	(0)	345	1.5% of Property Taxes
Treasurer's fees - Contractual	11	46	46	46	46	46	(0)	104	1.5% of Property Taxes
Website	630	773	773	650	480	579	99	675	Based on 2022 Forecast
Contingency	-	5,000	5,000	-	-	3,750	3,750	10,000	Allowance For Unforeseen Needs
Operations									
Snow Removal	-	-	-	-	-	-	-	-	Now in Operations Fund
Park Landscape Maintenance	-	-	-	-	-	-	-	-	Now in Operations Fund
Trash Removal	-	-	-	-	-	-	-	-	Now in Operations Fund
Utilities - Water, Gas & Electric	-	-	-	-	-	-	-	-	Now in Operations Fund
TOTAL EXPENDITURES	31,634	49,030	49,030	42,808	33,803	40,447	6,644	66,098	
REVENUE OVER / (UNDER) EXPENDITURES	(28,182)	(34,993)	(34,993)	(28,576)	(19,741)	(26,617)	6,875	(34,396)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	(19,126)	(86,296)	(86,296)	(49,978)	(7,079)	(50,096)	43,017	(77,673)	Subsidy to Operations Fund
Transfers to Town	(747)	(3,050)	(3,050)	(3,050)	(3,050)	(3,050)	0	(6,798)	3 Mills, net of treasurers fee
Developer Advance Repayments	-	-	-	-	-	-	-	-	Once Excess Funds Are Available
Developer Advances	45,000	125,000	125,000	105,000	61,000	80,100	(19,100)	119,000	To Cover Shortfall
TOTAL OTHER SOURCES / (USES)	25,127	35,654	35,654	51,972	50,871	26,954	23,917	34,529	
CHANGE IN FUND BALANCE	(3,055)	661	661	23,397	31,130	337	30,793	133	
BEGINNING FUND BALANCE	(7,337)	8,657	8,657	(10,391)	(10,391)	8,657	(19,048)	13,005	
ENDING FUND BALANCE	(10,391)	9,318	9,318	13,005	20,739	8,994	11,744	13,138	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

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OPERATIONS FUND									
Beginning # of CO's	12	43	43	59				108	
CO's Issued During Year	47	61	61	49				45	Developer Estimate
Ending # of CO's	59	104	104	108				153	203 Total At Buildout
Quarterly Fee Per Unit	\$ 180	\$ 190	\$ 190	\$ 190				\$ 200	Roughly 5% Increase Beginning Q1 2023
REVENUE									
Operations Fees	7,952	55,860	55,860	63,460	53,291	53,067	224	104,400	Increase From \$190 To \$200 Per Quarter
Property Management Suspense	119	-	-	-	(282)	-	(282)		
Late fees	150	-	-	750	390	-	390		
TOTAL REVENUE	8,222	55,860	55,860	64,210	53,399	53,067	332	104,400	
EXPENDITURES - OPERATIONS									
Administration									
Accounting	9,049	12,875	12,875	11,000	7,219	10,429	3,209	12,000	Split 50/50 General & Operation Funds
District Management	2,909	6,000	6,000	6,000	4,443	4,500	57	15,600	Split 50/50 General & Operation Funds
Legal	8,440	10,300	10,300	12,000	8,945	7,725	(1,220)	13,000	Split 50/50 General & Operation Funds
Legal- Collections	-	2,646	2,646	-	-	1,985	1,985	4,699	Assume \$3 per unit per month
Billing Fees	1,099	1,800	1,800	3,000	2,196	1,350	(846)	3,350	Estimated Billing Costs
Insurance	-	3,000	3,000	-	-	3,000	3,000	3,000	Allowance For Property Coverage
Snow Removal	-	15,000	15,000	12,000	6,730	10,500	3,770	16,250	Preliminary Estimate
Landscaping- Base Contract	522	28,000	28,000	24,793	14,167	16,000	1,833	37,974	Brightview Proposal
Landscaping- Additional Services	-	5,000	5,000	5,000	548	-	(548)	5,000	Minor Items Not Included In Base Contract
Landscaping- Tree Spraying	-	3,000	3,000	2,465	2,465	-	(2,465)	-	Included in Brightview Base Contract
Tree & Shrub Replacements	-	5,000	5,000	-	-	5,000	5,000	5,000	Annual Replacements
Utilities - Water & Electric	-	25,000	25,000	12,000	4,162	25,000	20,838	27,000	2022 Was only For Usage starting 7/13/22 & Forward
Trash Removal	4,228	14,535	14,535	16,500	7,858	10,175	2,317	29,200	2022 Rate of \$17.76 Per Unit Per Month + 5%
Website	458	-	-	-	-	-	-	-	All in General Fund
Miscellaneous	73	-	-	-	-	-	-	-	
Contingency	-	10,000	10,000	5,000	-	7,500	7,500	10,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	26,778	142,156	142,156	109,758	58,733	103,163	44,430	182,073	
REVENUE OVER / (UNDER) EXPENDITURES	(18,556)	(86,296)	(86,296)	(45,548)	(5,334)	(50,096)	44,762	(77,673)	
OTHER SOURCES / (USES)									
Transfer From General Fund	19,126	86,296	86,296	44,978	5,000	50,096	(45,096)	77,673	
TOTAL OTHER SOURCES / (USES)	19,126	86,296	86,296	44,978	5,000	50,096	(45,096)	77,673	
CHANGE IN FUND BALANCE	570	-	-	(570)	(334)	-	(334)	-	
BEGINNING FUND BALANCE	-	-	-	570	570	-	570	-	
ENDING FUND BALANCE	570	-	-	-	236	-	236	-	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	12,635	51,607	51,607	51,607	51,607	51,607	0	115,026	50 Mills, Adjusted From 7.15% Rate
Specific Ownership Taxes	635	3,096	3,096	3,096	2,440	2,064	376	6,902	6% of Property Taxes
Interest Income	420	700	700	8,500	4,728	700	4,028	17,000	Interest Earnings on Bond Reserves
TOTAL REVENUE	13,689	55,403	55,403	63,203	58,774	54,371	4,404	138,927	
EXPENDITURES									
Treasurer's Fees	190	774	774	774	774	774	(0)	1,725	1.5% of Property Taxes
Bond Principal- Series 2020A	-	-	-	-	-	-	-	-	Per Amortization Schedule
Bond Interest- Series 2020A	214,481	214,481	214,481	214,481	107,241	107,241	(0)	214,481	Per Amortization Schedule
Bond Principal- Series 2020B	-	-	-	-	-	-	-	-	Not Until Surplus Reaches \$837K
Bond Interest- Series 2020B	-	-	-	-	-	-	-	-	Not Until Surplus Reaches \$837K
Paying Agent / Trustee Fees	7,077	3,250	7,400	7,400	85	-	(85)	7,700	Annual (\$7k) and monthly fee
Debt Issuance Expense	-	-	-	-	-	-	-	-	-
Contingency	-	-	5,000	-	-	-	-	5,000	Allowance for Unforeseen Needs
TOTAL EXPENDITURES	221,748	218,505	227,655	222,655	108,100	108,015	(85)	228,907	
REVENUE OVER / (UNDER) EXPENDITURES	(208,058)	(163,102)	(172,252)	(159,452)	(49,325)	(53,644)	4,319	(89,980)	
OTHER SOURCES / (USES)									
Transfers To Capital Fund	-	-	-	-	-	-	-	-	-
Bond Proceeds- Series 2020A	-	-	-	-	-	-	-	-	-
Bond Proceeds- Series 2020B	-	-	-	-	-	-	-	-	-
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(208,058)	(163,102)	(172,252)	(159,452)	(49,325)	(53,644)	4,319	(89,980)	
BEGINNING FUND BALANCE	916,240	712,211	708,182	708,182	708,182	712,211	(4,030)	548,729	
ENDING FUND BALANCE	708,182	549,109	535,929	548,729	658,856	658,567	289	458,750	See breakout below
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Capitalized Interest Fund	362,061	142,862	138,712	140,180	256,866	-	-	-	Eliminated covering 2019-2022 Interest & Trustee Fees
Surplus Fund	332,399	406,247	397,217	408,549	334,982	-	458,750	-	Fill to Maximum of \$837,000
Cost of Issuance	-	-	-	-	-	-	-	-	-
Bond Payment / Surplus Fund	-	-	-	-	-	-	-	-	-
Internal & Other Balances	13,721	-	-	-	67,007	-	-	-	-
TOTAL ENDING FUND BALANCE	708,182	549,109	535,929	548,729	658,856	658,567	289	458,750	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Highlands-Mead Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/17/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	782	500	500	10,500	6,595	375	6,220	5,000	
TOTAL REVENUE	782	500	500	10,500	6,595	375	6,220	5,000	
EXPENDITURES									
Organizational Costs	-	-	-	-	-	-	-	-	
Engineer	-	20,000	20,000	5,000	2,079	20,000	17,921	20,000	Provision for cost certification
Streets	-	6,065,976	6,065,976	-	-	-	-	6,065,976	Service plan engineer's estimate
Safety Protection	-	26,855	26,855	-	-	-	-	26,855	Service plan engineer's estimate
Water	-	796,243	796,243	-	-	-	-	796,243	Service plan engineer's estimate
Water Purchases	-	-	-	-	-	-	-	-	None anticipated
Sanitary Sewer	-	3,940,565	3,940,565	-	-	-	-	3,940,565	Service plan engineer's estimate
Utility Relocation	-	117,900	117,900	-	-	-	-	117,900	Service plan engineer's estimate
Parks & Recreation	-	4,711,781	4,711,781	-	-	-	-	4,711,781	Service plan engineer's estimate
Trustee Fees	171	360	360	500	262	270	8	200	Estimated 4% of Interest Income
Contingency	-	2,000,000	2,000,000	-	-	-	-	2,000,000	Unforeseen needs / cost overruns from estimates
TOTAL EXPENDITURES	171	17,679,680	17,679,680	5,500	2,341	20,270	17,929	17,679,520	
REVENUE OVER / (UNDER) EXPENDITURES	611	(17,679,180)	(17,679,180)	5,000	4,254	(19,895)	24,149	(17,674,520)	
OTHER SOURCES / (USES)									
Transfers In (Out)	-	-	-	5,000	2,079	-	2,079	-	
Developer Advance Repayment- Principal	(1,676,305)	(849,944)	(849,944)	(404,205)	-	-	-	(459,581)	Balance of Project Funds
Developer Advances	-	17,679,680	17,679,680	-	-	-	-	17,679,520	To cover bond funding shortfall
TOTAL OTHER SOURCES / (USES)	(1,676,305)	16,829,736	16,829,736	(399,205)	2,079	-	2,079	17,219,939	
CHANGE IN FUND BALANCE	(1,675,694)	(849,444)	(849,444)	(394,205)	6,333	(19,895)	26,228	(454,581)	
BEGINNING FUND BALANCE	2,524,479	849,444	849,444	848,786	848,786	849,444	(658)	454,581	Carryforward of Restricted Project funds
ENDING FUND BALANCE	848,786	-	-	454,581	855,118	829,549	25,569	0	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the HIGHLANDS MEAD METRO DISTRICT,
(taxing entity)^A
 the BOARD OF DIRECTORS,
(governing body)^B
 of the HIGHLANDS MEAD METRO DISTRICT,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,252,400.00 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: \$ \$2,252,400.00 (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: 12/13/2022 for budget/fiscal year 2023.
(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	10.214 mills	\$ 23006.01
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	10.214 mills	\$ 23006.01
3. General Obligation Bonds and Interest ^J	51.068 mills	\$ 115025.56
4. Contractual Obligations ^K	3.064 mills	\$ 6901.35
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>	64.346 mills	\$ 144932.93

Contact person: Eric Weaver Daytime phone: (970) 926-6060 Ext. 6
 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:	<u>Financing of Public Infrastructure & Water Rights Pursuant to the Service Plan of the District</u>
	Series:	<u>Unlimited Tax (Convertible to Unlimited Tax) General Obligation Bonds. Series 2020A</u>
	Date of Issue:	<u>08/11/2020</u>
	Coupon Rate:	<u>5.125%</u>
	Maturity Date:	<u>12/01/2050</u>
	Levy:	<u>51.068</u>
	Revenue:	<u>\$115.025.56</u>
2.	Purpose of Issue:	<u>Financing of Public Infrastructure & Water Rights Pursuant to the Service Plan of the District</u>
	Series:	<u>Subordinate General Obligation Bonds. Series 2020B</u>
	Date of Issue:	<u>08/11/2020</u>
	Coupon Rate:	<u>7.750%</u>
	Maturity Date:	<u>12/01/2050</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>\$0.00</u>

CONTRACTS^K:

3.	Purpose of Contract:	<u>Refunding the Town's Ongoing Operations and Maintenance Costs Within the District</u>
	Title:	<u>Town of Mead Intergovernmental Agreement</u>
	Date:	<u>12/09/2019</u>
	Principal Amount:	<u>N/A- Based on Annual Mill Levv of 3 Mills. As Adjusted For Gallagher</u>
	Maturity Date:	<u>12/31/2099</u>
	Levy:	<u>3.064</u>
	Revenue:	<u>\$6.901.35</u>
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.

Notes:

^A **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a *taxing entity* is also a geographic area formerly located within a *taxing entity*'s boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government^C.

^B **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity*'s mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

^C **Local Government** - For purposes of this line on Page 1 of the DLG 70, the *local government* is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The *local government* is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the *local government* and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the *local government* when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the *local government* if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the *local government* when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

^D **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity*'s total mills upon the *taxing entity*'s *Gross Assessed Value* found on Line 2 of Form DLG 57.

^E **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25th each year and may amend it, one time, prior to December 10th. Each entity must use the **FINAL** valuation provided by assessor when certifying a tax levy.

^F **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity*'s mill levy applied against the *taxing entity*'s gross assessed value after subtracting the *taxing entity*'s revenues derived from its mill levy applied against the net assessed value.

^G **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57. **Please Note:** A downtown development authority (DDA) may be both a *taxing entity* and have also created its own *TIF area* and/or have a URA *TIF Area* within the DDA's boundaries. As a result DDAs may both receive operating revenue from their levy applied to their certified *NET assessed value* and also receive TIF revenue generated by any *tax entity* levies overlapping the DDA's *TIF Area*, including the DDA's own operating levy.

^H General Operating Expenses (DLG 70 Page 1 Line 1)—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

^I Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity*'s levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not applicable to other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

^J General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

^K Contractual Obligation (DLG 70 Page 1 Line 4)—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

^L Capital Expenditures (DLG 70 Page 1 Line 5)—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

^M Refunds/Abatements (DLG 70 Page 1 Line 6)—The county assessor reports on the *Certification of Valuation* (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: Pursuant to Article X, Section 3 of the Colorado Constitution, if the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity*'s total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

^N Other (DLG 70 Page 1 Line 7)—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.