

LETTER OF BUDGET TRANSMITTAL

Date: January 11, 2023

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

Attached are the 2023 budget and budget message for FISHER FARM METROPOLITAN DISTRICT NO. 1 in Larimer County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on October 28, 2022. If there are any questions on the budget, please contact:

Carrie Bartow
CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 500
Greenwood Village, CO 80111
Tel.: 303-779-5710

I, S. Alan Vancil, as Secretary of the Fisher Farm Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: S. Alan Vancil

RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
FISHER FARM METROPOLITAN DISTRICT NO. 1

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 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 FISHER FARM METROPOLITAN DISTRICT NO. 1, LARIMER 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 Fisher Farm 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 October 28, 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 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 \$ 6.00; 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 \$22; 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 2022 valuation for assessment for the District as certified by the County Assessor of Larimer County is \$ 525.00; and

WHEREAS, at an election held on November 2, 2021, 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 FISHER FARM METROPOLITAN DISTRICT NO. 1 OF LARIMER 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 Fisher Farm Metropolitan District No. 1 for calendar year 2023.

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 2023 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 2023 budget year, there is hereby levied a tax of 10.605 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 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 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 42.422 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 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 2022.

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 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. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Larimer 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 Larimer 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 on or about December 10, 2022 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.

ADOPTED this 28th day of October, 2022.

FISHER FARM METROPOLITAN DISTRICT NO. 1

Jeff Mark

President

ATTEST:

S. Alan Vancil

Secretary

Fisher Farm Metropolitan District No. 1			
Larimer County, CO			
General Fund Budget			
Year Ended 12/31/2023			
Modified Accrual Basis			
	2021	2022	2023
			Proposed
	Actual	Estimate	Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Intergovernmental Revenue			
District 2	-	-	139
District 3	-	-	442
District 4	-	-	148
Total Intergovernmental Revenue	-	-	729
Developer advances	-	-	30,000
Property Tax	-	-	6
Contingency Income	-	-	2,000
Total Revenues	-	-	32,735
EXPENDITURES			
Accounting	-	-	2,000
Legal	-	-	11,000
District Management	-	-	2,000
Contingency Expense	-	-	2,000
Landscape maintenance	-	-	15,000
Total Expenditures	-	-	32,000
Transfer from District 1 Capital Fund			
Excess of Revenues over Expenditures	-	-	735
ENDING FUND BALANCE	\$ -	\$ -	\$ 735
Emergency Reserve - 3% of Revenues	\$ -	\$ -	\$ 22
Unrestricted Fund Balance	-	-	713

Fisher Farm Metropolitan District No. 1			
Larimer County, CO			
Capital Fund Budget			
Year Ended 12/31/2023			
Modified Accrual Basis			
	2021	2022	2023
			Proposed
	Actual	Estimate	Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Intergovernmental Revenue			
District 2 Capital Fund - Contractual Obligations	-	-	558
District 3 Capital Fund - Contractual Obligations	-	-	1,767
District 4 Capital Fund - Contractual Obligations	-	-	594
Total Intergovernmental Revenue	-	-	2,919
Property Tax	-	-	22
Specific Ownership Tax	-	-	2
Total Revenues	-	-	2,943
EXPENDITURES			
Total Capital Expenditures	-	-	-
Excess of Revenues over Expenditures	-	-	2,943
ENDING FUND BALANCE	-	-	2,943

Fisher Farm Metropolitan Districts 1 - 4					
Larimer County, CO					
Property Taxes					
2022 Valuations for 2023 Taxes		398	399	400	401
	Total	District	District	District	District
	Districts	No. 1	No. 2	No. 3	No. 4
Agricultural Land & Buildings Market Value	143,030	1,220	45,880	78,920	17,010
Percentage	26%	26%	26%	26%	26%
Assessed Value	37,759	323	12,111	20,835	4,490
Severed Mineral Interests (Oil & Gas)	-	-	-	-	-
Percentage	0%	0%	0%	0%	0%
Assessed Value	-	-	-	-	-
State	-	700	-	66,200	31,700
Percentage	0%	29%	0%	29%	29%
Assessed Value	-	202	-	19,200	9,190
Total Assessed Value - Final as of 11/17/2022	37,759	525	12,111	40,035	13,680
Mill Levy - General Operating & Debt Service	53.03	53.03	54.92	52.56	51.62
2022 Property Tax to be paid in 2023	\$ 2,002	\$ 28	\$ 665	\$ 2,104	\$ 706
Property Tax					
Operations & Maintenance	\$ 400	\$ 6	\$ 133	\$ 421	\$ 141
Contractual Obligations	\$ 1,602	\$ 22	\$ 532	\$ 1,683	\$ 565
Total	\$ 2,002	\$ 28	\$ 665	\$ 2,104	\$ 706
Mill Levy Charged					
Operations & Maintenance	10.606	10.605	10.984	10.512	10.323
Contractual Obligations	42.426	42.422	43.939	42.050	41.293
Total	53.032	53.027	54.923	52.562	51.616

FISHER FARM METROPOLITAN DISTRICT NO. 1
LARIMER COUNTY, CO
2023 BUDGET MESSAGE

Fisher Farm 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 November 2021. The District was established as part of a "Multiple District Structure" for Fisher Farm community located in the Town of Timnath, Larimer County, Colorado and is generally described as a tract of land generally located in the South West corner of CR5 and CR42 east. Along with its companion Districts No. 2, No. 3 and No. 4 ("Financing Districts") this "Service District" was 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.

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, which is consistent with the basis of accounting used in presenting the District's financial statements.

**GENERAL FUND
REVENUES**

1. The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.
2. Intergovernmental revenue is budgeted for General Fund tax revenue from Fisher Farm Metropolitan Districts #2, #3 and #4 transferred to District #1. District #2, District #3 and District #4 assessed 10.984 mills, 10.512 mills and 10.323 mills for Operations and Maintenance for 2023. The related property tax revenue and an allocation of specific ownership tax are included in this budgeted revenue.
3. Property Taxes - O&M are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Operations and Maintenance at 10.605 mills.
4. Specific ownership taxes are budgeted at 7.00% 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.
5. A contingency income is budgeted for unexpected income.

FISHER FARM METROPOLITAN DISTRICT NO. 1
LARIMER COUNTY, CO
2023 BUDGET MESSAGE

EXPENDITURES

1. Accounting fees include the monthly accounting for the District and the costs of the accounting firm to prepare periodic and annual financial statements, and to record mill levy certifications and budgets with regulatory authorities.
2. Legal fees are estimated based on the annual requirements of the District.
3. District Management costs are based on the contract with the Management Company.
4. The County property tax collection fee is based on 2.0% of the property tax received.
5. A contingency expense is budgeted at \$2,000 for unexpected expenses.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

**CAPITAL FUND
REVENUES**

1. Intergovernmental revenue is budgeted for Contractual Obligations tax revenue from Fisher Farm Metropolitan Districts #2, #3 and #4 transferred to District #1. District #2, District #3 and District #4 assessed 43.939 mills, 42.050 mills, and 41.293 mills for Contractual Obligations for 2023. The related property tax revenue and an allocation of specific ownership tax are included in this budgeted revenue.
2. Property Taxes – Contractual Obligation property taxes are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Contractual Obligation at 42.422 mills.
3. Specific ownership taxes are budgeted at 7.00% 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 2.0% of the property tax received.

DEBT FUND

There are no Revenues or Expenditures budgeted for the Debt Fund in 2023.

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 GovernmentsTO: County Commissioners¹ of Larimer County, Colorado.On behalf of the Fisher Farms Metropolitan District No. 1,
(taxing entity)^Athe Board of Directors
(governing body)^Bof the Fisher farms Metropolitan District No. 1
(local government)^C

Hereby officially certifies the following mills
to be levied against the taxing entity's GROSS \$ 525
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 \$ 525
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: (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: 12/6/2022 for budget/fiscal year 2023.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>10.605</u> mills	\$ <u>6</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.605 mills	\$ 6
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	<u>42.422</u> mills	\$ <u>22</u>
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	53.027 mills	\$ 28

Contact person: _____ Daytime
(print) Seef Le Roux phone: (719) 635 - 0330

Signed: _____ Title: Accountant for the District

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: Repay Financing of Public Improvements
Title: Advance and Reimbursement Agreement
Date: November 16, 2021
Principal Amount: N/A
Maturity Date: December 31, 2023
Levy: 42.422
Revenue: \$22
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.