

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2024

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

Attached are the 2024 budget and budget message for EASTERN ADAMS COUNTY METROPOLITAN DISTRICT in Adams and Arapahoe Counties, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 1, 2023. If there are any questions on the budget, please contact:

Mike Serra III
100 Saint Paul Street, Suite 300
Denver, Colorado 80206
(303) 371-9000

I, Mike Serra III, as Secretary of the Eastern Adams County Metropolitan District, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:


Secretary

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
EASTERN ADAMS COUNTY METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE EASTERN ADAMS COUNTY METROPOLITAN DISTRICT, ADAMS AND ARAPAHOE COUNTIES, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Eastern Adams County 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 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 December 1, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$0; 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 \$0; and

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

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

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessors is as follows:

Adams County:	\$3,110
Arapahoe County:	\$1,130,254

WHEREAS, at an election held on November 7, 2000, 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 EASTERN ADAMS COUNTY METROPOLITAN DISTRICT OF ADAMS AND ARAPAHOE COUNTIES, 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 Eastern Adams County Metropolitan District for calendar year 2024.

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

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

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

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

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

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

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

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

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

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Adams and Arapahoe Counties, 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 Adams and Arapahoe Counties, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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

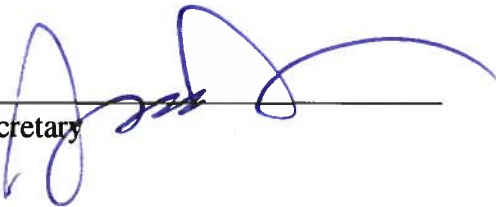
ADOPTED this 1st day of December, 2023.

EASTERN ADAMS COUNTY
METROPOLITAN DISTRICT



~~President~~ *Vice President*

ATTEST:



Secretary

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
2024 BUDGET MESSAGE**

DISTRICT SERVICES:

The District is empowered to provide water and sanitation, street, safety protection and traffic control, television translation and relay, transportation, mosquito control services, programs, and facilities to the landowners and customers of the District.

BASIS OF ACCOUNTING:

The basis of accounting utilized in the preparation of the 2024 budget for the District conform to generally accepted accounting principles (GAAP) as applicable to governmental units accounted for as a proprietary enterprise fund. For financial statement reporting under GAAP, the District uses the full accrual basis of accounting. For financial statement reporting on a budgetary basis, the District uses the modified accrual basis of accounting.

IMPORTANT FEATURES OF THE BUDGET:

The 2024 budget does not result in a violation of any applicable property tax or fiscal year spending limitations. The District does not impose a property tax mill levy.

The budget reflects the revenues and expenditures anticipated for the District to provide potable water and sanitary sewer services to its customers. Additionally, the District provides sanitary sewer services to the Strasburg Sanitation and Water District per the terms and conditions of the Intergovernmental Agreement with same.

The budget reflects the expenditure anticipated for the District to construct new capital assets and provide capital improvements to existing assets. Revenue for said improvements are anticipated from a mixture of new water and sewer tap fees from new development and an anticipated bond issuance.

The budget reflects revenues anticipated from third party purchase of water and sewer taps from the District. Debt expenditures include mandatory debt service payments for senior bonds totaling \$226,250, and discretionary reimbursement of developer related expenditures for potable water and sanitary sewerage systems. All subordinate bonds were refinanced in 2020 and the District has no existing subordinate bond debt. New debt is anticipated to be issued in 2024 to provide for new capital assets which will service new District customers.

ANTICIPATED PROJECTS:

The Board expects to perform routine maintenance and repair of District's facilities, and to (1), replace the PLC control system on the existing Metron Pump Skid; construct permitted Arapahoe Well AR 7 and design, permit and construct storage tank 4. It continues to perform capital repairs and improvements to its existing system such as replacing/rebuilding lift station pumps, adding CDPHE compliant storage tank roof hatches, and continuing its fire hydrant servicing and repair program. The District will work cooperatively with all planned new residential development, such as Dream Finders, East Peak, LGI, DR Horton, and Century Homes for Wolf Creek Run West, Filing Nos. 1, 2, & 3 to ensure that all developer constructed facilities are constructed to District standards as called for in their specific Connector's Agreements.

**EASTERN ADAMS METROPOLITAN DISTRICT
SUMMARY
2024 ADOPTED BUDGET
2022 AND 2023 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2022	2023	2024
	Estimated	Estimated	Adopted
REVENUES			
User fees	\$ 1,039,600	\$ 818,600	\$ 1,118,782
User fees - Strasburg	203,200	223,600	210,845
Water tap fees	610,000	620,000	200,000
Sewer tap fees	579,500	589,000	190,000
Miscellaneous	22,500	6,500	20,700
Reimbursements	28,600	15,000	-
Interest	2,400	1,000	7,500
Total revenues	2,485,800	2,273,700	1,747,827
EXPENDITURES			
<u>Operating</u>			
Administrative	48,700	42,900	40,200
Accounting and audit	4,500	49,000	45,750
Consulting	14,000	21,000	50,000
Insurance	26,500	32,000	32,000
Legal	13,000	23,000	23,000
Maintenance	328,800	343,900	282,000
Management fee	100,000	120,000	147,500
Repairs and replacements	95,500	89,800	264,150
Supplies and equipment	32,100	51,200	29,000
Total operating	663,100	772,800	913,600
<u>Debt service</u>			
Bond interest	226,300	226,300	226,250
Repayment of developer advances	400,000	589,000	1,108,800
Paying agent and cash management fees	2,400	2,000	1,950
Bond issuance costs	300,000	-	219,400
Total debt service	928,700	817,300	1,556,400
<u>Capital outlay</u>			
Capital outlay	560,000	540,000	2,878,400
Total capital outlay	560,000	540,000	2,878,400
Total expenditures	2,151,800	2,130,100	5,348,400
EXCESS OF EXPENDITURES OVER (UNDER)			
REVENUES	334,000	143,600	(3,600,573)
OTHER FINANCING SOURCES			
Bond proceeds	-	-	3,307,300
Total other financing sources	-	-	3,307,300
NET CHANGE IN FUND BALANCE	334,000	143,600	(293,273)
BEGINNING FUND BALANCE	1,107,238	1,441,238	1,584,838
ENDING FUND BALANCE	\$ 1,441,238	\$ 1,584,838	\$ 1,291,565

**CERTIFICATION OF TAX LEVIES
FOR NON-SCHOOL GOVERNMENTS**

TO: COUNTY COMMISSIONERS OF ADAMS COUNTY, COLORADO

On behalf of the EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
the BOARD OF DIRECTORS
of the EASTERN ADAMS COUNTY METROPOLITAN DISTRICT

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 3,110

(GROSS assessed valuation, Line 2 of the Certification of Valuation Form DLG 57)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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:

\$ 3,110

(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: January 3, 2024 for budget/fiscal year **2024**.

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction	< 0.000 > mills	< \$ 0 >
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$ 0
3. General Obligation Bonds and Interest	0.000 mills	\$ 0
4. Contractual Obligations	0.000 mills	\$ 0
5. Capital Expenditures	0.000 mills	\$ 0
6. Refunds/Abatements	0.000 mills	\$ 0
7. Other	0.000 mills	\$ 0
TOTAL	0.000 mills	\$ 0

Contact Person: Ryan Stachelski, District Manager
Daytime Telephone: 303-371-9000

Signed: Ryan Stachelski
Title: District Manager

Based on prior electoral approval, the property tax revenue IS NOT subject to statutory limitations imposed by Section 29-1-301, C.R.S. or limitations imposed by Article X, Section 20 of the Colorado Constitution.

**CERTIFICATION OF TAX LEVIES
FOR NON-SCHOOL GOVERNMENTS**

TO: COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO

On behalf of the EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
the BOARD OF DIRECTORS
of the EASTERN ADAMS COUNTY METROPOLITAN DISTRICT

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 1,130,254

(GROSS assessed valuation, Line 2 of the Certification of Valuation Form DLG 57)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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:

\$ 1,130,254

(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: January 3, 2024

for budget/fiscal year **2024**.

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction	< 0.000 > mills	< \$ 0 >
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$ 0
3. General Obligation Bonds and Interest	0.000 mills	\$ 0
4. Contractual Obligations	0.000 mills	\$ 0
5. Capital Expenditures	0.000 mills	\$ 0
6. Refunds/Abatements	0.000 mills	\$ 0
7. Other	0.000 mills	\$ 0
TOTAL	0.000 mills	\$ 0

Contact Person: Ryan Stachelski, District Manager
Daytime Telephone: 303-371-9000

Signed: Ryan Stachelski
Title: District Manager

Based on prior electoral approval, the property tax revenue IS NOT subject to statutory limitations imposed by Section 29-1-301, C.R.S. or limitations imposed by Article X, Section 20 of the Colorado Constitution.