

LETTER OF BUDGET TRANSMITTAL

THIS FORM IS TO BE COMPLETED AND SUBMITTED WITH THE ADOPTED BUDGET NO LATER THAN JANUARY 31.

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

Date: 1/30/2024

Attached is a copy of the 2024 budget for Northridge Estates Metropolitan District #3
(name of local government)
in Weld County, submitted pursuant to Section 29-1-113, C.R.S. This budget
was adopted on 11/29/2023. If there are any questions on the budget, please
contact Dave Dressler 970-484-0101 ext 110, and dave.d@cgc Colorado.com
(name of person) **(daytime phone)** **(mailing address)**
at

I, David Dressler, District Accountant,
(name) **(title)**
hereby certify that the enclosed is a true and accurate copy of the 2024 Adopted Budget.
(year)

Form DLG 54

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Northridge Estates Metropolitan District No. 3 (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2023 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 29, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Northridge Estates Metropolitan District No. 3:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$	152,503
Debt Service Fund:	\$	364,491
Total	\$	516,994

2. That estimated revenues are as follows:

<u>General Fund:</u>		
From unappropriated surpluses		\$0
From fund transfers		\$0
From sources other than general property tax		\$202,653
From general property tax		\$44,094
Total		<hr/> \$246,747

Debt Service Fund:

From unappropriated surpluses	\$0
From fund transfers	\$0
From sources other than general property tax	\$232,208
From general property tax	\$132,283
Total	<hr/> \$364,491

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Northridge Estates Metropolitan District No. 3 for the 2024 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$44,094; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$132,283; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$2,401,660.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Northridge Estates Metropolitan District No. 3:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 18.360 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$44,094.

2. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 55.080 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$132,283.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

4. That the Board recognizes that proposed legislation, including Senate Bill 23B-001, may impact the District's final certified assessed valuation. The Board expressly instructs the District's agents to prepare the mill levy certifications with final mill levy rates adjusted to offset such changes assessed valuation to the maximum extent permitted by the District's voter authorizations and the Service Plan to collect the same amount of revenue as authorized by the Board on this date.

5. That the Board recognizes that the legislature has contemplated that certain local governments will receive "backfill" revenues, of differing amounts under proposed legislation. These amounts are unknown at this time and are subject to certain contingencies, including the availability of funds at the state level. The Board hereby deems it to be the most prudent course of action not to budget for 2024 any backfill revenues to be received in 2024, but commits to effectuating a refund of such revenues as a temporary tax refund to the extent that (a) such revenues are actually received in 2024 and (b) such revenues would otherwise result in a windfall to the District.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Northridge Estates Metropolitan District No. 3 has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Northridge Estates Metropolitan District No. 3 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$152,503
Debt Service Fund:	\$364,491
Total	<hr/> \$516,994

Adopted this 29th day of November, 2023.

NORTHRIDGE ESTATES METROPOLITAN
DISTRICT NO. 3

By: Don Guerra
Don Guerra (Jan 23, 2024 16:19 MST)
Chairman

Attest:

Alex Carlson
Secretary

CERTIFICATION OF 2024 BUDGET
OF NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Northridge Estates Metropolitan District No. 3, for the budget year ending December 31, 2024, as adopted on November 29, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Northridge Estates Metropolitan District No. 3, Weld County, Colorado, this 29th day of November, 2023.



Chair

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3
BUDGET MESSAGE
2024 BUDGET

INTRODUCTION

The budget reflects the projected spending plan for the 2024 fiscal year based upon available revenues.

SERVICES PROVIDED

Through its Service Plan, the District is authorized to finance certain streets, street lighting, traffic and safety controls, water, sanitary sewer, landscaping, storm drainage, mosquito control and park and recreation improvements. The District has no employees and all services are contracted.

ACCOUNTING METHOD

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

REVENUE

The primary source of funds for 2024 is property taxes. The district imposed a 73.440 mill levy for 2024 including 18.360 mills for operations and 55.080 for debt payments. Specific Ownership taxes are estimated to be 6% of property taxes.

EXPENDITURES

General fund expenditures include statutory compliance costs, and landscape maintenance costs.

Debt Service expenditures include payment on the District's Series 2022 Bonds. *Due to the cash flow nature of these bonds a debt schedule is **not** included.*

Northridge Estates Metropolitan District No. 3 Budget

General Fund

	2022	2023	2023	2024
	Actual	Budget	Estimated Actual	Budget
Modified accrual basis				
Beginning Balance	-	11,228	(27,713)	(81,676)
Income				
Other Revenue	-	-	-	112,320
Fines	-	-	700	-
Developer Contribution	50,000	-	-	-
Developer Advance	28,368	173,983	25,000	-
Interest Revenue	7	-	6	-
Design Review Fees	5,400	7,000	3,500	3,500
Property Taxes	8,205	6,318	6,318	44,094
Specific Ownership Tax	486	379	550	5,291
Tax Related Interest	9	-	-	-
Intergovernmental Revenue	29,642	31,496	32,214	81,542
Total Income	122,117	219,176	68,288	246,747
Expense				
<i>General and Administrative</i>				
Management & Accounting Services	14,400	36,000	36,000	42,000
Other Management Fees	1,958	-	-	-
Design Review Fees	5,500	7,000	3,500	3,500
Audit	8,465	16,000	16,000	16,000
Election	-	3,000	188	-
Legal	16,415	25,000	20,000	10,000
Insurance	7,599	7,979	7,713	8,378
Fees	16	-	-	-
Treasurers Fees	123	95	95	661
Office	100	500	500	500
Dues and Subscriptions	874	918	955	964
Total G&A	55,450	96,492	84,951	82,003
Utilities		12,500	-	12,500
<i>Landscape</i>				
Landscape Contract	79,662	83,645	25,000	40,000
Snow Removal	6,790	10,000	10,000	10,000
Weed Mitigation	538	1,000	500	1,000
Pest Control	-	7,500	1,000	1,500
Mowing	254	500	500	500
Sprinkler Repair	5,718	6,000	300	5,000
Total Landscape	92,962	108,645	37,300	58,000
<i>Other</i>				
Transfer out	1,418	-	-	-
Intergovernmental Fees	-	-	-	-
Total Expense	149,830	217,637	122,251	152,503

Northridge Estates Metropolitan District No. 3 Budget

Excess Revenue (Expenses)	(27,713)	1,539	(53,963)	94,244
Ending Fund Balance	(27,713)	12,767	(81,676)	12,568

Capital Fund

Modified accrual basis	2022	2023	2023	2024
	Actual	Budget	Estimated Actual	Budget
Beginning Balance	-	-	-	-
Income				
Developer Advance	-	-	-	-
Transfer In	10,571,929	-	-	-
Total Income	10,571,929	-	-	-
Expense				
<i>Landscape</i>				
Construction	10,571,929	-	-	-
Costs of Issuance	-	-	-	-
General Construction	-	-	-	-
Erosion Control	-	-	-	-
Earthwork	-	-	-	-
Sanitary Sewer	-	-	-	-
Total Expense	10,571,929	-	-	-
Excess Revenue (Expenses)	-	-	-	-
Ending Fund Balance	-	-	-	-

Debt Fund

Modified accrual basis	2022	2023	2023	2024
	Actual	Budget	Estimated Actual	Budget
Beginning Balance	-	-	-	-
Income				
Property Taxes	-	18,954	18,954	132,283
Specific Ownership Taxes	-	1,137	550	5,291
Other Financing Sources	10,588,857	-	-	-
Developer Contribution	311,143	-	-	-
Interest Revenue	11	-	1,300	-
Transfer In	1,418	-	-	-
Pledged Revenue (D1 & D2)	-	89,210	86,652	226,917
Debt Issuance	-	-	-	-
Total Income	10,901,429	109,301	107,456	364,491
Expense				
Treasurer's Fees	-	284	284	1,984
Bank Fees	-	-	50	-

Northridge Estates Metropolitan District No. 3 Budget

Paying Agent Fees	6,000	6,000	6,000	6,000
Principal	16,928	-	-	-
Interest	1,104	103,017	101,122	356,507
Costs of Issuance	305,468	-	-	-
Transfer out	10,571,929	-	-	-
Total Expense	10,901,429	109,301	107,456	364,491
Excess Revenue (Expenses)	-	-	-	-
Ending Fund Balance	-	-	-	-

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____,
(taxing entity)^A
the _____,
(governing body)^B
of the _____,
(local government)^C

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

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	 mills	 \$
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
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]	 mills	 \$

Contact person: _____ Phone: () _____
Signed: *David Dressler* Title: _____

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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: _____
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: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 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.