

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
144th AVENUE METROPOLITAN DISTRICT NO. 1
ADAMS COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2024

STATE OF COLORADO)
)
COUNTY OF ADAMS)ss.
)
144TH AVE)
METROPOLITAN)
DISTRICT NO. 1)

The Board of Directors of the 144th Ave Metropolitan District No. 1, Adams County, Colorado, held a meeting via Microsoft Teams Friday, October 12, 2023 at 3:00 P.M.

The following members of the Board of Directors were present:

Gus Quinonez, President
Angela Troxel, Assistant Treasurer

Also in Attendance (Via Teleconference): Deborah Early; Icenogle Seaver Pogue, P.C.
Kevin Mitts and Wendy McFarland; Pinnacle Consulting Group, Inc.
Marc Raskulinecz and Amanda Benson; CPA Arbour Commons

Mr. Mitts stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2024 budget. Director Quinonez opened the public hearing on the District's proposed 2024 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Troxel moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE 144th AVENUE METROPOLITAN DISTRICT NO. 1, ADAMS COUNTY, 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 144th Avenue 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 on September 28, 2023 in The Westminster Window, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 12, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 144th AVENUE METROPOLITAN DISTRICT NO. 1 OF ADAMS COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. 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 144th Ave Metropolitan District No. 1 for calendar year 2024.

Section 4. 2024 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2024 Budget year is \$0. That the 2023 valuation for assessment, as certified by the Adams County Assessor, is \$0.

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

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 to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally]

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.

Section 8. Budget Certification. That the budget shall be certified by Director Quinonez, President of the District, and made a part of the public records of 144th Avenue Metropolitan District No. 1.

The foregoing Resolution was seconded by Director Quinonez.

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ADOPTED AND APPROVED this 12th day of October 2023.

DocuSigned by:
Angela Troxel
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Secretary & Treasurer

STATE OF COLORADO)
)
COUNTY OF ADAMS)ss.
)
144TH AVENUE)
METROPOLITAN)
DISTRICT NO. 1)

I, Angela Troxel, Secretary & Treasurer to the Board of Directors of the 144th Avenue Metropolitan District No. 1, Adams County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on Friday, October 12, 2023, at 3:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 12th day of October, 2023.

DocuSigned by:

Angela Troxel

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Management Budget Report

BOARD OF DIRECTORS
144TH AVENUE METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023 and the actual historic information for the year 2022.

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

A handwritten signature in black ink that reads "Amanda Kae Castei". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.
January 31, 2024

Offices Located in Loveland and Denver

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www.PCGI.com

Serving our clients and community through excellent dependable service.

144TH AVENUE METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Amended	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Park Facility Fee	\$ 49,987	\$ 52,736	\$ 52,736	\$ 55,637
Interest Income	966	10	10	-
Oil and Gas Revenue	-	15,000	15,000	1,000
Total Revenues	\$ 50,953	\$ 67,746	\$ 67,746	\$ 56,637
Expenditures				
Operations & Maintenance:				
Landscape Maintenance	\$ 18,454	\$ 15,000	\$ 15,000	\$ 15,000
Utilities	4,748	5,925	5,925	3,500
Facilities Management	2,600	3,000	3,000	3,000
Administration:				
Accounting	5,850	7,000	7,000	7,650
District Management	12,870	13,000	13,000	15,000
Insurance	5,436	6,192	6,192	6,502
Legal	15,210	12,000	12,000	5,500
Office, Dues and Other	1,743	2,000	2,000	2,100
Election	1,237	1,338	1,338	-
District Website	-	-	-	1,166
Contingency	-	-	-	1,500
Total Operating Expenditures	\$ 68,149	\$ 65,455	\$ 65,455	\$ 60,918
Revenues Over/(Under) Expenditures	\$ (17,196)	\$ 2,292	\$ 2,292	\$ (4,281)
Beginning Fund Balance	27,273	24,451	10,077	\$ 12,369
Ending Fund Balance	\$ 10,077	\$ 26,742	\$ 12,369	\$ 8,088
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	\$ 2,044	\$ 2,032	\$ 2,032	\$ 1,699
Operating Reserve (25% of Expenses)	17,037	16,364	16,364	15,230
Repairs & Replacement Reserve	-	-	-	-
Unrestricted	(9,005)	8,346	(6,027)	(8,841)
TOTAL ENDING FUND BALANCE	\$ 10,077	\$ 26,742	\$ 12,369	\$ 8,088
Mill Levy				
Operating	0.000	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000	0.000
Total Mill Levy	0.000	0.000	0.000	0.000
Assessed Value	\$ -	\$ -	\$ -	\$ -
Property Tax Revenue				
Operating	-	-	-	-
Debt Service	-	-	-	-
Total Property Tax Revenue	\$ -	\$ -	\$ -	\$ -

144TH AVENUE METROPOLITAN DISTRICT NO. 1

2024 BUDGET MESSAGE

144th Avenue Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in August 2004 with the Service Plan Amended and Restated in October 2013. The District was established as the “Service District” as part of a “Multiple District Structure” in the City of Westminster, Colorado. Along with District No. 2 (“Taxing District”), this District was organized to provide limited service to a multifamily residential community, and the operation and maintenance of public park and recreation facilities and programs.

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

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

In preparing the 2024 budget, the following goals are foremost for the District:

- Provide safe and reliable maintenance of public park and recreation facilities and programs in the most economic manner possible.

Overview

Highlights of the 2024 budget include the following:

- The District is funded through a park facility fee and assesses zero mills for property tax collections.

General Fund

Revenue

The District has budgeted revenue of \$56,637 in the form of a park facility fee of \$55,637 and interest income of \$1,000.

Expenses

The District's General Fund expenditure consists of administrative and operations costs of \$60,918, a decrease of \$4,537 over the 2023 amended budget. Major expenses include district management of \$13,000; landscape maintenance of \$15,000; facilities management of \$3,000; accounting of \$7,650; insurance of \$6,502; utilities of \$3,500; legal fees of \$5,500.

Fund Balance/Reserves

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR. The ending fund balance is expected to be \$8,088 for the fiscal year 2024.