

**THE GREENS METROPOLITAN DISTRICT  
TOWN OF FIRESTONE, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2021**

Pursuant to the Service Plan for the Greens Metropolitan District (the “District”), the District is required to provide an annual report to the Town of Firestone, Colorado (the “Town”).

**For the year ending December 31, 2021, the District makes the following report:**

a. Boundary changes of the District.

There were no boundary changes during the reporting year.

b. Intergovernmental Agreements entered into or proposed.

No Intergovernmental Agreements were entered into during the reporting period.

c. Changes or proposed changes in the District’s policies.

There were no changes or proposed changes in the District’s policies during the reporting period.

d. Changes or proposed changes in the District’s operations.

No changes or proposed changes in the District’s operations occurred during the reporting period.

e. Any changes in the financial status of the District including any issuance of financial obligations or any change in revenue projections or operating costs.

On December 7, 2017, the District Board authorized the issuance of Limited Tax General Obligation Bonds, Series 2017 in the amount of \$2,460,000 for the purpose of financing the costs of public improvements, paying the cost of issuing the bonds, authorizing the execution of an indenture trust, and approving other documents relating to the bonds.

On December 3, 2020, the District Board authorized the issuance of Limited Tax General Obligation Bonds, Series 2020 in the amount of \$1,300,000 for the purpose of financing the costs of public improvements, paying the cost of issuing the bonds, authorizing the execution of an indenture trust, and approving other documents relating to the bonds.

There were no changes to the District’s financial status in 2021.

A copy of the District’s 2022 Budget is attached hereto as **Exhibit A**.

f. A summary of any litigation and notices of claim involving the District.

There is no litigation, notices of claim, pending or threatened, against the District of which we are aware.

g. Proposed plans for the year immediately following the year summarized in the annual report.

There are no changes to proposed plans for the upcoming year.

h. Status of construction of public improvements.

Public improvements constructed by the Developer have been substantially completed according to approved development plans. No improvements were dedicated to the District during the reporting period.

i. The current assessed valuation in the District.

The current assessed valuation of the District is \$3,678,770.

j. A schedule of all fees, charges, and assessments imposed in the report year and proposed to be imposed in the following year and the revenues raised or proposed to be raised therefrom.

No fees, charges or assessments were imposed by the District during the reporting period. The District does not anticipate the imposition of fees, charges or assessments in 2022. The District imposed a mill levy of 55.838 mills in 2021 (for collection in 2022).


The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof, the District is in full compliance with the District's Service Plan.

Respectfully submitted this 18<sup>th</sup> day of August 2022.

THE GREENS METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Marcus Palkowitsh, President

ATTEST:

  
\_\_\_\_\_  
John Will, Assistant Secretary/  
Assistant Treasurer

**EXHIBIT A**  
**2022 BUDGET FOR**  
**THE GREENS METROPOLITAN DISTRICT**

LETTER OF BUDGET TRANSMITTAL

Date: January 28, 2022  
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2022 budget and budget message for THE GREENS METROPOLITAN DISTRICT in Weld County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 17, 2021. If there are any questions on the budget, please contact:

Cathy Fromm, CPA  
Fromm & Company LLC  
9227 E. Lincoln Ave #200  
Lone Tree, CO 80124  
303-912-8401

I, John Will, as Secretary of The Greens Metropolitan District, hereby certify that the attached is a true and correct copy of the 2022 budget.

By: \_\_\_\_\_



**RESOLUTION  
TO ADOPT 2022 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
THE GREENS METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 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 GREENS METROPOLITAN DISTRICT, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022, AND ENDING ON THE LAST DAY OF DECEMBER, 2022,

WHEREAS, the Board of Directors of The Greens 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 November 17, 2021 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 \$ 20,538.57 ; 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 \$ 184,876.59 ; 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 2021 valuation for assessment for the District as certified by the County Assessor of Weld County is \$ 3,678,770; and

WHEREAS, at an election held on November 5, 2002, 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 GREENS METROPOLITAN DISTRICT OF WELD 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 Greens Metropolitan District for calendar year 2022.

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 2022 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 2022 budget year, there is hereby levied a tax of 5.583 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

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 2021.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2022 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 50.255 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2022 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 2021.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2022 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 2021.

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 2021.

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, 2021, to the Board of County Commissioners of Weld 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 Weld 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, 2021 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 17th day of November, 2021.

THE GREENS METROPOLITAN DISTRICT

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary



## **THE GREENS METROPOLITAN DISTRICT 2022 BUDGET MESSAGE**

The Greens Metropolitan District (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 55.838 mills. Of the 55.838 mills, 50.255 mills are pledged to the redemption of the District's General Obligation Bonds (GO Bonds) Series 2017 and Series 2020. The remaining 5.583 mills will be used for administrative costs.

Specific ownership taxes are set by the State and collected by the County Clerk, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within, and including, the District.

### **Funds**

#### ***General Fund***

The General Fund accounts for the administrative costs of the District that are funded by property taxes and specific ownership taxes. The District has no employees. The District has no operating or capital lease agreements.

#### ***Debt Service Fund***

The Debt Service Fund is used to account for the GO Bonds that were issued in 2017 and 2020. The bonds are being repaid through property taxes and specific ownership taxes.

### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment.

**THE GREENS METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**ADOPTED 2022 BUDGET**  
with 2020 Actual and 2021 Estimated

	<b>2020</b>	<b>2021</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Estimated</b>	<b>2022</b>
			<b>Budget</b>
<b>REVENUE</b>			
Property Tax	\$ 14,653	\$ 16,076	\$ 20,539
Specific Ownership Tax	695	500	1,200
Interest	254	20	100
Developer Advance	15,681	-	-
<b>Total Revenue</b>	<b>\$ 31,283</b>	<b>\$ 16,596</b>	<b>\$ 21,839</b>
<b>EXPENDITURES</b>			
General Government			
Accounting and Administrative	\$ 4,258	\$ 4,000	\$ 3,500
Audit	500	3,500	-
Directors' Fees	600	400	400
Dues and Subscriptions	255	261	300
Election	-	-	6,000
Insurance	2,021	2,200	2,200
Legal (includes Election)	20,890	3,000	8,000
Repay Contractual Debt	-	-	5,000
Treasurer's Fees	220	240	310
Contingency/Miscellaneous	-	-	1,000
<b>Total Expenditures</b>	<b>\$ 28,744</b>	<b>\$ 13,601</b>	<b>\$ 26,710</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 2,539</b>	<b>\$ 2,995</b>	<b>\$ (4,871)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ 3,247</b>	<b>\$ 5,786</b>	<b>\$ 8,781</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 5,786</b>	<b>\$ 8,781</b>	<b>\$ 3,910</b>
 <b>2022 Budget</b>			
Assessed Valuation - Final	\$ 3,678,770		
Mill Levy	5.583		
<b>Property Taxes</b>	<b>\$ 20,539</b>		

**THE GREENS METROPOLITAN DISTRICT**  
**DEBT SERVICE FUND**  
**ADOPTED 2022 BUDGET**  
with 2020 Actual and 2021 Estimated

	<u>2020</u> Actual	<u>2021</u> Estimated	<u>Adopted</u> <u>2022</u> Budget
<b>REVENUE</b>			
Property Tax	\$ 131,900	\$ 144,700	\$ 184,877
Specific Ownership Tax	6,260	6,400	9,000
Interest Income	193	45	200
<b>Total Revenue</b>	<u>\$ 138,353</u>	<u>\$ 151,145</u>	<u>\$ 194,077</u>
<b>EXPENDITURES</b>			
Debt Service	\$ 132,500	\$ 147,915	\$ 190,000
Treasurer's Fees	1,980	2,170	2,775
Paying Agent Fee	1,500	1,000	1,000
<b>Total Expenditures</b>	<u>\$ 135,980</u>	<u>\$ 151,085</u>	<u>\$ 193,775</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 2,373</u>	<u>\$ 60</u>	<u>\$ 302</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ 671</u>	<u>\$ 3,044</u>	<u>\$ 3,104</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 3,044</u></u>	<u><u>\$ 3,104</u></u>	<u><u>\$ 3,406</u></u>
<b><u>2022 Budget</u></b>			
Assessed Valuation - Final	\$ 3,678,770		
Mill Levy	<u>50.255</u>		
<b>Property Taxes</b>	<u><u>\$ 184,877</u></u>		

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

On behalf of the GREENS METRO,  
 (taxing entity)<sup>A</sup>  
 the Board of Directors,  
 (governing body)<sup>B</sup>  
 of the GREENS METRO,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$3,678,770.00 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ \$3,678,770.00  
 (NET<sup>G</sup> 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:** 12/13/2021 for budget/fiscal year 2022  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	5.583 mills	\$ 20538.57
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>5.583 mills</b>	<b>\$ 20538.57</b>
3. General Obligation Bonds and Interest <sup>J</sup>	50.255 mills	\$ 184876.59
4. Contractual Obligations <sup>K</sup>	mills	\$ 0
5. Capital Expenditures <sup>L</sup>	mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	mills	\$ 0
7. Other <sup>N</sup> (specify): _____	mills	\$
_____	mills	\$
<b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]	<b>55.838 mills</b>	<b>\$ 205415.16</b>

Contact person: (print) Cathy Fromm Daytime phone: 970-875-7047  
 Signed: Cathy Fromm Title: CPA

*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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

1.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Series 2017</u>
	Date of Issue:	<u>12/22/2017</u>
	Coupon Rate:	<u>6.5%</u>
	Maturity Date:	<u>12/01/2047</u>
	Levy:	<u>50.255</u>
	Revenue:	<u>\$159.900</u>
2.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Series 2020</u>
	Date of Issue:	<u>12/17/2020</u>
	Coupon Rate:	<u>6%</u>
	Maturity Date:	<u>12/01/2050</u>
	Levy:	<u>50.255</u>
	Revenue:	<u>\$24.976.59</u>

**CONTRACTS<sup>K</sup>:**

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.