

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 New Windsor Metropolitan District
(name of local government)
in Weld County, submitted pursuant to Section 29-1-113, C.R.S. This budget
was adopted on 10/19/2023. If there are any questions on the budget, please
contact Dave Dressler 970-484-0101 ext 110, and dave.d@ccgcolorado.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

**NEW WINDSOR METROPOLITAN DISTRICT
RESOLUTION TO ADOPT BUDGET**

WHEREAS, the Board of Directors (the “**Board**”) of the New Windsor Metropolitan District (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 October 19, 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 New Windsor Metropolitan District:

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

General Fund:	\$ 352,134
Debt Service Fund:	\$ 91,148
Capital Projects Fund:	<u>\$ 51,000</u>
Total	\$ 494,282

2. That estimated revenues are as follows:

General Fund:

From unappropriated surpluses	\$360,036
From sources other than general property tax	\$117,375
From general property tax	<u>\$208,314</u>
Total	\$685,725

Debt Service Fund:

From unappropriated surpluses	\$31,429
From sources other than general property tax	\$0
From general property tax	\$91,160
Total	<u>\$122,589</u>

Capital Projects Fund:

From unappropriated surpluses	\$120,634
From sources other than general property tax	\$100,413
From general property tax	\$0
Total	<u>\$221,047</u>

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 New Windsor Metropolitan District 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 \$208,314; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for debt service expenses is \$91,160; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$9,982,450.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of New Windsor Metropolitan District:

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 20.868 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$208,314.

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, inclusive of the mill levy for refunds and abatements, of 9.132 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$91,160.

3. That the Treasurer and/or President and/or Accountant 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.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District 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 interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of New Windsor Metropolitan District 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:	\$325,134
Debt Service Fund:	\$91,148
Capital Projects Fund:	<u>\$51,000</u>
Total	\$494,282

Adopted this 19th day of October, 2023.

NEW WINDSOR METROPOLITAN DISTRICT

By: 

Paul Swift, President

ATTEST:

By: 

Nikolas Wagner, Secretary

NEW WINDSOR METROPOLITAN DISTRICT

2024 Budget Message

Introduction

The budget reflects the projected spending plan for the 2024 fiscal year based on available revenues. This budget provides for the annual debt service on the District's General Obligation Debt, as well as the general operation of the District.

The District's mill levy remains at 30.000 mills for taxes collected in the 2024 fiscal year.

Budgetary Basis of Accounting

The District uses fund accounting principles 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 total District budget comprises the various funds. 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 interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

Fund Summaries

The General Fund is used to account for revenue sources traditionally associated with government, such as property taxes and specific ownership tax. Expenditures include District administration, legal services, and other expenses related to statutory operations of a local government.

The Capital Projects Fund is used to account for expenses associated with capital improvements. expenditures include paving alleyways and major repairs of the District's non-potable water system.

The Debt Service Fund is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense, which includes principal payments, interest payments, and administrative costs associated with debt issues. Following is a consolidated summary of the District's General Obligation long-term debt.

Summary of Debt Outstanding

Bonds Principal and Interest Maturing in the Year Ending December 31	Limited Tax General Obligation Refunding Bond, Series 2019, \$ 968,900		
	Principal	Interest	Total
2024	65,000	26,148	91,148
2025-2033	695,100	124,948	820,048
Total	822,900	179,404	1,002,304

Emergency Reserve

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

New Windsor 2024 Budget

General Fund

	2022	2023	2023	2024
Modified Accrual Basis	Actual	Budget	Estimated Actual	Budget
Beginning Fund Balance	197,141	246,375	253,875	360,036
Income				
Water Fees	106,168	95,000	80,000	95,000
Water Rental	4,500	-	-	-
Late Fees	2,625	-	300	-
Interest Charges	378	-	250	-
Fines	2,175	-	2,500	-
NSF Fees	-	-	10	-
Certified Account Fees	790	-	-	-
Interest Revenue	5,243	500	13,000	7,201
Design Review Fees	-	-	300	200
Property Taxes	168,276	160,683	215,730	208,314
Specific Ownership Taxes	14,674	9,641	12,944	14,974
Tax Related Interest	186	-	144	-
Total Income	305,015	265,824	325,178	325,689
Expense				
Management	48,625	53,474	53,474	56,400
Design Review Fees	-	-	300	200
Legal	6,540	6,000	5,000	10,000
Audit/Tax Prep	1,600	1,600	1,750	2,000
Election	54	7,500	-	-
Insurance	5,269	5,300	5,838	6,130

Treasurers Fees	4,161	2,410	5,070	4,492
Bank Fees	211	200	50	200
Bad Debt Expense	850	-	42	850
Office	3,809	5,000	5,000	5,000
Dues and Compliance	459	500	502	527
Directors Pay	5,000	5,500	5,500	5,500
Payroll Expenses	383	421	421	421
Contingency	-	5,500	230	15,000
Electric	15,296	16,500	13,000	16,500
Landscape Contract	51,934	52,157	52,157	60,000
Landscape - Repairs	183	2,000	3,183	2,000
Landscape Projects	920	13,000	-	13,000
Snow Removal	4,388	3,000	3,000	4,000
Sprinklers	7,856	9,000	8,000	9,000
Water Assessments	1,145	1,247	2,000	1,309
Meter Reading Software	3,332	3,500	3,500	3,605
Utility Locates	920	1,500	1,500	1,500
Irrigation System Repairs	26,628	25,000	25,000	25,000
Irrigation System Monitoring	5,943	4,680	4,500	5,000
Trees/ Bushes	-	5,000	20,000	6,500
Transfers Out	52,000	35,000	-	98,000
Total Expenses	248,281	264,989	219,017	352,134
Excess Revenues (Expenses)	56,734	835	106,161	(26,445)
Ending Fund Balance	253,875	247,210	360,036	333,591

Debt Service

	2022	2023	2023	2024
Modified Accrual Basis	Actual	Budget	Estimated Actual	Budget

Beginning Fund Balance	6	289	289	31,429
Income				
Property Tax	91,356	91,106	122,248	91,160
Interest Revenue	-	-	-	-
Debt Proceeds	-	-	-	-
Transfer In	-	-	-	-
Total Income	<u>91,356</u>	<u>91,106</u>	<u>122,248</u>	<u>91,160</u>
Expense				
Treasurer's Fees	-	-	-	-
Costs of Issuance	-	-	-	-
Principal - Notes	60,700	62,800	62,800	65,000
Interest - Notes	30,373	28,308	28,308	26,148
Total Expenses	<u>91,073</u>	<u>91,108</u>	<u>91,108</u>	<u>91,148</u>
Excess Revenues (Expenses)	283	(2)	31,140	12
Ending Fund Balance	<u>289</u>	<u>287</u>	<u>31,429</u>	<u>31,441</u>

Capital Projects

	2022	2023	2023	2024
Modified Accrual Basis	Actual	Budget	Estimated Actual	Budget
Beginning Fund Balance	61,234	78,794	114,634	120,634
Income				
Interest Revenue	1,400	-	6,000	2,413
Transfer In	52,000	35,000	-	98,000
Total Income	<u>53,400</u>	<u>35,000</u>	<u>6,000</u>	<u>100,413</u>

Expense

Irrigation System Repairs	-	24,000	-	26,000
Streets Sidewalks	-	-	-	-
Contingency	-	-	-	25,000
Total Expenses	-	24,000	-	51,000
Excess Revenues (Expenses)	53,400	11,000	6,000	49,413
Ending Fund Balance	114,634	89,794	120,634	170,047

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Weld County, Colorado.

On behalf of the New Windsor Metropolitan District,
(taxing entity)^A
the Board of Directors,
(governing body)^B
of the New Windsor Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 9,982,450 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: \$ 9,982,450 (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 2024.
(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>20.868</u> mills	\$ <u>208,314</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u><0.000 ></u> mills	\$ <u><0.00 ></u>
SUBTOTAL FOR GENERAL OPERATING:	<u>20.868</u> mills	\$ <u>208,314</u>
3. General Obligation Bonds and Interest ^J	<u>9.132</u> mills	\$ <u>91,160</u>
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]	<u>30.000</u> mills	\$ <u>299,474</u>

Contact person: Dave Dressler Phone: (970) 484-0101 x110
Signed: David Dressler Title: District Accountant

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: | Refunding of G.O. Bonds, Series 2008 |
| | Series: | Limited Tax General Obligation Refunding Bond, Series 2019 |
| | Date of Issue: | April 9, 2019 |
| | Coupon Rate: | 3.44% |
| | Maturity Date: | December 1, 2033 |
| | Levy: | 9.132 |
| | Revenue: | 91,160 |
| | | |
| 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.