

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 Johnstown Village Metropolitan District #2
(name of local government)
in Weld County, submitted pursuant to Section 29-1-113, C.R.S. This budget
was adopted on 11/8/2023. If there are any questions on the budget, please
contact Dave Dressler 970-484-0101, 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

JOHNSTOWN VILLAGE METROPOLITAN DISTRICT NO. 2
RESOLUTION TO ADOPT 2024 BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Johnstown Village Metropolitan District No. 2 (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 8, 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 Johnstown Village Metropolitan District No. 2:

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

General Fund:	\$200,674
Debt Service Fund:	\$362,590
Capital Projects Fund:	\$2,000,000
Total	\$2,563,264

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$4,418
From fund transfers	\$0
From sources other than general property tax	\$140,164
From general property tax	\$73,285
Total	\$217,867

Debt Service Fund:

From unappropriated surpluses	\$729,148
From fund transfers	\$0
From sources other than general property tax	\$79,241
From general property tax	\$366,432
Total	<u>\$1,174,821</u>

Capital Projects Fund:

From unappropriated surpluses	\$0
From fund transfers	\$0
From sources other than general property tax	\$2,000,000
Total	<u>\$2,000,000</u>

3. 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 \$73,285; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$366,432; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$6,410,530.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Johnstown Village Metropolitan District No. 2:

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 11.432 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$73,285.

2. That for the purpose of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a property tax of 57.161 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$366,432.

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.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board 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 Johnstown Village Metropolitan District No. 2 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:	\$200,674
Debt Service Fund:	\$362,590
Capital Projects Fund:	\$2,000,000
Total	<hr/> \$2,563,264

Adopted this 8th day of November, 2023.

JOHNSTOWN VILLAGE
METROPOLITAN DISTRICT NO. 2

By: Brandon Jack
Brandon Jack (Jan 29, 2024 10:46 MST)

Chair

Attest:

Bryan Reid
Bryan Reid (Jan 29, 2024 10:26 MST)

Secretary

JOHNSTOWN VILLAGE METROPOLITAN DISTRICT NO. 2

2024 BUDGET MESSAGE

Johnstown Village Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2019. The District is located in the Town of Johnstown, Colorado. The District was organized to plan for, design, acquire, construct, install, relocate, redevelop, provide and finance public improvements and related operation and maintenance services within the boundaries of the District.

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.

General Fund

Revenue

Budgeted income in the amount of \$213,449 primarily consists of property taxes, operations fees, and operating advances.

Expenses

The District's 2024 administrative and maintenance expenses is budgeted at \$200,674. Refer to the General Fund summary included with the budget.

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. It is anticipated that the District will end the 2024 fiscal year with an ending fund balance of \$17,193.

Debt and Leases

During 2020, the District issued a Senior, Series 2020A, bond in the principal amount of \$6,980,000 with interest payments to begin in 2020 and principal payments to begin in 2026. The bond matures on December 1, 2050 and is paid with revenue generated by levying property tax. The Series 2020B, Junior bond, is a cash flow bond subject to the prior pledge on the Series 2020A GO Bond. The District has no operating or capital leases. Refer to the debt summary included herein.

TABOR Reserves

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.

Debt Summary

Limited Tax General Obligation Bonds, Series 2020A		
Year	Principal	Interest
2024	0.00	349,000
2025 -2035	1,310,000	3,925,000
2036 -2050	5,670,000	2,621,000
Total	6,980,000	6,895,000
Subordinate Limited Tax General Obligation Bonds, Series 2020B		
Subject to prior pledge on Series 2020A GO Bonds		

Johnstown Village Metro District No. 2
2024 Budget
General Fund

Modified Accrual Basis	2022 Actual	2023 Budget	2023 Estimated Actual	2024 Budget
Beginning Fund Balance	12,836	12,836	4,418	4,418
Income				
Developer Advance	103,158	165,000	161,000	-
Operations Fee	-	-	-	131,500
Interest Revenue	10	-	20	-
Fines	25	-	1,200	-
Design Review Fees	6,400	5,000	5,000	5,000
Property Taxes	2,826	27,998	27,998	73,285
Specific Ownership Taxes	167	1,680	1,200	3,664
Total Income	112,586	199,678	196,418	213,449
Expense				
<i>General and Administrative</i>				
Management & Accounting Services	18,000	36,000	36,000	45,000
Design Review Fees	6,100	5,000	5,000	5,000
Legal	13,743	10,000	29,000	10,000
Audit/Tax Prep	9,500	9,500	2,625	9,500
Election	-	25,000	-	-
Insurance	2,544	5,000	2,677	2,811
Engineers	11,453	3,500	30,000	5,000
Treasurers Fees	42	420	420	1,099
Office	246	250	750	258
Dues and Compliance	425	850	436	458
Community Events	1,268	1,950	2,000	2,000
Total G&A	63,321	97,470	108,908	81,126
<i>Utilities</i>				
Electric	510	1,500	650	1,548
Water/Sewer	40,281	40,000	36,500	32,000
Total Utilities	40,791	41,500	37,150	33,548
<i>Landscape</i>				
Landscape Contract	-	30,014	30,014	60,000
Landscape Maint. Repairs	300	-	2,500	-
Landscape Projects	-	7,500	-	7,500
Snow Removal	4,355	5,000	5,500	6,000
Sprinkler Repair	3,462	5,000	9,000	5,000
Dog Waste Stations	1,775	2,500	2,500	2,500
Playground Inspector	-	1,500	-	-
Total Landscape	9,892	51,514	49,514	81,000
<i>Other</i>				
Contingency	-	5,000	-	5,000
Transfer Out	7,000	-	-	-
Total Expenses	121,004	195,484	195,572	200,674
Net Income	(8,418)	4,194	846	12,775
Ending Fund Balance	4,418	17,030	5,264	17,193

Johnstown Village Metro District No. 2

Debt Service

			2023 Estimated Actual & Amended Budget	
Modified Accrual Basis	2022 Actual	2023 Budget		2024 Budget
Beginning Fund Balance	1,197,416	879,881	879,879	729,148
Income				
Other Financing Sources	-	-	-	-
Interest Revenue	17,518	-	39,000	21,874
Property Taxes	14,131	139,987	139,987	366,432
Specific Ownership Tax	836	8,399	6,050	18,322
Pledged Revenue D3	-	-	24,442	39,045
Transfer In	7,000	-	-	-
Total Reserve Income	39,485	148,386	209,479	445,673
Expense				
<i>General and Administrative</i>				
Treasurers Fees	212	2,100	2,100	5,496
Bank Fees	810	-	2,110	1,094
Paying Agent Fees	7,000	7,000	7,000	7,000
Bond Interest	349,000	349,000	349,000	349,000
Transfer Out	-	-	-	-
Total Reserve Expense	357,022	358,100	360,210	362,590
Net Income	(317,537)	(209,714)	(150,731)	83,083
Ending Fund Balance	879,879	670,167	729,148	812,231

Capital Projects

			2023 Estimated Actual	
Modified Accrual Basis	2022 Actual	2023 Budget		2024 Budget
Beginning Fund Balance	-	-	-	-
Developer Advance	-	2,000,000	-	2,000,000
Transfer In	-	-	-	-
Total Operating Income	-	2,000,000	-	2,000,000
<i>Landscape</i>				
Landscape Installation	-	-	-	-
Fencing	-	-	-	-
Capital Projects	-	2,000,000	-	2,000,000
Engineers	-	-	-	-
Total Operating Expense	-	2,000,000	-	2,000,000
Net Income	-	-	-	-
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.