



ICENOGLE SEAVER POGUE

February 28, 2024

Moses Garcia, Esq.
City of Loveland
500 East 3rd Street, Suite 330
Loveland, Colorado 80537
(Via Email:
Stephanie.Cardew@cityofloveland.org)

Office of the State Auditor
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
(Via E-Portal)

Division of Local Government
1313 Sherman Street
Room 521
Denver, Colorado 80203
(Via E-Portal)

Larimer County Clerk and Recorder
Larimer County Colorado
P.O. Box 1280
Fort Collins, Colorado 80522
(Via E-Mail: recording@larimer.org)

Re: Annual Report for Loveland Midtown Metropolitan District

To Whom It May Concern:

Pursuant to Section 32-1-207(3) C.R.S., enclosed please find the 2023 Annual Report for Loveland Midtown Metropolitan District.

Please contact our office with any questions regarding the Annual Report.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

A handwritten signature in blue ink that reads "Hannah Pogue".

Hannah Pogue
Legal Assistant

LOVELAND MIDTOWN METROPOLITAN DISTRICT

**2023 ANNUAL REPORT
TO
THE CITY OF LOVELAND**

Pursuant to the Amended and Restated Service Plan (the “Service Plan”) for Loveland Midtown Metropolitan District (the “District”), the District is required to provide an annual report to the City of Loveland (the “City”) with regard to the following matters that occurred during calendar year 2023.

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar to the City, the Division of Local Government, the state auditor, and the Larimer County Clerk and Recorder. The District hereby submits this annual report to satisfy the above requirements for the year 2023.

I. SERVICE PLAN ANNUAL REPORT REQUIREMENTS.

For the year ending December 31, 2023, the District makes the following report pursuant to its Service Plan:

A. Boundary changes made or proposed.

No boundary changes were made or proposed in 2023.

B. Intergovernmental agreements with other governmental bodies entered into or proposed.

No intergovernmental agreements were entered into or proposed in 2023.

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

On November 16, 2023, the District adopted a Resolution Adopting and Approving a Fourth Amendment to Public Records Policy Regarding the Inspection, Retention, and Disposal of Public Records.

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

There were no changes or proposed changes to the Districts’ operations in 2023.

E. Any changes in the financial status of the District including revenue projections or operating costs.

Revenue and operating costs for fiscal year 2023 and projected revenue and operating costs for fiscal year 2024 are reflected in the District’s 2023 unaudited financial statements attached hereto as **Exhibit A** and the District’s 2024 Budget Resolution attached hereto as **Exhibit B**.

F. A summary of any litigation which involves the District.

On March 15, 2023, the District was provided notice, along with various other governmental entities, regarding a claim of injuries, damages, and losses arising out of a car crash on NE Frontage Road. The District has not received further correspondence on the matter.

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

The District has no plans to construct public improvements in 2024. The District will continue to provide operation and maintenance services for completed public improvements.

H. Status of public improvement construction schedule.

There are no public improvements proposed for construction by the District in 2024.

I. List of all facilities and improvements constructed by the District that have been dedicated to and accepted by City of Loveland.

No facilities or improvements were constructed by the District and dedicated to the City in 2024.

J. Summary of current assessed valuation in the District.

The assessed valuation in the District for taxable year 2023, as certified by the Larimer County Assessor, is \$6,280,152.

K. Summary of additional information regarding the District.

(1) Total acreage of property within the District: 50.94 acres.

(2) The district's indebtedness:

As previously reported, on December 28, 2011, the District issued Limited Tax General Obligation Bonds, Series 2011A, in the amount of \$1,100,000 ("Series 2011A Bonds"), and Subordinate Limited Tax General Obligation Bonds, Series 2011B, in the amount of \$250,000 ("Series 2011B Bonds"). The Series 2011A Bonds carry an interest rate of 3.4% to 6.5% due and payable semi-annually on June 1 and December 1. Principal payments are due semi-annually on June 1 and on December 1. The Series 2011B Bonds are subordinate to the Series 2011A Bonds and carry an interest rate of 9.0% due and payable semi-annually on June 1 and December 1 through 2051. The Series 2011A Bonds mature in 2051. The Series 2011B Bonds are not subject to mandatory redemption; therefore, the principal is not expected to be repaid before it matures in 2051.

In addition to the above bond issuances, the District has the following outstanding subordinate promissory notes:

a. Subordinate Promissory Note for Reimbursement of Operation and Maintenance Expenses:

Principal Amount: \$81,335.17
Effective Date: January 1, 2022
Maturity Date: January 31, 2046
Interest Rate: 8% Simple Interest
Registered Owner: LC Home, Inc.

b. Subordinate Promissory Note for Reimbursement of Capital Expenditures:

Principal Amount: \$453,029.61
Effective Date: January 1, 2022
Maturity Date: January 31, 2046
Interest Rate: 8% Simple Interest
Registered Owner: LC Home, Inc.

(3) The District’s debt service for 2023:

Series 2011A:
Bond Interest: \$63,135
Bond Principal: \$15,000

Series 2011B:
Bond Interest: \$40,092

Treasurer Fees: \$2,212

(4) The District’s tax revenue for 2023:

General Fund Property Tax Revenue: \$135,135
General Fund Specific Ownership Taxes: \$ 9,734

Debt Service Fund Property Tax Revenue: \$110,562
Debt Service Specific Ownership Taxes: \$ 7,964

(5) Public improvement expenditures: \$0

(6) Other District expenditures:

General Fund: \$151,845

II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(c), C.R.S.) ANNUAL REPORT REQUIREMENTS

(a) Boundary changes made.

See Section A. above.

(b) Intergovernmental agreements entered into or terminated with other governmental entities.

See Section B. above.

(c) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the Districts please contact the District's manager:

Shannon Randazzo, District Manager
Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Phone: (970) 669-3611
shannonr@pcgi.com

(d) A summary of litigation involving public improvements owned by the special district.

See section F. above.

(e) The status of the construction of public improvements by the special district.

See Section H. above.

(f) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

See Section I. above.

(g) The final assessed valuation of the special district as of December 31 of the reporting year.

See Section J. above.

(h) A copy of the current year's budget.

A copy of the District's 2024 Budget is attached hereto as **Exhibit B**.

(i) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

As of the date of filing this annual report, the District's 2023 application for exemption from audit has not been completed. A copy of the application for exemption from audit will be provided in a supplement to this annual report upon completion. A copy of the District's 2023 unaudited financial statements is attached hereto as **Exhibit A**.

(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2023, the District did not receive any notices of uncured defaults.

(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2023, the District has paid its financial obligations as they have become due in 2023.

EXHIBIT A

**UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDING DECEMBER 31, 2023**



Management Financial Statements

BOARD OF DIRECTORS LOVELAND MIDTOWN METROPOLITAN DISTRICT

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2022 and December 31, 2023. We have also presented the accompanying 2024 adopted budgets of revenues, expenditures, and funds available prepared on the modified accrual basis.

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 financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are 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 financial statements, they might influence the user's conclusions about the financial position and results of operations.

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

Pinnacle Consulting Group, Inc.
February 26, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

LOVELAND MIDTOWN METROPOLITAN DISTRICT		
BALANCE SHEET		
December 31, 2022 and December 31, 2023		
	Unaudited Actual 12/31/2022	Unaudited Actual 12/31/2023
Assets		
Current Assets		
Cash, Checking	\$ 2,279	\$ 3,123
Cash, Lockbox	1,830	3,432
ColoTrust	19,808	13,737
Receivable from County	1,265	1,147
Property Tax Receivable	245,683	337,093
Accounts Receivable	1,815	1,880
Prepaid Expense	4,726	4,981
Total Current Assets	\$ 277,406	\$ 365,393
Long-Term Capital Assets		
Fencing	\$ 93,369	\$ 93,369
Landscape & Irrigation	484,816	484,816
Signage	53,395	53,395
Water Tap Fees & Water Rights	184,844	184,844
Land, Open Space	442,946	442,946
Less: Accumulated Depreciation	(631,579)	(631,579)
Total Long-Term Capital Assets	\$ 627,791	\$ 627,791
Total Assets	\$ 905,197	\$ 993,184
Liabilities		
Current Liabilities		
Accounts Payable	\$ 8,416	\$ 8,385
Deferred Property Taxes	245,684	337,093
Total Current Liabilities	\$ 254,100	\$ 345,478
Long-Term Liabilities		
Developer Note - Operating	\$ 81,335	\$ 81,335
Developer Note - Operating - Interest	22,977	29,484
Developer Note - Capital	453,030	453,030
Developer Note - Capital - Interest	399,262	435,504
2011 A Bond Payable	1,025,000	1,009,730
2011 B Bond Payable	250,000	250,000
2011 A Bond Payable - Interest	-	-
Total Long-Term Debt	\$ 2,231,604	\$ 2,259,083
Total Liabilities	\$ 2,485,704	\$ 2,604,561
Fund Equity		
Investment in Capital Assets	\$ (1,603,813)	\$ (1,631,292)
Fund Balance		
Nonspendable	4,726	4,981
Restricted - TABOR	5,645	4,555
Restricted - Debt Service	3,776	1,863
Unassigned	9,159	8,516
Total Fund Equity	\$ (1,580,507)	\$ (1,611,377)
Total Liabilities and Fund Equity	\$ 905,197	\$ 993,184
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LOVELAND MIDTOWN METROPOLITAN DISTRICT					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2022	2023	Actual	Variance	2024
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2023	12/31/2023	Budget
Revenues					
Property Taxes	\$ 135,009	\$ 135,127	\$ 135,135	\$ 8	\$ 185,403
Specific Ownership Taxes	9,659	9,459	9,734	275	12,978
ARC Fees	1,300	750	1,000	250	750
Covenant Violations	1,800	500	575	75	500
Interest Income & Other	25,771	750	3,923	3,173	750
Total Revenues	\$ 173,539	\$ 146,586	\$ 150,367	\$ 3,781	\$ 200,381
Expenditures					
Operations and Maintenance					
Landscape Maintenance	\$ 24,463	\$ 31,704	\$ 28,606	\$ (3,098)	\$ 33,462
Hardscape Maintenance	28,538	7,500	3,563	(3,937)	11,250
Utility Locating/Coordination	-	250	-	(250)	250
Storm Water Facilities	-	-	3,179	3,179	3,250
Repairs and Replacements	13,817	3,000	13,389	10,389	7,000
Utilities	34,143	25,500	24,064	(1,436)	27,000
Facilities Management	11,917	14,000	14,000	-	15,000
Administration					
Accounting	14,690	16,500	19,000	2,500	21,000
Community Management Services					
ARC Applications	1,950	1,040	1,155	115	1,050
Constituent Communication	33	650	-	(650)	3,900
Covenant Enforcement	3,315	3,380	1,855	(1,525)	3,150
Property Transfers	1,918	260	2,660	2,400	1,050
District Management	22,013	22,500	20,000	(2,500)	22,200
Election	2,074	3,500	2,062	(1,438)	-
Insurance & Risk Management	3,845	4,500	4,380	(120)	4,600
Legal	9,289	8,000	8,090	90	9,000
District Website	100	300	-	(300)	1,166
Office, Dues, Newsletters & Other	3,348	3,000	3,139	139	3,000
Treasurer's Fees	2,702	2,703	2,703	-	3,708
Repay Developer Advances	10,000	10,000	-	(10,000)	-
Total Operating Expenditures	\$ 188,155	\$ 158,287	\$ 151,845	\$ (6,442)	\$ 171,036
Revenues Over/(Under) Expenditures	\$ (14,616)	\$ (11,701)	\$ (1,478)	\$ 10,223	\$ 29,345
Beginning Fund Balance	34,146	31,853	19,530	(12,323)	17,461
Ending Fund Balance	\$ 19,530	\$ 20,152	\$ 18,052	\$ (2,100)	\$ 46,806
				=	
Components of Ending Fund Balance					
TABOR Reserve (3% of Revenue)	\$ 5,645	\$ 4,398	\$ 4,555	\$ 113	\$ 6,011
Operating Reserve (25% Expenses)	47,039	39,572	37,961	(1,611)	42,759
Unreserved	(33,154)	(23,818)	(24,464)	(603)	(1,964)
Total Fund Balance	\$ 19,530	\$ 20,152	\$ 18,052	\$ (2,100)	\$ 46,806
Mill Levy					
Operating	24.492	25.159	25.159		29.522
Debt Service	20.039	20.584	20.584		24.154
Total Mill Levy	44.531	45.743	45.743		53.676
Assessed Value	\$ 5,211,486	\$ 5,370,992	\$ 5,370,992		\$ 6,280,152
Property Tax Revenue					
Operating	\$ 127,640	\$ 135,127	\$ 135,127		\$ 185,403
Debt Service	104,433	110,556	110,556		151,691
Total Property Tax Revenue	\$ 232,073	\$ 245,683	\$ 245,683	\$ -	\$ 337,093

Modified Accrual Budgetary Basis

LOVELAND MIDTOWN METROPOLITAN DISTRICT					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
DEBT SERVICE FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2022	2023	Actual	Variance	2024
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2023	12/31/2023	Budget
Revenues					
Property Taxes	\$ 110,463	\$ 110,556	\$ 110,562	\$ 6	\$ 151,691
Specific Ownership Taxes	7,903	7,739	7,964	225	10,618
Total Revenues	\$ 118,366	\$ 118,295	\$ 118,526	\$ 231	\$ 162,309
Expenditures					
Bond Interest - 2011A	\$ 64,050	\$ 63,135	\$ 63,135	\$ -	\$ 63,135
Bond Principal - 2011A	15,000	15,000	15,000	-	15,000
Bond Interest - 2011B	34,489	41,468	40,092	(1,376)	82,773
Treasurer's Fees	2,210	2,211	2,212	1	3,034
Total Debt Service Expenditures	\$ 115,749	\$ 121,814	\$ 120,439	\$ (1,375)	\$ 163,942
Revenues Over/(Under) Expenditures	\$ 2,617	\$ (3,519)	\$ (1,913)	\$ 1,606	\$ (1,633)
Beginning Fund Balance	1,159	3,519	3,776	257	1,633
Ending Fund Balance	\$ 3,776	\$ -	\$ 1,863	\$ 1,863	\$ -
				=	

EXHIBIT B
2024 ADOPTED BUDGET
FOR
LOVELAND MIDTOWN METROPOLITAN DISTRICT

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
LOVELAND MIDTOWN METROPOLITAN DISTRICT
LARIMER COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2024

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
LOVELAND MIDTOWN)
METROPOLITAN)
DISTRICT)

The Board of Directors of the Loveland Midtown Metropolitan District, Larimer County, Colorado, held a meeting via Zoom on Thursday, November 16, 2023, at 4:00 P.M.

The following members of the Board of Directors were present:

Blaine Rappe, President
Eric Holsapple, Vice President
Vince Ealey, Director
Jeff Mere, Director
Chris Johnston, Secretary/Treasurer

Also in Attendance: Deborah Early; Icenogle Seaver Pogue, P.C.
Shannon McEvoy, Shannon Randazzo, Kieyesia Conaway, Christy McCutchen,
Amanda Castle, Wendy McFarland, Dillon Gamber; Pinnacle Consulting Group, Inc.
Ivan Prushnok; Members of the Public.

Ms. Randazzo stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2024 budget. Director Rappe 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 Holsapple 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 LOVELAND MIDTOWN METROPOLITAN DISTRICT, LARIMER 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 Loveland Midtown 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 on November 2, 2023, in The Loveland Reporter Herald 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 November 16, 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 LOVELAND MIDTOWN METROPOLITAN DISTRICT OF LARIMER 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 Loveland Midtown Metropolitan District 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 2023 Budget year is \$337,093.44. That the 2023 valuation for assessment, as certified by the Larimer County Assessor, is \$6,280,152.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 29.522 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the District.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2024 budget year, there is hereby levied a tax of 24.154 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

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 53.676 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.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

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

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 6,280,152 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: \$ 6,280,152 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 01/10/2024 for budget/fiscal year 2024.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>29.522</u> mills	\$ <u>185,402.65</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>29.522</u> mills	\$ <u>185,402.65</u>
3. General Obligation Bonds and Interest ^J	<u>24.154</u> mills	\$ <u>151,690.79</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>53.676</u> mills	\$ <u>337,093.44</u>

Contact person: Amanda Castle Phone: (970) 669-3611
 Signed: Amanda Kae Castle 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: | Repay Loveland Midtown Metropolitan District's Series 2011A Limited Tax General Obligation Bonds of \$1,100,000 to fund infrastructure improvement |
| | Series: | 2011A |
| | Date of Issue: | 12/28/2011 |
| | Coupon Rate: | Variable Rate |
| | Maturity Date: | 12/01/2051 |
| | Levy: | 24.154 |
| | Revenue: | \$151,690.80 |
| | | |
| 2. | Purpose of Issue: | Repay Loveland Midtown Metropolitan District's Series 2011B Subordinate Limited Tax Obligation Bonds of \$250,000 to fund infrastructure improvement |
| | Series: | 2011B |
| | Date of Issue: | 12/28/2011 |
| | Coupon Rate: | Variable Rate |
| | Maturity Date: | 12/01/2051 |
| | Levy: | See Levy as listed above in 1. |
| | Revenue: | See Revenue as listed above in 1. |

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.

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 Rappe, President of the District, and made a part of the public records of Loveland Midtown Metropolitan District.

The foregoing Resolution was seconded by Director Ealey.

[Remainder of Page Left Blank Intentionally.]

ADOPTED AND APPROVED this 16th day of November 2023.

DocuSigned by:
Blaine Rappe
07E3070F97C044E...

President

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
LOVELAND MIDTOWN)
METROPOLITAN)
DISTRICT)

I, Chris Johnston, Secretary and Treasurer to the Board of Directors of the Loveland Midtown Metropolitan District, Larimer 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 Zoom on Thursday, November 16, 2023, at 4:00 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 16th day of November, 2023.

DocuSigned by:
Chris Johnston
A9030907CF1B447...



Management Budget Report

BOARD OF DIRECTORS
LOVELAND MIDTOWN METROPOLITAN DISTRICT

We have prepared 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 ending 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 forecasts are 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 financial statements, they might influence the user's conclusions about the financial position and results of operations for the forecasted periods.

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

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

LOVELAND MIDTOWN METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 135,009	\$ 135,127	\$ 135,135	\$ 185,403
Specific Ownership Taxes	9,659	9,459	9,642	12,978
ARC Fees	1,300	750	900	750
Covenant Violations	1,800	500	700	500
Interest Income & Other	25,771	750	3,100	750
Total Revenues	\$ 173,539	\$ 146,586	\$ 149,477	\$ 200,381
Expenditures				
Operations and Maintenance				
Landscape Maintenance	\$ 24,463	\$ 31,704	\$ 29,804	\$ 33,462
Hardscape Maintenance	28,538	7,500	3,118	11,250
Utility Locating/Coordination	-	250	-	250
Storm Water Facilities	-	-	3,179	3,250
Repairs and Replacements	13,817	3,000	13,500	7,000
Utilities	34,143	25,500	22,500	27,000
Facilities Management	11,917	14,000	14,000	15,000
Administration				
Accounting	14,690	16,500	19,000	21,000
Community Management Services				
ARC Applications	1,950	1,040	1,400	1,050
Constituent Communication	33	650	2,300	3,900
Covenant Enforcement	3,315	3,380	2,300	3,150
Property Transfers	1,918	260	-	1,050
District Management	22,013	22,500	20,000	22,200
Election	2,074	3,500	2,062	-
Insurance & Risk Management	3,845	4,500	4,380	4,600
Legal	9,289	8,000	8,000	9,000
District Website	100	300	300	1,166
Office, Dues, Newsletters & Other	3,348	3,000	3,000	3,000
Treasurer's Fees	2,702	2,703	2,703	3,708
Repay Developer Advances	10,000	10,000	-	-
Total Operating Expenditures	\$ 188,155	\$ 158,287	\$ 151,546	\$ 171,036
Revenues Over/(Under) Expenditures	\$ (14,616)	\$ (11,701)	\$ (2,069)	\$ 29,345
Beginning Fund Balance	34,146	31,853	19,530	17,461
Ending Fund Balance	\$ 19,530	\$ 20,152	\$ 17,461	\$ 46,806
Components of Ending Fund Balance				
TABOR Reserve (3% of Revenue)	\$ 5,645	\$ 4,398	\$ 4,484	\$ 6,011
Operating Reserve (25% Expenses)	47,039	39,572	37,887	42,759
Unreserved	(33,154)	(23,818)	(24,910)	(1,964)
Total Fund Balance	\$ 19,530	\$ 20,152	\$ 17,461	\$ 46,806
Mill Levy				
Operating	24.492	25.159	25.159	29.522
Debt Service	20.039	20.584	20.584	24.154
Total Mill Levy	44.531	45.743	45.743	53.676
Assessed Value	\$ 5,211,486	\$ 5,370,992	\$ 5,370,992	\$ 6,280,152
Property Tax Revenue				
Operating	\$ 127,640	\$ 135,127	\$ 135,127	\$ 185,403
Debt Service	104,433	110,556	110,556	151,691
Total Property Tax Revenue	\$ 232,073	\$ 245,683	\$ 245,683	\$ 337,093

Modified Accrual Budgetary Basis

LOVELAND MIDTOWN METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ 110,463	\$ 110,556	\$ 110,556	\$ 151,691
Specific Ownership Taxes	7,903	7,739	7,739	10,618
Total Revenues	\$ 118,366	\$ 118,295	\$ 118,295	\$ 162,309
Expenditures				
Bond Interest - 2011A	\$ 64,050	\$ 63,135	\$ 63,135	\$ 63,135
Bond Principal - 2011A	15,000	15,000	15,000	15,000
Bond Interest - 2011B	34,489	41,468	40,092	82,773
Treasurer's Fees	2,210	2,211	2,211	3,034
Total Debt Service Expenditures	\$ 115,749	\$ 121,814	\$ 120,438	\$ 163,942
Revenues Over/(Under) Expenditures	\$ 2,617	\$ (3,519)	\$ (2,143)	\$ (1,633)
Beginning Fund Balance	1,159	3,519	3,776	1,633
Ending Fund Balance	\$ 3,776	\$ -	\$ 1,633	\$ -

LOVELAND MIDTOWN METROPOLITAN DISTRICT

2024 BUDGET MESSAGE

Loveland Midtown Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in May 2004. The District was established for the North Boise Village area located in the City of Loveland, Colorado and organized to provide financing for the acquisition, construction, and installation of water, sanitation, storm drainage, irrigation, water distribution, parks, and recreation improvements, and to provide for the operation and maintenance of the landscaping/recreation improvements and covenant enforcement activities.

The District has no employees, 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 goal is foremost for the District:

- Provide maintenance of parks and open space and covenant enforcement as desired by the property owners and residents of the District in the most economical manner possible.

General Fund

Revenues

The District has an assessed valuation of \$6,280,152 and a certified mill levy in the General Fund of 29.522 mills, which will produce Property Taxes of \$185,403. Specific Ownership Taxes are estimated at 7% of Property Taxes in the amount of \$12,978. The District also estimates \$750 in Interest Income and Other, \$750 in Architectural Review Committee (ARC) Fees and \$500 for Covenant Violations.

Expenditures

In 2024, the District's budget for total operating expenditures is \$171,036.

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. Anticipated General Fund 2024 ending fund balance is \$46,806.

Debt Service

Revenues

The District has an assessed value of \$6,280,152 and a certified mill levy in the Debt Service Fund of 24.154 mills, which will produce Property Taxes of \$151,691. Specific Ownership Taxes are estimated at 7% of Property Taxes in the amount of \$10,618.

Expenditures

Expenditures budgeted in the amount of \$163,942 are primarily for debt-related payments (principal and interest) in the total amount of \$160,908 with the other \$3,034 budgeted for Treasurer's Fees (2% of Property Taxes).

Debt

On December 28, 2011, the District issued Limited Tax General Obligation Bonds, Series 2011A, in the amount of \$1,100,000 and Subordinate Limited Tax General Obligation Bonds, Series 2011B, in the amount of \$250,000. The Series 2011A bonds carry an interest rate of 3.4% to 6.5% due and payable semi-annually on June 1 and December 1. Principal payments are due semi-annually on June 1 and December 1. The Series 2011B bonds are subordinate to the 2011A bonds and carry an interest rate of 9.0% due and payable semi-annually on June 1 and December 1 through 2051. The 2011A bonds mature in 2051. The 2011B bonds are not subject to mandatory redemption; therefore, the principal is not expected to be repaid until it matures in 2051.

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **141 - LOVELAND MIDTOWN METRO DISTRICT**

IN LARIMER COUNTY ON 12/20/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,370,992
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$6,280,152
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$6,280,152
5. NEW CONSTRUCTION: **	\$327
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$92,722,300
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$4,800
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.</small>	