



## ICENOGLE SEAVER POGUE

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March 2, 2022

City of Loveland  
Attn: City Attorney's Office  
500 East 3<sup>rd</sup> Street, Suite 330  
Loveland, Colorado 80537

Office of the State Auditor  
1525 Sherman Street, 7<sup>th</sup> Floor  
Denver, Colorado 80203

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-Portal)

**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 2021 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 "Stacie L. Pacheco".

Stacie L. Pacheco  
Paralegal

Stacie L. Pacheco | SPacheco@isp-law.com | Direct 303.867.3000

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | www.isp-law.com

## LOVELAND MIDTOWN METROPOLITAN DISTRICT

### 2021 ANNUAL REPORT TO THE CITY OF LOVELAND

As required by that certain Amended and Restated Service Plan for Loveland Midtown Metropolitan District (the “District”), the District hereby submits the following annual report to the City of Loveland, which report includes (i) information related to any significant events that occurred during calendar year 2021, and (ii) a summary of certain additional information regarding the District.

A. Boundary changes made or proposed.

No boundary changes were made or proposed in 2021.

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

No intergovernmental agreements were entered into or proposed in 2021.

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

There were no changes or proposed changes in the District’ policies in 2021.

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

There were no changes or proposed changes to the Districts’ operations in 2021.

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

Revenue and operating costs for fiscal year 2021 and projected revenue and operating costs for fiscal year 2022 are reflected in the District’s 2021 unaudited financial statements attached hereto as **Exhibit A** and the District’s 2022 Budget Resolution attached hereto as **Exhibit B**.

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

The District was not involved in any litigation in 2021.

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 2022. 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 constructed in 2021, or under construction or proposed for construction by the District.

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 2021.

J. Summary of current assessed valuation in the District.

The assessed valuation in the District for taxable year 2021, as certified by the Larimer County Assessor, is \$5,512,650.

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 until 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, 2021  
Maturity Date: December 31, 2021  
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, 2021  
Maturity Date: December 31, 2021  
Interest Rate: 8% Simple Interest  
Registered Owner: LC Home, Inc.

(3) The District's debt service for 2021:

Series 2011A:

Bond Interest: \$64,660  
Bond Principal: \$10,000

Series 2011B:

Bond Interest: \$35,645

Treasurer Fees: \$2,090

(4) The District's tax revenue for 2021:

Property Tax Revenue: \$192,300  
Specific Ownership Taxes: \$ 17,593

(5) Other revenues of the District: \$2,568

(6) Public improvement expenditures: \$0

(7) Other District expenditures:

General Fund: \$132,354  
Debt Service Fund: \$ 112,395



**EXHIBIT A**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE PERIOD ENDING DECEMBER 31, 2021**



## Management Financial Statements

BOARD OF DIRECTORS  
LOVELAND MIDTOWN METROPOLITAN DISTRICT

We have prepared the accompanying management financial statements for the periods ended as of December 31, 2020 and December 31, 2021. We have also presented the accompanying 2022 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.

*Amanda Kay Carter*

Pinnacle Consulting Group, Inc.  
March 1, 2022

LOVELAND MIDTOWN METROPOLITAN DISTRICT			3/1/2022
BALANCE SHEET			
December 31, 2020 and December 31, 2021			
	Unaudited Actual 12/31/2020	Unaudited Actual 12/31/2021	
<b>Assets</b>			
<b>Current Assets</b>			
Cash, Checking	\$ 11,451	\$ 3,914	
Cash, Lockbox	-	100	
ColoTrust	37,572	31,894	
Receivable from County	1,299	1,171	
Property Tax Receivable	232,073	245,484	
Accounts Receivable	1,005	545	
Prepaid Expense	3,679	3,895	
<b>Total Current Assets</b>	<b>\$ 287,079</b>	<b>\$ 287,003</b>	
<b>Long-Term Capital Assets</b>			
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	(605,289)	(647,394)	
<b>Total Long-Term Capital Assets</b>	<b>\$ 654,081</b>	<b>\$ 611,976</b>	
<b>Total Assets</b>	<b>\$ 941,160</b>	<b>\$ 898,979</b>	
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 27,212	\$ 6,240	
Deferred Property Taxes	232,073	245,484	
<b>Total Current Liabilities</b>	<b>\$ 259,285</b>	<b>\$ 251,724</b>	
<b>Long-Term Liabilities</b>			
Developer Note - Operating	\$ 81,335	\$ 81,335	
Developer Note - Operating - Interest	29,964	16,470	
Developer Note - Capital	453,030	453,030	
Developer Note - Capital - Interest	326,777	363,019	
2011 A Bond Payable	1,050,000	1,040,000	
2011 B Bond Payable	250,000	250,000	
<b>Total Long-Term Debt</b>	<b>\$ 2,191,106</b>	<b>\$ 2,203,854</b>	
<b>Total Liabilities</b>	<b>\$ 2,450,391</b>	<b>\$ 2,455,578</b>	
<b>Fund Equity</b>			
Investment in Capital Assets	\$ (1,537,025)	\$ (1,591,878)	
<b>Fund Balance</b>			
Nonspendable	3,679	3,895	
Restricted - TABOR	4,177	4,197	
Restricted - Debt Service	1,204	1,159	
Unassigned	18,734	26,028	
<b>Total Fund Equity</b>	<b>\$ (1,509,231)</b>	<b>\$ (1,556,599)</b>	
<b>Total Liabilities and Fund Equity</b>	<b>\$ 941,160</b>	<b>\$ 898,979</b>	
	=	=	

LOVELAND MIDTOWN METROPOLITAN DISTRICT					3/1/2022
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
December 31, 2020 Actual, 2021 Amended Budget					
Year-to-Date Actual and Variance through December 31, 2021					
2022 Adopted Budget					
Modified Accrual Budgetary Basis					
GENERAL FUND	2020	2021	Actual	Variance	2022
	Unaudited	Amended	Through	Through	Adopted
	Actual	Budget	12/31/2021	12/31/2021	Budget
<b>Revenues</b>					
Property Taxes	\$ 127,424	\$ 127,640	\$ 127,640	\$ -	\$ 135,016
Specific Ownership Taxes	9,135	9,378	9,676	298	9,451
ARC Fees	1,100	750	700	(50)	750
Covenant Violations	1,050	500	540	40	500
Interest Income & Other	534	1,100	1,328	228	750
<b>Total Revenues</b>	<b>\$ 139,243</b>	<b>\$ 139,368</b>	<b>\$ 139,884</b>	<b>\$ 516</b>	<b>\$ 146,467</b>
<b>Expenditures</b>					
Accounting	\$ 13,020	\$ 13,440	\$ 13,440	\$ -	\$ 14,690
Community Management Services					
ARC Applications	1,650	1,440	1,560	120	1,040
Constituent Communication	-	840	150	(690)	650
Covenant Enforcement	6,870	7,000	5,340	(1,660)	3,380
Property Transfers	30	960	1,470	510	260
District Management, Admin & Facilities	31,920	30,120	30,120	-	33,930
Election	942	-	-	-	1,000
Engineering & Other Professional Svcs	-	-	-	-	780
Insurance & Risk Management	3,593	4,124	4,124	-	4,565
Legal	7,756	9,000	11,463	2,463	7,000
Operations and Maintenance					
Landscape Maintenance	20,772	21,200	21,235	35	24,100
Hardscape Maintenance	20,260	10,500	4,246	(6,254)	10,750
Utility Locating/Coordination	-	-	-	-	250
Repairs and Replacements	6,815	8,100	5,527	(2,573)	11,350
Utilities	26,745	25,000	28,822	3,822	25,000
Website Maintenance	300	300	300	-	1,350
Prior Year A/R Adjustments	610	270	270	-	-
Office, Dues, Newsletters & Other	2,121	2,000	1,733	(267)	3,085
Treasurer's Fees	2,549	2,553	2,554	1	2,700
Repay Developer Advances	20,000	17,626	-	(17,626)	10,000
<b>Total Operating Expenditures</b>	<b>\$ 165,953</b>	<b>\$ 154,473</b>	<b>\$ 132,354</b>	<b>\$ (22,119)</b>	<b>\$ 155,880</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ (26,710)</b>	<b>\$ (15,105)</b>	<b>\$ 7,530</b>	<b>\$ 22,635</b>	<b>\$ (9,413)</b>
<b>Beginning Fund Balance</b>	<b>53,300</b>	<b>26,590</b>	<b>26,590</b>	<b>-</b>	<b>11,485</b>
<b>Ending Fund Balance</b>	<b>\$ 26,590</b>	<b>\$ 11,485</b>	<b>\$ 34,120</b>	<b>\$ 22,635</b>	<b>\$ 2,072</b>
				=	
<b>DEBT SERVICE FUND</b>					
	2020	2021	Actual	Variance	2022
	Unaudited	Amended	Through	Through	Adopted
	Actual	Budget	12/31/2021	12/31/2021	Budget
<b>Revenues</b>					
Property Taxes	\$ 104,256	\$ 104,433	\$ 104,433	\$ -	\$ 110,468
Specific Ownership Taxes	7,474	7,672	7,917	245	7,733
<b>Total Revenues</b>	<b>\$ 111,730</b>	<b>\$ 112,105</b>	<b>\$ 112,350</b>	<b>\$ 245</b>	<b>\$ 118,201</b>
<b>Expenditures</b>					
Bond Interest - 2011A	\$ 65,270	\$ 64,660	\$ 64,660	\$ -	\$ 64,050
Bond Principal - 2011A	10,000	10,000	10,000	-	15,000
Bond Interest - 2011B	33,507	35,154	35,645	491	38,348
Treasurer's Fees	2,085	2,089	2,090	1	2,209
<b>Total Debt Service Expenditures</b>	<b>\$ 110,862</b>	<b>\$ 111,903</b>	<b>\$ 112,395</b>	<b>\$ 492</b>	<b>\$ 119,607</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 868</b>	<b>\$ 202</b>	<b>\$ (45)</b>	<b>\$ (247)</b>	<b>\$ (1,406)</b>
<b>Beginning Fund Balance</b>	<b>336</b>	<b>1,204</b>	<b>1,204</b>	<b>-</b>	<b>1,406</b>
<b>Ending Fund Balance</b>	<b>\$ 1,204</b>	<b>\$ 1,406</b>	<b>\$ 1,159</b>	<b>\$ (247)</b>	<b>\$ -</b>
				=	

**EXHIBIT B**

**2022 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  
2022

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 virtual meeting via Zoom on September 22, 2021, at 10:00 AM.

The following members of the Board of Directors were present:

Blaine Rappe, President  
Eric Holsapple, Vice President  
Chris Johnston, Assistant Secretary & Treasurer  
Nathan Klein, Secretary & Treasurer

Also in attendance were:

Deborah Early, Esq., Icenogle Seaver Pogue, P.C.;  
Carla Hawkins, Molly Janzen, Andrew Kunkel, Dillon Gamber and Doug Campbell,  
Pinnacle Consulting Group, Inc.;  
Julia Penland and Jeff Mere, Residents of the Community

Ms. Hawkins stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2022 budget. Director Rappe opened the public hearing on the District's proposed 2022 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Holsapple introduced and moved the adoption of 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 2022, AND ENDING ON THE LAST DAY OF DECEMBER 2022:

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 September 8, 2021, 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 September 22, 2021, 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 LOVELAND MIDTOWN METROPOLITAN DISTRICT OF LARIMER COUNTY, COLORADO:

Section 1. 2022 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. 2022 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 2022. 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 2022.



Section 4. 2022 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund from property taxes for operating expenses is \$135,016 and for the Debt Service Fund from property taxes is \$110,468. That the 2021 valuation for assessment, as certified by the Larimer County Assessor, is \$5,512,650.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenditures of the District during the 2022 budget year, there is hereby levied a tax of 24.492 mills upon each dollar of the 2021 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 principal and interest payments during the 2022 budget year, there is hereby levied a tax of 20.039 mills upon each dollar of the 2021 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 44.531 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of this page left intentionally blank]**

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

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

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

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,512,650 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 5,512,650 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2021 for budget/fiscal year 2022.  
 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	24.492 mills	\$ 135,015.82
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>24.492 mills</b>	<b>\$ 135,015.82</b>
3. General Obligation Bonds and Interest <sup>J</sup>	20.039 mills	\$ 110,467.99
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify): _____	mills	\$
	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>44.531 mills</b>	<b>\$ 245,483.81</b>

Contact person: (print) Amanda Castle Daytime phone: (970) 669-3611  
 Signed: Amanda Castle Title: District Accountant

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) 866-2156.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | 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:             | 20.039   |
|    | Revenue:          | 110,467.99   |
|    |                   |  |
| 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<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

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 Klein, Secretary and Treasurer of the District, and made a part of the public records of Loveland Midtown Metropolitan District.

The foregoing resolution was seconded by Director Klein.

**[Remainder of page intentionally left blank]**

ADOPTED AND APPROVED this 22<sup>nd</sup> day of September 2021.

DocuSigned by:  
*Blaine Rappe*  
07E3070F97G044E...  
\_\_\_\_\_  
President

ATTEST:

DocuSigned by:  
*Nathan Klein*  
CC7E31D96B374DD...  
\_\_\_\_\_  
Secretary & Treasurer



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

I, Nathan Klein, Secretary & 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 September 22, 2021, at 10:00 AM, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; 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 2021 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 22<sup>nd</sup> day of September 2021.

DocuSigned by:  
*Nathan Klein*  
CC7E31D868374DD...  
\_\_\_\_\_  
Nathan Klein, Secretary & Treasurer



## Management Budget Report

BOARD OF DIRECTORS  
LOVELAND MIDTOWN METROPOLITAN DISTRICT

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2022, including the comparative information of the forecasted estimate for the year ending December 31, 2021, and the actual historic information for the year 2020.

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

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that are difficult to decipher as specific letters.

Pinnacle Consulting Group, Inc.  
January 20, 2022

LOVELAND MIDTOWN METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2020 Actual, 2021 Adopted Budget and Projected Actual				
2022 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2020	2021	2021	2022
	Unaudited	Amended	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ 127,424	\$ 127,640	\$ 127,640	\$ 135,016
Specific Ownership Taxes	9,135	9,378	9,378	9,451
ARC Fees	1,100	750	750	750
Covenant Violations	1,050	500	500	500
Interest Income & Other	534	1,100	1,100	750
<b>Total Revenues</b>	<b>\$ 139,243</b>	<b>\$ 139,368</b>	<b>\$ 139,368</b>	<b>\$ 146,467</b>
<b>Expenditures</b>				
Accounting	\$ 13,020	\$ 13,440	\$ 13,440	\$ 14,690
Community Management Services				
ARC Applications	1,650	1,440	1,440	1,040
Constituent Communication	-	840	840	650
Covenant Enforcement	6,870	7,000	7,000	3,380
Property Transfers	30	960	960	260
District Management, Admin & Facilities	31,920	30,120	30,120	33,930
Election	942	-	-	1,000
Engineering & Other Professional Svcs	-	-	-	780
Insurance & Risk Management	3,593	4,124	4,124	4,565
Legal	7,756	9,000	9,000	7,000
Operations and Maintenance				
Landscape Maintenance	20,772	21,200	21,200	24,100
Hardscape Maintenance	20,260	10,500	10,500	10,750
Utility Locating/Coordination	-	-	-	250
Repairs and Replacements	6,815	8,100	8,100	11,350
Utilities	26,745	25,000	25,000	25,000
Website Maintenance	300	300	300	1,350
Prior Year A/R Adjustments	610	270	270	-
Office, Dues, Newsletters & Other	2,121	2,000	2,000	3,085
Treasurer's Fees	2,549	2,553	2,553	2,700
Repay Developer Advances	20,000	17,626	17,626	10,000
<b>Total Operating Expenditures</b>	<b>\$ 165,953</b>	<b>\$ 154,473</b>	<b>\$ 154,473</b>	<b>\$ 155,880</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ (26,710)</b>	<b>\$ (15,105)</b>	<b>\$ (15,105)</b>	<b>\$ (9,413)</b>
<b>Beginning Fund Balance</b>	<b>53,300</b>	<b>26,590</b>	<b>26,590</b>	<b>11,485</b>
<b>Ending Fund Balance</b>	<b>\$ 26,590</b>	<b>\$ 11,485</b>	<b>\$ 11,485</b>	<b>\$ 2,072</b>
<b>DEBT SERVICE FUND</b>				
	2020	2021	2021	2022
	Unaudited	Amended	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ 104,256	\$ 104,433	\$ 104,433	\$ 110,468
Specific Ownership Taxes	7,474	7,672	7,672	7,733
<b>Total Revenues</b>	<b>\$ 111,730</b>	<b>\$ 112,105</b>	<b>\$ 112,105</b>	<b>\$ 118,201</b>
<b>Expenditures</b>				
Bond Interest - 2011A	\$ 65,270	\$ 64,660	\$ 64,660	\$ 64,050
Bond Principal - 2011A	10,000	10,000	10,000	15,000
Bond Interest - 2011B	33,507	35,154	36,358	38,348
Treasurer's Fees	2,085	2,089	2,089	2,209
<b>Total Debt Service Expenditures</b>	<b>\$ 110,862</b>	<b>\$ 111,903</b>	<b>\$ 113,107</b>	<b>\$ 119,607</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 868</b>	<b>\$ 202</b>	<b>\$ (1,002)</b>	<b>\$ (1,406)</b>
<b>Beginning Fund Balance</b>	<b>336</b>	<b>1,204</b>	<b>1,204</b>	<b>1,406</b>
<b>Ending Fund Balance</b>	<b>\$ 1,204</b>	<b>\$ 1,406</b>	<b>\$ 202</b>	<b>\$ -</b>



# LOVELAND MIDTOWN METROPOLITAN DISTRICT

## 2022 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 2022 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 \$5,512,650 and a certified mill levy in the General Fund of 24.492 mills, which will produce Property Taxes of \$135,016. Specific Ownership Taxes are estimated at 7% of Property Taxes in the amount of \$9,451. The District also estimates \$750 in Interest Income and Other, \$750 in Architectural Review Committee (ARC) Fees and \$500 for Covenant Violations.

#### *Expenditures*

In 2022, the District's budget for total operating expenditures is \$155,880.

#### *Fund Balance/Reserves*

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2022, as defined under TABOR. Anticipated General Fund 2022 ending fund balance is \$2,072.

## **Debt Service**

### *Revenues*

The District has an assessed value of \$5,512,650 and a certified mill levy in the Debt Service Fund of 20.039 mills, which will produce Property Taxes of \$110,468. Specific Ownership Taxes are estimated at 7% of Property Taxes in the amount of \$7,733.

### *Expenditures*

Expenditures budgeted in the amount of \$119,607 are primarily for debt-related payments (principal and interest) in the total amount of \$117,398 with the other \$2,209 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 11/23/2021

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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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 2021 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,211,486
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,512,650
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,512,650
5. NEW CONSTRUCTION: **	\$328
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.):	\$48.40

\* 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.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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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 2021 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2021

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$76,334,600
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$4,500
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

(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.)

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, 2021

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
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\*\* 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.