RESOLUTION NO. 2022 - 11 - 02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VILLAGES AT SOUTHGATE METROPOLITAN DISTRICT TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Villages at Southgate Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2022, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place at the office of the District Manager, interested electors of the District were given the opportunity to file or register any objections to the proposed budget, and a public hearing was held on November 2, 2022. The meeting was held via Zoom video call.

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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 increases may have been made in the expenditures, like increases were added to the revenues or were planned to be expended from reserve fund balances so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; 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 the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Villages at Southgate Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Villages at Southgate Metropolitan District for the 2023 fiscal year.

- 2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and filed in accordance with applicable law, and is made a part of the public records of the District.
- 3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 2nd day of November, 2022.

THE VILLAGES AT SOUTHGATE METROPOLITAN DISTRICT, a quasimunicipal corporation and political subdivision of the State of Colorado

Kevin Amolsch

President

ATTEST:

Jared Seidenberg
Secretary

EXHIBIT A

(Budget)



P.O. Box 631579 HIGHLANDS RANCH, CO 80163

> PHONE: 720.348.1086 Fax: 720.348.2920

Accountant's Compilation Report

Board of Directors Village at SouthGate Metropolitan District Adams County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Village at SouthGate Metropolitan District (District), for the year ending December 31, 2023, including the estimate of comparative information for the year ending December 31, 2022, and the actual comparative information for the year ending December 31, 2021, in the format required by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The actual comparative information for the year ending December 31, 2021 is presented for comparative purposes as required by Colorado Revised Statutes (C.R.S.) 29-1-105. Such information is taken from the audited financial statements of the District for the year ended December 31, 2021. Dazzio & Associates, PC audited the financial statements for the year ended December 31, 2021, whose report was dated September 12, 2022.

The budget is presented in accordance with the requirements of Colorado Revised Statutes (C.R.S.) 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Village at SouthGate Metropolitan District.

SCHILLING & Company, INC. Highlands Ranch, Colorado

December 12, 2022

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT PROPERTY TAX SUMMARY INFORMATION For the Years Ended and Ending December 31,

	ACTUAL 2021	ADOPTED BUDGET 2022	ADOPTED BUDGET 2023
ASSESSED VALUATION			
Adams County			
Certified Assessed Value	\$ 4,270,860	\$ 7,873,950	\$ 8,764,550
MILL LEVY			
General - Operations Mill Levy	11.133	11.133	11.309
Debt Service - Senior Bonds Mill Levy	44.531	44.531	45.236
Total mill levy	55.664	55.664	56.545
PROPERTY TAXES			
General Fund	\$ 47,547	\$ 87,661	\$ 99,118
Debt Service - Senior Bonds Mill Levy	190,186	350,635	396,473
Levied property taxes	237,733	438,296	495,591
Adjustments to actual/rounding	(158)		
Actual/budgeted property taxes	\$ 237,575	\$ 438,296	\$ 495,591
PROPERTY TAXES BY FUND			
General Fund	\$ 47,547	\$ 87,661	\$ 99,118
Debt Service	190,186	350,635	396,473
	\$ 237,733	\$ 438,296	\$ 495,591

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT GENERAL FUND

2023 BUDGET AS ADOPTED

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	A	CTUAL 2021	ES ⁻	TIMATED 2022	OOPTED UDGET 2023
BEGINNING FUND BALANCE	\$	(775)	\$	(11,482)	\$ 24,696
REVENUE					
Property tax		47,516		87,661	99,118
Specific ownership tax		3,716		6,133	6,935
Net investment income		69		11	100
Total revenue		51,301		93,805	106,153
OTHER FINANCING SOURCES					
Developer Advance		7,662		_	_
Total other financing sources		7,662			_
Total funds available		58,188		82,323	130,849
EXPENDITURES					
General Government					
Legal		26,214		15,862	30,000
Accounting		7,242		11,819	12,000
Audit		4,700		4,700	5,000
Management services		18,952		13,580	14,000
Engineering/consuliting		8,624		6,926	5,800
Insurance		2,515		2,515	2,800
Office supplies and postage		99		· -	100
Election		_		470	5,000
Bank service charges		174		120	200
Dues and subscriptions		436		320	500
Treasurer's fees		714		1,315	1,487
Contingency		-		-	10,000
Total expenditures		69,670		57,627	86,887
Total expenditures requiring appropriation		69,670		57,627	 86,887
ENDING FUND BALANCE	\$	(11,482)	\$	24,696	\$ 43,962
EMERGENCY RESERVE	\$	1,539	\$	2,815	\$ 3,185

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT OPERATIONS AND MAINTENANCE FEE - SPECIAL REVENUE FUND 2023 BUDGET AS ADOPTED

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 14,262	\$ 80,203
REVENUE			
Operations and maintenance fees	93,075	188,205	207,360
Silo and barn rental fees	200	1,175	2,000
Operations contribution	-	5,500	-
Total revenue	93,275	194,880	209,360
Total funds available	93,275	209,142	289,563
EXPENDITURES			
General Government			
Legal	2,930	1,925	2,000
Accounting	502	-	-
Management services	27,528	25,997	26,000
Landscape maintenance:			
Monthly contract	7,730	32,500	36,000
Irrigation repairs	, -	, -	10,000
Landscape improvements	-	-	50,000
Snow removal	-	15,000	15,000
Utilities:		,	,
Water	39,097	52,566	105,000
Electrical - Silo	905	681	700
Electrical - Barn	321	270	300
Contingency	-	-	10,000
Total expenditures	79,013	128,939	255,000
Total expenditures requiring appropriation	79,013	128,939	255,000
ENDING FUND BALANCE	\$ 14,262	\$ 80,203	\$ 34,563

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT DEBT SERVICE FUND

2023 BUDGET AS ADOPTED

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED BUDGET 2023
BEGINNING FUND BALANCE	\$ 770,222	\$ 762,523	\$ 774,192
REVENUE			
Property tax	190,059	350,635	396,473
Specific ownership tax	14,862	24,535	27,738
Facility fees	120,000	-	-
Interest income	676	7,337	7,400
Total revenue	325,597	382,507	431,611
Total funds available	1,095,819	1,145,030	1,205,803
EXPENDITURES			
Bank service charges	81	221	300
Treasurer's fees	2,855	5,260	5,947
2018A Senior Bonds:			
Principal	-	-	35,000
Interest	233,438	233,438	233,437
2018B Subordinate Bonds:			
Principal	-	27,000	103,000
Interest	90,922	98,919	57,118
Paying agent fees	6,000	6,000	6,000
Contingency			5,700
Total expenditures	333,296	370,838	446,502
Total expenditures requiring appropriation	333,296	370,838	446,502
ENDING FUND BALANCE	\$ 762,523	\$ 774,192	\$ 759,301
REQUIRED RESERVE	\$ 343,906	\$ 343,906	\$ 343,906
MAXIMUM SURPLUS AMOUNT	\$ 415,000	\$ 415,000	\$ 415,000

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT 2023 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Disclosures contained in this summary as presented by management, are those that are believed to be significant as of the date of the compilation report and are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2023 annual budget. Actual results may differ from the prospective results contained in the budget.

SERVICES PROVIDED

The Village at SouthGate Metropolitan District (the "District"), was organized in Adams County to provide financing to construct and install local and regional public improvements for the Village at SouthGate Development, including potable water and sewer lines larger than 12" in diameter; storm drainage facilities; the full width of major and minor arterial and collector roadways; community parks; and recreational facilities and services.

The District prepares its budget on the modified accrual basis of accounting.

REVENUE

Property Tax

Property taxes are forecasted based on the mill levy adopted applied to the annual assessed valuation. The calculation of the taxes levied is displayed on page 2 of the budget at the adopted total mill levy of 56.545 as adjusted for the changes in the residential assessment rate as a result of the Gallagher Amendment to the Colorado Constitution. The 56.545 mills is comprised of the Required Mill Levy for the Limited Tax General Obligation Bonds Series 2018A and Subordinate Limited Tax General Obligation Bonds Series 2018B in the Debt Service Fund of 45.236 mills and the Operations Mill Levy of 11.309 in the General Fund.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

Facility Fees

Facility fees have been set the District of \$2,500 for each residential single-family detached unit and \$1,500 for each residential multi-family unit located within the District. The facility fees are due and payable prior to the issuance of a building permit by the City of Brighton for the applicable units. For 2023 the District does not anticipate collecting any facility fees as the final facility fees were received in 2021.

Operations and Maintenance Fees

Effective June 1, 2021, the District imposed a monthly maintenance fee of \$60 per single family home, which is billed quarterly in the amount of \$180 per single family home.

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT 2023 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Investment Income

Interest earned on the District's available funds has been estimated based on interest earnings from the prior year.

EXPENDITURES

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

Utilities and Maintenance Expenditures

The District is responsible for the water service charges related to certain open space parcels. The District is also responsible for electrical services for a barn and silo, landscape maintenance, and snow removal. The 2023 expenses are based on 2022 costs incurred by the District.

DEBT AND LEASES

During 2018, the District issued \$4,150,000 of Limited Tax General Obligation Bonds Series 2018A which bear interest at 5.625% and \$764,000 of Subordinate Limited Tax General Obligation Bonds Series 2018B which bear interest at 7.750%. Mandatory sinking fund redemptions begin on the 2018A bonds in 2023 while the 2018B bonds have no required debt service payments until 2048. The Schedule of Debt Service Requirements included on page 8 is based on the Financial Forecast (prepared in conjunction with the bond issuance), based on the assumptions more particularly set forth therein.

The District has no operating or capital leases.

RESERVES

The District has provided for an emergency reserve fund of at least 3% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT SCHEDULE OF DEBT SERVICE REQUIREMENTS

\$4.150.000 \$764,000 **Limited Tax General Subordinate Limited Tax General Obligation Bonds Series 2018A Obligation Bonds Series 2018B** Year ended Bearing Interest at 5.625% Bearing Interest at 7.750% Annual December 31. Principal (1) Interest (2) Principal (3) Interest (3) Total \$ \$ 103,000.00 \$ \$ 428,555.50 2023 35,000.00 233,437.50 57,118.00 2024 45.000.00 231,468.76 49.135.00 325,603.76 2025 50,000.00 228,937.50 49,135.00 328,072.50 55.000.00 226.125.00 2026 49.135.00 330.260.00 2027 60.000.00 223.031.26 49.135.00 332.166.26 2028 70.000.00 338.791.26 219.656.26 49.135.00 2029 75,000.00 215,718.76 49,135.00 339,853.76 2030 85.000.00 211.500.00 49.135.00 345.635.00 2031 90,000.00 206,718.76 35,000.00 49,135.00 380,853.76 2032 100,000.00 201,656.26 47,000.00 46,423.00 395,079.26 2033 51,000.00 42,780.00 394,811.26 105,000.00 196,031.26 2034 115.000.00 190.125.00 59.000.00 38.828.00 402.953.00 2035 125,000.00 183,656.26 60,000.00 34,255.00 402,911.26 2036 135,000.00 176,625.00 70,000.00 29,605.00 411,230.00 2037 145.000.00 169.031.26 73.000.00 24.180.00 411.211.26 2038 18,523.00 419,398.00 160,000.00 160,875.00 80,000.00 2039 165,000.00 90,000.00 151,875.00 12,323.00 419,198.00 2040 69,000.00 5,348.00 185,000.00 142,593.76 401,941.76 327,187.50 2041 195.000.00 132,187.50 2042 210,000.00 121,218.76 331,218.76 2043 225.000.00 109.406.26 334.406.26 2044 240.000.00 96.750.00 336.750.00 2045 255,000.00 83,250.00 338,250.00 2046 275,000.00 68,906.26 343,906.26 2047 290,000.00 53,437.50 343,437.50 2048 660,000.00 37,125.00 697,125.00 \$ 4,150,000.00 \$ 4,271,343.88 737,000.00 702,463.00 9,860,806.88

^{(1) -} Assumes that mandatory sinking fund redemption payments are made but assumes no optional redemptions occur.

^{(2) -} The interest payments due on December 1, 2018 through December 1, 2019, are expected to be paid with capitalized interest.

^{(3) -} Includes the estimated payment of principal and interest on December 15 of each year indicated. The 2018B Subordinate Bonds have no fixed principal payment amounts due prior to maturity. The payments with respect to the 2018B Subordinate Bonds shown above reflect the estimated principal and interest payments taking into account payments made in the years 2018 through 2022 and the estimated payments shown on Exhibit III of the Financial Forecast as included as Appendix C to the Limited Offering Memorandum dated May 3, 2019 related to the issuance of the bonds. These payments, however, are only estimated amounts as and no assurance is given that the principal and interest on the 2018B Subordinate Bonds will be paid as set forth in this table from pledged revenues.

CERTIFICATION:

I, Jared Seidenberg, hereby certify that I am the duly appointed Secretary of the Villages at Southgate Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors the Villages at Southgate Metropolitan District: held on November 2, 2022.

By: ______Secretary

RESOLUTION NO. 2022 - 11 - 03 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Village at Southgate Metropolitan District ("District") has adopted the 2023 annual budget in accordance with the Local Government Budget Law on November 2, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Village at Southgate

- 1. That for the purposes of meeting all general fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
- 2. That for the purposes of meeting all debt service fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
- 3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 2nd day of November, 2022.

 Jared Seidenberg
Secretary

EXHIBIT A

(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of		Adams County			, Colorado.
On behalf of the	Village at South	Gate Metropolitan Di	strict		
		(taxing entity) ^A			
the		ard of Directors			
		(governing body) ^B			
of the		hGate Metropolitan D	istrict		
Hereby officially certifies the following		local government) ^C			
to be levied against the taxing entity's G		8,7	64,550		
assessed valuation of:	(GROSS ^D	8,7 assessed valuation, Line 2 of	the Certificat	ion of Valu	ation Form DLG 57 ^E)
Note: If the assessor certified a NET assessed v					
(AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies i		8,7	64,550		
calculated using the NET AV. The taxing entity property tax revenue will be derived from the mimultiplied against the NET assessed valuation of	's total (NET ^G a	assessed valuation, Line 4 of the LUE FROM FINAL CERTING BY ASSESSOR NO LA	FICATION	OF VALUA	ATION PROVIDED
Submitted: 12/14/20		r budget/fiscal year	;	2023	
(no later than Dec. 15) (mm/dd/yyy			(уууу)	•
PURPOSE (see end notes for definitions and ex	amples)	LEVY ²		R	EVENUE ²
1. General Operating Expenses ^H		11.309	mills	\$	99,118
2. <minus> Temporary General Prope Temporary Mill Levy Rate Reduction</minus>		< >	_mills	<u>\$</u>	>
SUBTOTAL FOR GENERAL OI	PERATING:	11.309	mills	\$	99,118
3. General Obligation Bonds and Inter-	est ^J	45.236	_mills	\$	396,473
4. Contractual Obligations ^K			_mills	\$	
5. Capital Expenditures ^L			_mills	\$	
6. Refunds/Abatements ^M		·	_mills	\$	
7. Other ^N (specify):			_mills	\$	
			_mills	\$	
TOTAL: [Sur	n of General Operating total and Lines 3 to 7	56.545	mills	\$	495,591
Contact person: (print) Neil Sch	illing	Daytime phone: (720)		348-	1086
Signed:		Title:	Distri	ct Accou	ıntant
Include one copy of this tax entity's completed form we Division of Local Government (DLG). Room 521, 13		ernment's budget by Januc			

Page 1 of 4

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.

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:

BONI	OS ^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:		
CON	ΓRACTS ^κ :		
3.	Purpose of Contract:		
0.	Title:		
	Date:		•
	Principal Amount:		
	Maturity Date:		•
	Levy:		•
	Revenue:		
4.	Purpose of Contract:		
т.	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.

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