

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	13,382	18,522	10,516
Specific Ownership Tax	672	1,103	484
Total revenues	<u>14,054</u>	<u>19,625</u>	<u>11,000</u>
Total funds available	<u>14,054</u>	<u>19,625</u>	<u>11,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	201	278	158
Transfers to District No. 2	13,853	19,347	10,842
Total expenditures	<u>14,054</u>	<u>19,625</u>	<u>11,000</u>
Total expenditures and transfers out requiring appropriation	<u>14,054</u>	<u>19,625</u>	<u>11,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/31/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 78,330	\$ 78,450	\$ 71,420
State assessed	30,680	32,770	51,320
Oil & Gas	114,400	197,480	45,500
Certified Assessed Value	<u>\$ 223,410</u>	<u>\$ 308,700</u>	<u>\$ 168,240</u>
<b>MILL LEVY</b>			
General	60.000	60.000	62.508
Total mill levy	<u>60.000</u>	<u>60.000</u>	<u>62.508</u>
<b>PROPERTY TAXES</b>			
General	\$ 13,405	\$ 18,522	\$ 10,516
Adjustments to actual/rounding	(23)	-	-
Levied property taxes	<u>13,382</u>	<u>18,522</u>	<u>10,516</u>
Budgeted property taxes	<u>\$ 13,382</u>	<u>\$ 18,522</u>	<u>\$ 10,516</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<u>\$ 13,382</u>	<u>\$ 18,522</u>	<u>\$ 10,516</u>
	<u>\$ 13,382</u>	<u>\$ 18,522</u>	<u>\$ 10,516</u>

No assurance provided. See summary of significant assumptions.

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order on December 18, 2006 to provide financing for the design, acquisition, installation, and construction of street improvements, park and recreation facilities, potable and non-potable water systems, storm and sanitary sewer systems, public transportation systems, mosquito control improvements, traffic and safety protection systems, fire protection improvements, television relay and translation systems, and security services improvements. The District's service area is located entirely within the City of Evans (the "City"), in Weld County, Colorado. The District is an independent unit of local government, separate and distinct from the City. During 2008, The Districts entered into an Intergovernmental Agreement (IGA) with the City, which was required for the Districts to be able to provide the services outlined in the Consolidated Service Plan.

Under the Consolidated Service Plan, the District is the Coordinating District and is related to North Suburban Metropolitan District No. 2 (North Suburban No. 2), North Suburban Metropolitan District No. 3 (North Suburban No. 3), and North Suburban Metropolitan District No. 4 (North Suburban No. 4), which serve as the Financing Districts. The Coordinating District is responsible for management of the construction of all facilities and improvements and for operation and maintenance of all improvement not conveyed to the City. The Financing Districts will provide the funding for infrastructure improvements and will include all the tax base needed to support future and ongoing operations.

The relationship between the Coordinating District and the Financing Districts is to be established by execution of a Master Intergovernmental Agreement (Master IGA). The proposed Master IGA will provide for the Financing Districts to levy the taxes necessary to pay the Coordinating District for the costs of the design, acquisition, installation and construction of certain public improvements identified in the Consolidated Service Plan. In exchange, the Coordinating District will construct the public improvements, provide for their operation and maintenance, and provide service to the Financing Districts.

At its organization election held on November 7, 2006, the voters approved general obligation indebtedness of \$73,500,000 for street improvements, \$73,500,000 for park and recreation improvements, \$73,500,000 for water improvements, \$73,500,000 for storm and sanitary sewer improvements, \$73,500,000 for public transportation improvements, \$73,500,000 for mosquito control improvements, \$73,500,000 for traffic and safety control improvements, \$73,500,000 for fire protection improvements, \$73,500,000 for television relay and translation improvements, \$73,500,000 for security enforcements improvements, \$73,500,000 for general operations and maintenance, \$73,500,000 for refinancing of District debt, \$73,500,000 for intergovernmental agreements, and \$73,500,000 for developer reimbursement. The voters also approved an annual tax increase of \$5,000,000 and an annual fee increase of \$5,000,000 for general operations and maintenance. The District's Service Plan requires that the combined debt of the four Districts not exceed \$73,500,000. In order to exceed \$73,500,000 in total debt issuance among the Districts, the Districts would be required to submit an Amended Service Plan for approval by the City Council.

Each of the District's debt service mill levies cannot exceed 50 mills for any portion of the District's debt which exceeds 50.00% of the District's assessed valuation (Maximum Debt Mill Levy). In the event the method of calculating assessed valuation is changed by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the Maximum Debt Mill Levy may be increased or decreased to reflect such change. The Maximum Debt Mill Levy does not apply to the District's mill levy for payment of operations and maintenance expenditures.

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided (Continued)**

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

**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 5.00% of the property taxes collected.

**NORTH SUBURBAN METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Transfer to North Suburban Metropolitan District No. 2**

In connection with the Service Plan, the District will transfer property taxes, net of fees, derived from operations mill levy, together with specific ownership taxes if any, to North Suburban Metropolitan District No. 2 to pay for operations and maintenance expenditures.

**Debt and Leases**

The District has no debt or operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 2, which pays for all Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget.

**This information is an integral part of the accompanying forecasted budget.**