

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1-8  
TOWN OF SEVERANCE, WELD COUNTY, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2022**

Pursuant to the Service Plan for Hunters Overlook Metropolitan District Nos. 1-8 (the “Districts”), the Districts are required to provide an annual report to the Town of Severance, Colorado (the “Town”).

**For the year ending December 31, 2022, the Districts make the following report:**

1. Boundary changes made to any District’s boundary as of December 31 of the prior year.

There were no boundary changes during the reporting year.

2. Intergovernmental agreements with other governmental entities entered into as of December 31 of the prior year.

As of December 31, 2018 the Districts have an Intergovernmental Agreement with the Town of Severance and a Master Intergovernmental Agreement among all 8 Hunters Overlook Metropolitan Districts.

3. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.

The Overlook Subdivision improvements have been completed and dedicated in accordance with approved development plans. Letters of acceptance from the Town are on file with the Town. Hunters Crossing improvements are substantially completed and letters of acceptance are on file with the Town. Minor improvements in Hunters Crossing are still being constructed (primarily landscaping on final phase, however core infrastructure has been completed and certified).

4. The assessed valuation of the Districts for the current year.

District 1 - \$2,290	District 5 - \$8,684,640
District 2 - \$6,708,210	District 6 - \$996,340
District 3 - \$3,996,380	District 7 - \$2,714,650
District 4 - \$3,347,880	District 8 - \$30

5. Current year budget including a description of the Public Improvements to be constructed in such year.

The 2023 Budgets for each District are attached hereto as **Exhibit A**.

6. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if required by law.

Extensions to file the 2022 Audits were filed for District Nos. 1-7. Exemption from audit was filed and accepted for District No. 8 for 2022. Once the Audits for Districts 1-7 are filed, they will be available via the State Auditor's online portal:  
<https://apps.leg.co.gov/osa/lg/submissions/search>.

7. Access information to obtain a copy of rules and regulations adopted by the Board.

District Website: <https://frommco.us/client-homd.html>  
District's Manager: Fromm & Company, [contact@frommco.us](mailto:contact@frommco.us)  
District's Counsel: Spencer Fane LLP, [doleary@spencerfane.com](mailto:doleary@spencerfane.com)

8. A summary of litigation involving public improvements owned by the District.

None.

9. Notice of any uncured events of default by any Districts under any Debt instrument, which continue beyond a ninety (90) day period.

None.

10. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

None.

Respectfully submitted this 7th day of July, 2023.

HUNTERS OVERLOOK METROPOLITAN  
DISTRICT NOS. 1-8

/s/ David S. O'Leary  
David S. O'Leary, Esq., Counsel for the Districts

**EXHIBIT A**  
**2023 BUDGETS FOR**  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1-8**



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOMD1 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 1, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 1, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 1 )

The Board of Directors of the Hunters Overlook Metropolitan District No. 1, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

Larry Buckendorf, President (via telephone)  
Laira Ziegler, Secretary/Treasurer  
Morgan Kidder, Asst. Vice-President/Secretary/Treasurer  
Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

Adam Bliven, CFO for Journey Homes  
David O'Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District's 2023 budget. The Chairman opened the public hearing on the District's proposed 2023 budget. There being no public present to comment on the District's budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:



**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 1 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$157.37 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$0 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$2,290.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 68.719 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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.

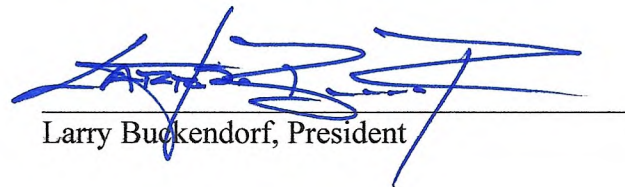
Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director Schumacher.

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 1**

  
Larry Buckendorf, President

ATTEST:

  
Laura Ziegler, Secretary



STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 1 )

I, Laura Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 1, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
\_\_\_\_\_  
Laura Ziegler, Secretary

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1

## 2023 BUDGET MESSAGE

The Hunters Overlook Metropolitan District No. 1 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District provides operations and maintenance services for landscaping and parks, covenant enforcement, etc. to related districts. In addition, the District has established a Water Enterprise Fund which operates a non-potable water system services and facilities for related districts.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 68.719 mills. The property taxes generated by the mill levy will be utilized for general operating expenditures and contractual obligations.

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

#### ***Fees***

In 2023, the District will impose an annual District Service fee of \$300.00 and an annual Non-Potable Water Fee of \$540.00.

### **Funds**

#### ***General Fund***

The General Fund is used to account for the general operations of the district and related districts. Primary resources include property taxes and specific ownership taxes received from Districts No. 2 through No. 8 through Intergovernmental agreements along with District fees. General Fund expenditures include district administration, accounting, legal services, landscape and park maintenance, management, enforcement, insurance and other expenses related to statutory operations of a local government.

#### ***Enterprise Fund***

The Enterprise Fund accounts for the operations that are financed and operated in a manner similar to a private business, where the intent is that costs of providing services to the public are funded primarily through usage charges. The primary source of revenue in the Enterprise Fund is the Non-Potable Water fee.

### **Emergency Reserve**

At the end of each year the District will reserve that portion of the General Fund balance necessary to comply with the TABOR Amendment.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
**Adopted 2023 Budget**

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**ADOPTED 2023 BUDGET**  
with 2021 Actual and 2022 Estimated

	<b>2021</b>	<b>2022</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Estimated</b>	<b>2023</b>
			<b>Budget</b>
<b>REVENUE</b>			
Property Tax	\$ 98	\$ 98	\$ 157
Specific Ownership Tax	5	5	9
District Fees - HO	174,300	174,300	<b>174,300</b>
District Fees - HC	122,637	121,800	<b>121,800</b>
District Fees - SR	11,070	31,500	<b>31,500</b>
Trash Fees - HO	118,384	125,496	<b>134,200</b>
Trash Fees- HC	66,877	82,728	<b>87,780</b>
Trash Fees- SR	6,974	22,464	<b>24,255</b>
Miscellaneous Income (Fines, Late Fees, CC charges,etc.)	35,629	45,000	<b>35,000</b>
IGA Revenue			
District No. 2	75,397	79,697	<b>82,291</b>
District No. 3	43,066	47,300	<b>48,706</b>
District No. 4	37,058	40,360	<b>40,819</b>
District No. 5	7,280	98,198	<b>104,174</b>
District No. 6	2,130	10,562	<b>12,144</b>
District No. 7	37	1,233	<b>32,422</b>
District No. 8	2	2	<b>2</b>
<b>Total Revenue</b>	<b>\$ 700,944</b>	<b>\$ 880,743</b>	<b>\$ 929,559</b>
<b>EXPENDITURES</b>			
General Government			
District Management, Accounting, Enforcement, etc.	\$ 103,329	\$ 95,000	\$ <b>95,000</b>
District Management, Accounting, Enforcement- HC	60,366	70,000	<b>70,000</b>
District Management, Accounting, Enforcement- SR	11,366	27,000	<b>30,000</b>
Audit	20,000	25,000	<b>30,000</b>
County Treasurer's Fees	2	2	<b>2</b>
Dues and Subscriptions	668	1,250	<b>1,500</b>
Election	-	4,500	<b>5,000</b>
Insurance	5,598	9,522	<b>12,000</b>
Landscape Maintenance - HO	86,851	90,000	<b>90,000</b>
Landscape Maintenance/Projects- HC	89,437	121,000	<b>80,000</b>
Landscape Maintenance- SR	820	26,000	<b>28,000</b>
Legal	40,055	25,000	<b>25,000</b>
Billing Expense	3,064	3,500	<b>4,000</b>
Meeting Expense	-	-	<b>500</b>
Miscellaneous/Repairs	23,906	20,000	<b>15,000</b>
Newsletter, PR	416	500	<b>2,000</b>
Park Restroom and Trash Maintenance/Open Space	16,547	15,000	<b>18,000</b>
Snow Removal	9,982	13,000	<b>15,000</b>
Supplies, Signage, etc.	-	800	<b>1,500</b>
Trash Service	118,164	125,496	<b>134,200</b>
Trash Service- HC	65,633	82,728	<b>87,780</b>

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**ADOPTED 2023 BUDGET**  
with 2021 Actual and 2022 Estimated

	<b>2021</b>	<b>2022</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Estimated</b>	<b>2023</b>
			<b>Budget</b>
Trash Service- SR	6,819	22,464	<b>24,255</b>
Utilities	8,117	20,000	<b>20,000</b>
Utilities - Restroom	866	1,000	<b>1,000</b>
Contingency/Miscellaneous-(fence project, etc.)	21,091	1,000	<b>10,000</b>
<b>Total Expenditures</b>	<b>\$ 693,097</b>	<b>\$ 799,762</b>	<b>\$ 799,737</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 7,847</b>	<b>\$ 80,981</b>	<b>\$ 129,822</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ (164,430)</b>	<b>\$ (156,583)</b>	<b>\$ (75,602)</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ (156,583)</b>	<b>\$ (75,602)</b>	<b>\$ 54,220</b>
<b><u>2023</u></b>			
<b><u>Residential Rate Adjustment</u></b>		<b><u>Operations</u></b>	
<b>Assessed Valuation - Final</b>	\$ 2,290		
<b>Mill Levy</b>	68.719		
<b>Total - Property Tax</b>	<b>\$ 157</b>		



**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
**WATER ENTERPRISE FUND**  
**ADOPTED 2023 BUDGET**  
with 2021 Actual and 2022 Estimated

	<b>2021</b>	<b>2022</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Estimated</b>	<b>2023</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>REVENUE</b>			
Fees	\$ 313,740	\$ 313,740	\$ 313,740
Fees- HC	177,135	199,800	205,200
Fees - SR	20,005	56,700	56,700
Fees - Severance Shores	121,462	144,180	144,180
Fees - Townhomes	-	3,800	3,800
Miscellaneous Income	13,150	12,000	12,000
<b>Total Revenue</b>	<b>\$ 645,492</b>	<b>\$ 730,220</b>	<b>\$ 735,620</b>
 <b>EXPENDITURES</b>			
Water Costs - O & M, Enforcement & Lease	\$ 379,866	\$ 400,000	\$ 400,000
Interest Expense on Debt	-	25,000	25,000
Utility Locates	3,314	5,500	15,000
Utility Locates- HC	21,914	12,000	30,000
Utility Locates- SR	12,626	4,000	5,000
Utility Locates- SSMD	9,989	4,000	4,000
Developer Advance - Reimbursement	-	150,000	150,000
Contingency	-	10,000	50,000
<b>Total Expenditures</b>	<b>\$ 427,709</b>	<b>\$ 610,500</b>	<b>\$ 679,000</b>
 <b>NET CHANGE IN FUND BALANCE</b>	 <b>\$ 217,783</b>	 <b>\$ 119,720</b>	 <b>\$ 56,620</b>
 <b>BEGINNING FUND BALANCE</b>	 <b>\$ 180,817</b>	 <b>\$ 398,600</b>	 <b>\$ 518,320</b>
 <b>ENDING FUND BALANCE</b>	 <b>\$ 398,600</b>	 <b>\$ 518,320</b>	 <b>\$ 574,940</b>

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

TO: County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

On behalf of the HUNTERS OVERLOOK MD 1,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the HUNTERS OVERLOOK MD 1  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,290.00 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: \$ \$2,290.00 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/15/2022 for budget/fiscal year 2023  
(no 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>	<u>68.719</u> mills	\$ <u>157.37</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< <u>0.000</u> > mills	\$ < <u>0</u> >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>68.719</u> mills</b>	<b>\$ <u>157.37</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>0.000</u> mills	\$ <u>0</u>
4. Contractual Obligations <sup>K</sup>	<u>0.000</u> mills	\$ <u>0</u>
5. Capital Expenditures <sup>L</sup>	<u>0.000</u> mills	\$ <u>0</u>
6. Refunds/Abatements <sup>M</sup>	<u>0.000</u> mills	\$ <u>0</u>
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>68.719</u> mills</b>	<b>\$ <u>157.37</u></b>

Contact person: (print) Cathy Fromm Daytime phone: (970) 875-7047  
Signed: Cathy Fromm Title: CPA

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.

<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).



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOMD2 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 2, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 2, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**

STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 2        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 2, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

Larry Buckendorf, President (via telephone)  
Laira Ziegler, Secretary/Treasurer  
Nicholas McGraw, Director (via telephone)  
Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

Adam Bliven, CFO for Journey Homes  
David O’Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:



**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 2 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$76,829.13 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$384,152.35 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$6,708,210.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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.

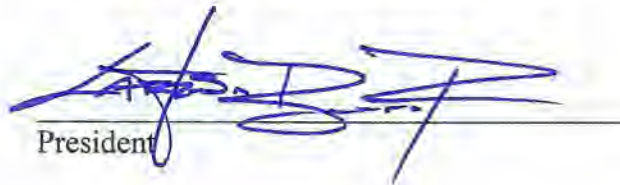
Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director Schumacher.

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 2**

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 2 )

I, Laira Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 2, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Secretary

## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2**

### **2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 2 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

#### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

#### **Revenues**

##### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to District No. 5's bonds. The remaining 11.453 mills will be used for administrative and operation costs

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

#### **Funds**

##### ***General Fund***

The General Fund transfers its net operations revenue to the Hunters Overlook Metropolitan District No. 1 which accounts for the administrative and operation costs of the Districts and its net debt-related revenue to the Hunters Overlook Metropolitan District No. 5 for the payment of annual debt service on the District's Series 2019 Bonds. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

#### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2**  
**Adopted 2023 Budget**



# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 2

## GENERAL FUND ADOPTED 2023 BUDGET with 2021 Actual and 2022 Estimated

	2021 Actual	2022 Estimated	Adopted 2023 Budget
<b>REVENUE</b>			
Property Tax	\$ 436,975	\$ 457,338	\$ 460,982
Specific Ownership Tax	21,926	27,000	30,000
Interest/Miscellaneous Income	34	250	2,000
<b>Total Revenue</b>	\$ 458,935	\$ 484,588	\$ 492,982
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 75,397	\$ 79,697	\$ 82,291
Transfer to Hunters Overlook #5	376,983	398,031	401,776
Treasurer's Fees	6,555	6,860	6,915
Contingency	-	-	2,000
<b>Total Expenditures</b>	\$ 458,935	\$ 484,588	\$ 492,982
<b>NET CHANGE IN FUND BALANCE</b>	\$ -	\$ -	\$ -
<b>FUND BALANCE - BEGINNING</b>	\$ -	\$ -	\$ -
<b>FUND BALANCE - ENDING</b>	\$ -	\$ -	\$ -
<b>2023 Budget</b>	<b>Operations</b>	<b>Debt</b>	<b>Total</b>
<b>Residential Rate Adjustment</b>			
Assessed Valuation - Final	\$ 6,708,210	\$ 6,708,210	
Mill Levy	11.453	57.266	68.719
<b>Total - Property Tax</b>	\$ 76,830	\$ 384,152	\$ 460,982

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

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

On behalf of the HUNTERS OVERLOOK MD 2  
 (taxing entity)<sup>A</sup>  
 the Board of Directors  
 (governing body)<sup>B</sup>  
 of the HUNTERS OVERLOOK MD 2  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$6,708,210.00 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: \$ \$6,708,210.00  
 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
 (no 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>	11.453 mills	\$ 76829.13
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.453 mills</b>	<b>\$ 76829.13</b>
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 384152.35
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>68.719 mills</b>	<b>\$ 460981.48</b>

Contact person: (print) Cathy Fromm Daytime phone: (970) 875-7047  
 Signed: Cathy Fromm Title: CPA

*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.*

<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:	<u>Developer Reimbursement</u>
	Series:	<u>Limited Tax GO Bonds Series 2019A</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>5%</u>
	Maturity Date:	<u>12/01/2049</u>
	Levy:	<u>57.266</u>
	Revenue:	<u>384.152.35</u>
2.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Subordinate Limited Tax GO Bonds Series 2019B</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>8.50%</u>
	Maturity Date:	<u>12/15/2049</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>0.00</u>

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOM3 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 3, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 3, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**



STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 3        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 3, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

Larry Buckendorf, President (via telephone)  
Laira Ziegler, Secretary/Treasurer  
Matthew Walter, Director  
Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

Adam Bliven, CFO for Journey Homes  
David O’Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:

**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 3 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$45,770.54 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$228,856.70 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$3,996,380.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director           Schumacher          .

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 3**

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary



STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 3 )

I, Laura Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 3, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Secretary

## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3 2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 3 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to District No. 5's bonds. The remaining 11.453 mills will be used for administrative and operation costs

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

### **Funds**

#### ***General Fund***

The General Fund transfers its net operations revenue to the Hunters Overlook Metropolitan District No. 1 which accounts for the administrative and operation costs of the Districts and its net debt-related revenue to the Hunters Overlook Metropolitan District No. 5 for the payment of annual debt service on the District's Series 2019 Bonds. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.



**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3**

**Adopted 2023 Budget**

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3

## GENERAL FUND ADOPTED 2023 BUDGET with 2021 Actual and 2022 Estimated

	2021 Actual	2022 Estimated	Adopted 2023 Budget
<b>REVENUE</b>			
Property Tax	\$ 249,562	\$ 271,924	\$ 274,628
Specific Ownership Tax	12,523	16,000	16,000
Interest/Miscellaneous Income	55	60	250
<b>Total Revenue</b>	<b>\$ 262,140</b>	<b>\$ 287,984</b>	<b>\$ 290,878</b>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 43,066	\$ 47,300	\$ 48,706
Transfer to Hunters Overlook #5	215,330	236,614	237,802
Treasurer's Fees	3,744	4,070	4,120
Contingency	-	-	250
<b>Total Expenditures</b>	<b>\$ 262,140</b>	<b>\$ 287,984</b>	<b>\$ 290,878</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>2023 Budget</b>			
<b>Residential Rate Adjustment</b>	<b>Operations</b>	<b>Debt</b>	<b>Total</b>
Assessed Valuation - Final	\$ 3,996,380	\$ 3,996,380	
Mill Levy	11.453	57.266	68.719
<b>Total - Property Tax</b>	<b>\$ 45,771</b>	<b>\$ 228,857</b>	<b>\$ 274,628</b>

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

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

On behalf of the HUNTERS OVERLOOK MD 3  
 (taxing entity)<sup>A</sup>  
 the Board of Directors  
 (governing body)<sup>B</sup>  
 of the HUNTERS OVERLOOK MD 3  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$3,996,380.00 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: \$ \$3,996,380.00 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	11.453 mills	\$ 45770.54
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.453 mills</b>	<b>\$ 45770.54</b>
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 228856.70
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>68.719 mills</b>	<b>\$ 274627.24</b>

Contact person: Cathy Fromm Daytime phone: (970) 875-7047  
 (print)  
 Signed: Cathy Fromm Title: CPA

*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.*

<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:	Developer Reimbursement
	Series:	Limited Tax GO Bonds Series 2019A
	Date of Issue:	08/21/2019
	Coupon Rate:	5%
	Maturity Date:	12/01/2049
	Levy:	57.266
	Revenue:	228.856.70
2.	Purpose of Issue:	Developer Reimbursement
	Series:	Subordinate Limited Tax GO Bonds Series 2019B
	Date of Issue:	08/21/2019
	Coupon Rate:	8.50%
	Maturity Date:	12/15/2049
	Levy:	0.000
	Revenue:	0.00

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOM4 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 4, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 4, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047





CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 4 )

The Board of Directors of the Hunters Overlook Metropolitan District No. 4, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

Larry Buckendorf, President (via telephone)  
Laira Ziegler, Secretary/Treasurer  
Morgan Kidder, Asst. Vice-President/Secretary/Treasurer  
Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

Adam Bliven, CFO for Journey Homes  
David O'Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District's 2023 budget. The Chairman opened the public hearing on the District's proposed 2023 budget. There being no public present to comment on the District's budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:

**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 4 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$38,343.27 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$191,719.70 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$3,347,880.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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.

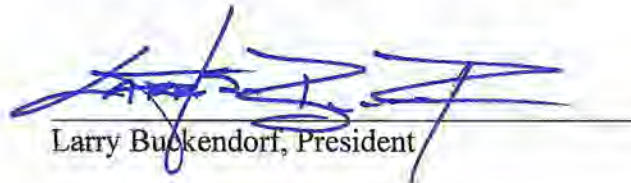
Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director           Schumacher          

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 4**

  
Larry Buckendorf, President

ATTEST:

  
Laura Ziegler, Secretary



STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 4 )

I, Laura Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 4, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
\_\_\_\_\_  
Laura Ziegler, Secretary

## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4 2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 4 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to District No. 5's bonds. The remaining 11.453 mills will be used for administrative and operation costs

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

### **Funds**

#### ***General Fund***

The General Fund transfers its net operations revenue to the Hunters Overlook Metropolitan District No. 1 which accounts for the administrative and operation costs of the Districts and its net debt-related revenue to the Hunters Overlook Metropolitan District No. 5 for the payment of annual debt service on the District's Series 2019 Bonds. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.



**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4**  
**Adopted 2023 Budget**

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 4**  
**GENERAL FUND**  
**ADOPTED 2023 BUDGET**  
with 2021 Actual and 2022 Estimated

	<u>2021 Actual</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUE</b>			
Property Tax	\$ 214,741	\$ 227,773	\$ 230,064
Specific Ownership Tax	10,785	13,000	13,500
Interest/Miscellaneous Income	46	60	250
<b>Total Revenue</b>	<u>\$ 225,572</u>	<u>\$ 240,833</u>	<u>\$ 243,814</u>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 37,058	\$ 40,360	\$ 40,819
Transfer to Hunters Overlook #5	185,292	197,053	199,294
Treasurer's Fees	3,222	3,420	3,451
Contingency	-	-	250
<b>Total Expenditures</b>	<u>\$ 225,572</u>	<u>\$ 240,833</u>	<u>\$ 243,814</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>2023 Budget</b>			
<b><u>Residential Rate Adjustment</u></b>	<b><u>Operations</u></b>	<b><u>Debt</u></b>	<b><u>Total</u></b>
<b>Assessed Valuation - Final</b>	\$ 3,347,880	\$ 3,347,880	
<b>Mill Levy</b>	11.453	57.266	<b>68.719</b>
<b>Total - Property Tax</b>	<u>\$ 38,345</u>	<u>\$ 191,720</u>	<u>\$ 230,064</u>

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

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

On behalf of the HUNTERS OVERLOOK MD 4  
(taxing entity)<sup>A</sup>  
 the Board of Directors  
(governing body)<sup>B</sup>  
 of the HUNTERS OVERLOOK MD 4  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$3,347,880.00 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: \$ \$3,347,880.00  
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	11.453 mills	\$ 38343.27
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.453 mills</b>	<b>\$ 38343.27</b>
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 191719.70
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	<b>68.719 mills</b>	<b>\$ 230062.97</b>

Contact person: Cathy Fromm Daytime phone: (970) 875-7047  
 (print)  
 Signed: Cathy Fromm Title: CPA

*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.*

<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:	<u>Developer Reimbursement</u>
	Series:	<u>Limited Tax GO Bonds Series 2019A</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>5%</u>
	Maturity Date:	<u>12/01/2049</u>
	Levy:	<u>57.266</u>
	Revenue:	<u>191.719.70</u>
2.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Subordinate Limited Tax GO Bonds Series 2019B</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>5%</u>
	Maturity Date:	<u>12/15/2049</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>0.00</u>

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOM5 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 5, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 5, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**



STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 5        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 5, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

- Larry Buckendorf, President (via telephone)
- Laira Ziegler, Secretary/Treasurer
- Matthew Caldwell, Director (via telephone)
- Phillip Jenkins, Director

Absent was Darrell McAllister whose absence was excused.

Also present were:

- Adam Bliven, CFO for Journey Homes
- David O’Leary, Spencer Fane LLP
- Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:

**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 5 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 5 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$99,465.18 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$497,334.59 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$8,684,640.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director           Schumacher          .

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 5**

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 5 )

I, Laira Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 5, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Secretary



## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5**

### **2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 5 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

#### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

#### **Revenues**

##### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to District's Series 2019 bond issues. The remaining 11.453 mills will be used for administrative and operation costs.

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

#### **Funds**

##### ***General Fund***

The General Fund transfers its net operations revenue to the Hunters Overlook Metropolitan District No. 1 which accounts for the administrative and operation costs of the Districts. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

##### ***Debt Service Fund***

The Debt Service Fund is used to account for the District's two bond issues. The bonds will be repaid through property taxes and specific ownership taxes received from Hunters Overlook Metropolitan Districts No. 2, No. 3, No. 4 and No. 6, along with No. 5.

#### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5**  
**Adopted 2023 Budget**



# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5

## HUNTERS CROSSING

### GENERAL FUND

#### ADOPTED 2023 BUDGET

with 2021 Actual and 2022 Estimated

	<u>2021 Actual</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUE</b>			
Property Tax	\$ 7,028	\$ 93,765	\$ 99,469
Specific Ownership Tax	353	5,800	6,200
Interest/Miscellaneous Income	4	40	250
<b>Total Revenue</b>	<u>\$ 7,385</u>	<u>\$ 99,605</u>	<u>\$ 105,919</u>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 7,280	\$ 98,198	\$ 104,174
Treasurer's Fees	105	1,407	1,495
Contingency	-	-	250
<b>Total Expenditures</b>	<u>\$ 7,385</u>	<u>\$ 99,605</u>	<u>\$ 105,919</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
<b><u>2023 Budget</u></b>		<b><u>Operations</u></b>	
<b><u>Residential Rate Adjustment</u></b>			
Assessed Valuation - Final	\$ 8,684,640		
Mill Levy	11.453		
<b>Total - Property Tax</b>	<u><u>\$ 99,469</u></u>		

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5

## HUNTERS CROSSING DEBT SERVICE FUND ADOPEd 2023 BUDGET with 2021 Actual and 2022 Estimated

	<u>2021 Actual</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUE</b>			
Property Tax	\$ 35,138	\$ 468,825	\$ 497,335
Specific Ownership Tax	1,766	25,000	26,538
IGA Revenue	788,255	884,765	898,166
Trustee Contribution	277,293	-	-
Interest/Miscellaneous Income	222	16,000	5,000
<b>Total Revenue</b>	<u>\$ 1,102,674</u>	<u>\$ 1,394,590</u>	<u>\$ 1,427,039</u>
<b>EXPENDITURES</b>			
Debt Service	\$ 939,500	\$ 1,356,622	\$ 1,115,500
Treasurer's Fees	527	7,033	7,460
Paying Agent Fees	7,062	8,250	10,000
<b>Total Expenditures</b>	<u>\$ 947,089</u>	<u>\$ 1,371,905</u>	<u>\$ 1,132,960</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 155,585</u>	<u>\$ 22,685</u>	<u>\$ 294,079</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ 1,489,860</u>	<u>\$ 1,645,445</u>	<u>\$ 1,668,130</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 1,645,445</u>	<u>\$ 1,668,130</u>	<u>\$ 1,962,209</u>
<b><u>2023 Budget</u></b>	<b><u>Debt</u></b>		
<b><u>Residential Rate Adjustment</u></b>			
<b>Assessed Valuation - Final</b>	\$ 8,684,640		
<b>Mill Levy</b>	57.266		
<b>Total - Property Tax</b>	<u>\$ 497,335</u>		

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the HUNTERS OVERLOOK MD 5,  
 (taxing entity)<sup>A</sup>  
 the Board of Directors,  
 (governing body)<sup>B</sup>  
 of the HUNTERS OVERLOOK MD 5,  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$8,684,640.00 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: \$ \$8,684,640.00 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
 (no 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>	11.453 mills	\$ 99465.18
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	11.453 mills	\$ 99465.18
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 497334.59
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	68.719 mills	\$ 596799.78

Contact person: Cathy Fromm Daytime phone: (970) 875-7047  
 (print)  
 Signed: Cathy Fromm Title: CPA

*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.*

<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:	<u>Developer Reimbursement</u>
	Series:	<u>Limited Tax GO Bonds Series 2019A</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>5%</u>
	Maturity Date:	<u>12/01/2049</u>
	Levy:	<u>57.266</u>
	Revenue:	<u>497.334.59</u>
2.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Subordinate Limited Tax GO Bonds Series 2019B</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>8.50%</u>
	Maturity Date:	<u>12/15/2049</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>0.00</u>

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOM6 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 6, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 6, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**



STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 6        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 6, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

Larry Buckendorf, President (via telephone)  
Laira Ziegler, Secretary/Treasurer  
Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer  
Gordon Commbes, Director

Absent was Darrell McAllister whose absence was excused.

Also present were:

Adam Bliven, CFO for Journey Homes  
David O’Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:

**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 6 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 6 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$11,411.08 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$57,056.41 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$996,340.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

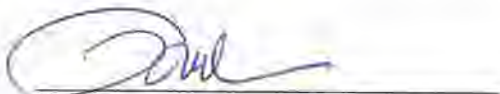
The foregoing Resolution was seconded by Director           Schumacher          .

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 6**

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 6 )

I, Laira Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 6, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Secretary



## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6**

### **2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 6 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

#### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

#### **Revenues**

##### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to District No. 5's bonds. The remaining 11.453 mills will be used for administrative and operation costs

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

#### **Funds**

##### ***General Fund***

The General Fund transfers its net operations revenue to the Hunters Overlook Metropolitan District No. 1 which accounts for the administrative and operation costs of the Districts and its net debt-related revenue to the Hunters Overlook Metropolitan District No. 5 for the payment of annual debt service on the District's Series 2019 Bonds. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

#### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6**  
**Adopted 2023 Budget**



# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 6

## HUNTERS CROSSING GENERAL FUND

### ADOPTED 2023 BUDGET

with 2021 Actual and 2022 Estimated

	2021 Actual	2022 Estimated	Adopted 2023 Budget
<b>REVENUE</b>			
Property Tax	\$ 12,337	\$ 60,944	\$ 68,468
Specific Ownership Tax	620	3,600	4,000
Interest/Miscellaneous Income	8	-	250
<b>Total Revenue</b>	<u>\$ 12,965</u>	<u>\$ 64,544</u>	<u>\$ 72,718</u>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 2,130	\$ 10,562	\$ 12,144
Transfer to Hunters Overlook #5	10,650	53,067	59,294
Treasurer's Fees	185	915	1,030
Contingency	-	-	250
<b>Total Expenditures</b>	<u>\$ 12,965</u>	<u>\$ 64,544</u>	<u>\$ 72,718</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
<b><u>2023 Budget</u></b>	<b><u>Operations</u></b>	<b><u>Debt</u></b>	<b><u>Total</u></b>
<b><u>Residential Rate Adjustment</u></b>			
Assessed Valuation - Final	\$ 996,340	\$ 996,340	
Mill Levy	11.453	57.266	68.719
<b>Total - Property Tax</b>	<u><u>\$ 11,411</u></u>	<u><u>\$ 57,056</u></u>	<u><u>\$ 68,468</u></u>

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

TO: County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

On behalf of the HUNTERS OVERLOOK MD 6  
 (taxing entity)<sup>A</sup>  
 the Board of Directors  
 (governing body)<sup>B</sup>  
 of the HUNTERS OVERLOOK MD 6  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 996,340.00 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: \$ 996,340.00 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/15/2022 for budget/fiscal year 2023  
 (no 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>	11.453 mills	\$ 11411.08
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.453 mills</b>	<b>\$ 11411.08</b>
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 57056.41
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]	<b>68.719 mills</b>	<b>\$ 68467.49</b>

Contact person: (print) Cathy Fromm Daytime phone: (970) 875-7047  
 Signed: Cathy Fromm Title: CPA

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.

<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:	<u>Developer Reimbursement</u>
	Series:	<u>Limited Tax GO Bonds Series 2019A</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>5%</u>
	Maturity Date:	<u>12/01/2049</u>
	Levy:	<u>57.266</u>
	Revenue:	<u>57.056.41</u>
2.	Purpose of Issue:	<u>Developer Reimbursement</u>
	Series:	<u>Subordinate Limited Tax GO Bonds Series 2019B</u>
	Date of Issue:	<u>08/21/2019</u>
	Coupon Rate:	<u>8.50%</u>
	Maturity Date:	<u>12/15/2049</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>0.00</u>

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOMD7 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 7, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 7, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**

STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 7        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 7, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

- Larry Buckendorf, President (via telephone)
- Laira Ziegler, Secretary/Treasurer
- Morgan Kidder, Asst. Vice-President/Secretary/Treasurer
- Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

- Adam Bliven, CFO for Journey Homes
- David O’Leary, Spencer Fane LLP
- Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:



**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 7 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 7 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$31,090.89 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$155,457.15 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$2,714.650.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 57.266 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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.

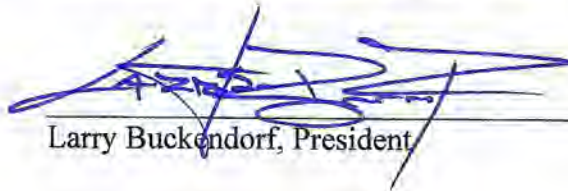
Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.


The foregoing Resolution was seconded by Director           Schumacher          .

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 7**

  
\_\_\_\_\_  
Larry Buckendorf, President

ATTEST:

  
\_\_\_\_\_  
Laura Ziegler, Secretary

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 7 )

I, Laira Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 7, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Laira Ziegler, Secretary

## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7 2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 7 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 68.719 mills. Of the 68.719 mills, 57.266 mills are pledged to the District's future debt obligations. The remaining 11.453 mills will be used for administrative costs.

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

### **Funds**

#### ***General Fund***

The General Fund transfers all of its revenue to the Hunters Overlook Metropolitan District No. 1, which accounts for the administrative and operational costs of the Districts. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

#### ***Debt Service Fund***

The Debt Service Fund is used to account for the District's 2022 Bond issue. The bonds are being repaid through pledged property taxes and related specific ownership taxes.

### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7**  
**Adopted 2023 Budget**

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7

## SEVERANCE RESERVE

### GENERAL FUND

#### ADOPTED 2023 BUDGET

with 2021 Actual and 2022 Estimated

	2021 Actual	2022 Estimated	Adopted 2023 Budget
<b>REVENUE</b>			
Property Tax	\$ 36	\$ 1,186	\$ 31,092
Specific Ownership Tax	2	65	1,700
Interest/Miscellaneous Income	-	-	100
<b>Total Revenue</b>	<b>\$ 38</b>	<b>\$ 1,251</b>	<b>\$ 32,892</b>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 37	\$ 1,233	\$ 32,422
Treasurer's Fees	1	18	470
Contingency	-	-	-
<b>Total Expenditures</b>	<b>\$ 38</b>	<b>\$ 1,251</b>	<b>\$ 32,892</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### 2023 Budget

#### Residential Rate Adjustment

Assessed Valuation - Final

Mill Levy

**Total - Property Tax**

#### Operations

\$ 2,714,650

11.453

**\$ 31,092**



# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 7

## SEVERANCE RESERVE

### DEBT SERVICE FUND

#### ADOPTED 2023 BUDGET

with 2021 Actual and 2022 Estimated

	2021 Actual	2022 Estimated	Adopted 2023 Budget
<b>REVENUE</b>			
Property Tax	\$ -	\$ 5,930	\$ 155,457
Specific Ownership Tax	-	325	8,500
Interest/Miscellaneous Income	-	-	10
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ 6,255</b>	<b>\$ 163,967</b>
<b>EXPENDITURES</b>			
Debt Service	\$ -	\$ 2,228	\$ 160,456
Treasurer's Fees	-	90	2,335
Paying Agent Fees	-	4,000	4,000
Cost of Issuance	-	282,100	-
Contingency	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 288,418</b>	<b>\$ 166,791</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ (282,163)</b>	<b>\$ (2,824)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Bond Proceeds/Premium	\$ -	\$ 3,525,000	\$ -
Transfer to District No. 1 - Capital Projects Fund	-	(3,238,900)	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 286,100</b>	<b>\$ -</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 3,937</b>	<b>\$ (2,824)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,937</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 3,937</b>	<b>\$ 1,113</b>

#### 2023 Budget

#### Residential Rate Adjustment

Assessed Valuation - Final

Mill Levy

**Total - Property Tax**

	Debt
	\$ 2,714,650
	57.266
<b>Total - Property Tax</b>	<b>\$ 155,457</b>

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

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

On behalf of the HUNTERS OVERLOOK MD 7  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the HUNTERS OVERLOOK MD 7  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,714,650.00  
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: \$ \$2,714,650.00  
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
(no 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>	11.453 mills	\$ 31090.89
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	11.453 mills	\$ 31090.89
3. General Obligation Bonds and Interest <sup>J</sup>	57.266 mills	\$ 155457.15
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	68.719 mills	\$ 186548.03

Contact person: (print) Cathy Fromm Daytime phone: (970) 875-7047  
Signed: Cathy Fromm Title: CPA

*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.*

<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:	Developer Reimbursement
	Series:	Limited Tax GO Bonds Series 2022
	Date of Issue:	03/15/2022
	Coupon Rate:	5.5%
	Maturity Date:	12/01/2051
	Levy:	57.266
	Revenue:	155.457.15
2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

**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.



January 31, 2023

The Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

*Via: DOLA filing portal*

**RE: HOMD8 2023 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2023 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Hunters Overlook Metropolitan District No. 8, located in the Town of Severance, Weld County, Colorado. This budget was adopted on November 21, 2022 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 – 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Hunters Overlook Metropolitan District No. 8, that the attached is a true and correct copy of the 2023 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2023**

STATE OF COLORADO                    )  
  )  
COUNTY OF WELD                        )ss.  
  )  
HUNTERS OVERLOOK                     )  
METROPOLITAN DISTRICT NO. 8        )

The Board of Directors of the Hunters Overlook Metropolitan District No. 8, Town of Severance, Weld County, Colorado, held a special meeting via teleconference: (650) 479-3208, Passcode: 78436913.

Present were the following members of the Board:

- Larry Buckendorf, President (via telephone)
- Laira Ziegler, Secretary/Treasurer
- Morgan Kidder, Asst. Vice-President/Secretary/Treasurer
- Joseph Schumacher, Asst. Vice-President/Secretary/Treasurer

Absent was Darrell McAllister whose absence was excused.

Also present were:

- Adam Bliven, CFO for Journey Homes
- David O’Leary, Spencer Fane LLP
- Cathy Fromm & Megan VanCamp, Fromm & Company LLC

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2023 budget. The Chairman opened the public hearing on the District’s proposed 2023 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:



**RESOLUTION BY THE BOARD OF DIRECTORS  
OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Hunters Overlook Metropolitan District No. 8 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2022; 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 9, 2022 in the Greeley Tribune, 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 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8 OF WELD COUNTY, COLORADO:

Section 1. 2023 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. 2023 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 2023. 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 by the Board of Directors as the true and accurate budget of the Hunters Overlook Metropolitan District No. 8 for calendar year 2023.

Section 4. 2023 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$2.06 and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$0 that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$30.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 68.719 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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.

The foregoing Resolution was seconded by Director Schumacher.

ADOPTED AND APPROVED this 21<sup>st</sup> day of November, 2022.

**HUNTERS OVERLOOK  
METROPOLITAN DISTRICT NO. 8**

  
\_\_\_\_\_  
Larry Buckendorf, President

ATTEST:

  
\_\_\_\_\_  
Laura Ziegler, Secretary

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
HUNTERS OVERLOOK )  
METROPOLITAN DISTRICT NO. 8 )

I, Laira Ziegler, Secretary to the Board of Directors of the Hunters Overlook Metropolitan District No. 8, Weld 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 teleconference: (650) 479-3208, Passcode: 78436913, on November 21, 2022, at 3:15 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 2023; 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 2023 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21<sup>st</sup> day of November, 2022.



  
Laira Ziegler, Secretary

## **HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8 2023 BUDGET MESSAGE**

The Hunters Overlook Metropolitan District No. 8 (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to provide for the acquisition, construction and completion of certain infrastructure improvements within the boundaries of the District. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses funds to budget and report on its financial position.

### **Revenues**

#### ***Taxes***

The District imposes a mill levy of 68.719 mills which are used for the District's contractual obligations and administrative costs.

Specific ownership taxes are set by the State and collected by the County Clerk, 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, including the District.

### **Funds**

#### ***General Fund***

The General Fund transfers all of its revenue to the Hunters Overlook Metropolitan District No. 1, which accounts for the administrative and operations costs of the Districts. The District has no employees and contracts with consultants to provide monthly services required to operate the District. The District has no operating or capital lease agreements.

### **Emergency Reserve**

At the end of each year the District reserves that portion of the fund balance necessary to comply with the TABOR Amendment in the Hunters Overlook Metropolitan District No. 1.

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8**  
**Adopted 2023 Budget**

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 8**  
**GENERAL FUND**  
**ADOPTED 2023 BUDGET**  
with 2021 Actual and 2022 Estimated

	<u>2021 Actual</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUE</b>			
Property Tax	\$ 2	\$ 2	\$ 2
Specific Ownership Tax	-	-	-
Interest/Miscellaneous Income	-	-	10
<b>Total Revenue</b>	<u>\$ 2</u>	<u>\$ 2</u>	<u>\$ 12</u>
<b>EXPENDITURES</b>			
Transfer to Hunters Overlook #1	\$ 2	\$ 2	\$ 2
Contingency	-	-	10
<b>Total Expenditures</b>	<u>\$ 2</u>	<u>\$ 2</u>	<u>\$ 12</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**2023 Budget**

**Residential Rate Adjustment**

**Assessed Valuation - Final**

**Mill Levy**

**Total - Property Tax**

	<u>Operations</u>
Assessed Valuation - Final	\$ 30
Mill Levy	<u>68.719</u>
<b>Total - Property Tax</b>	<u><u>\$ 2</u></u>



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

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

On behalf of the HUNTERS OVERLOOK MD 8  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the HUNTERS OVERLOOK MD 8  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 30.00 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: \$ 30.00 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2022 for budget/fiscal year 2023  
(no 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>	68.719 mills	\$ 2.06
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>68.719</b> mills	<b>\$ 2.06</b>
3. General Obligation Bonds and Interest <sup>J</sup>	0.000 mills	\$ 0
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>68.719</b> mills	<b>\$ 2.06</b>

Contact person: (print) Cathy Fromm Daytime phone: (970) 875-7047  
Signed: Cathy Fromm Title: CPA

*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.*

<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: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<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.