

**RESOLUTION**  
**TO ADOPT 2025 BUDGET, APPROPRIATE SUMS OF MONEY,**  
**AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY**  
**HOMESTEAD RANCH METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 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 HOMESTEAD RANCH METROPOLITAN DISTRICT NO. 1, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON THE LAST DAY OF NOVEMBER, 2025,

WHEREAS, the Board of Directors of Homestead Ranch Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 4, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$0; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2024 valuation for assessment for the District as certified by the County Assessor of Weld County is \$ 20 ; and

WHEREAS, at an election held on November 5, 2019, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

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

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of Homestead Ranch Metropolitan District No. 1 for calendar year 2025.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2025 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2025 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 2024.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2025 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby

levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2025 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2025 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., 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 boundaries of the District for the year 2024.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., 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 boundaries of the District for the year 2024.

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. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

ADOPTED this 4th day of November, 2024.

HOMESTEAD RANCH METROPOLITAN  
DISTRICT NO. 1

*Jeff Mark*  
\_\_\_\_\_  
President

ATTEST:

*S. Alan Vancil*  
\_\_\_\_\_  
Secretary

<b>Homestead Ranch Metro District No. 1</b>			
<b>General Fund Budget</b>			
<b>Year Ended 12/31/2025</b>			
<b>Modified Accrual Basis</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
	<b>12/31/2023 Actual</b>	<b>12/31/2024 Estimate</b>	<b>Proposed Budget</b>
<b>BEGINNING FUND BALANCE</b>	417,501	448,796	498,804
<b>REVENUES</b>			
Intergovernmental revenue from District No. 2	1,043	1,139	883
Intergovernmental revenue from District No. 3	44,297	52,994	26,504
Intergovernmental revenue from District No. 4	8,206	15,207	7,116
Contingency	-	-	1,000
Total Revenues	53,546	69,340	35,503
<b>EXPENDITURES</b>			
General Management:			
Accounting	8,071	8,000	10,000
Legal	8,180	5,000	5,000
Election	-	-	1,500
District Management	6,000	6,332	6,300
Insurance	-	-	600
Contingency	-	-	1,600
Total General Management	22,251	19,332	25,000
Total Expenses	22,251	19,332	25,000
Excess of Revenues over Expenditures	31,295	50,008	10,503
<b>ENDING FUND BALANCE</b>	<b>\$ 448,796</b>	<b>\$ 498,804</b>	<b>\$ 509,307</b>
Emergency Reserve - 3% of Revenues	\$ 1,606	\$ 2,080	\$ 1,065
Unrestricted Fund Balance	\$ 447,190	\$ 496,724	\$ 508,242

<b>Homestead Ranch Metro District No. 1-4</b>					
<b>Property Taxes</b>					
<b>2024 Valuations for 2025 Taxes</b>		1669	1670	1671	1672
	Combined	District	District	District	District
		No. 1	No. 2	No. 3	No. 4
Agricultural Land & Buildings Market Value	33,236	2	14,932	8,540	9,762
Percentage	0%	1000%	26%	26%	26%
Assessed Value	8,800	20	3,950	2,250	2,580
Severed Mineral Interests (Oil & Gas)	4,732,319		267,143	3,232,316	1,232,860
Percentage	67%	0%	28%	75%	53%
Assessed Value	3,160,500		74,530	2,435,050	650,920
Public Utility state value	-		-	-	-
Percentage	0%	0%	0%	0%	0%
Assessed Value	-		-	-	-
Total Assessed Value - Final as of	3,169,280	20	78,480	2,437,300	653,500
Mill Levy - General Operating & Contractual		-	77.775	75.167	75.272
Property Tax to be paid	\$ 1	\$ -	\$ 6,104	\$ 183,205	\$ 49,191
<b>Property Tax</b>					
Operations & Maintenance	\$ 31,799	\$ -	\$ 814	\$ 24,427	\$ 6,558
Contractual Obligations	\$ 159,001	\$ -	\$ 4,069	\$ 122,138	\$ 32,794
Contractual Obligations - URA Mill Levy	\$ 47,699	\$ -	\$ 1,221	\$ 36,640	\$ 9,838
Total	\$ 238,499	\$ -	\$ 6,104	\$ 183,205	\$ 49,190
<b>Mill Levy Charged</b>					
Operations & Maintenance		-	10.370	10.022	10.036
Contractual Obligations		-	51.850	50.112	50.182
Contractual Obligations - URA Mill Levy		-	15.555	15.033	15.054
Total		-	77.775	75.167	75.272

**HOMESTEAD RANCH METROPOLITAN DISTRICT NO. 1  
WELD COUNTY, CO  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

The Homestead Ranch Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2019. The District was established as part of a “Multiple District Structure” for The Homestead Ranch community located in the Town of Firestone, Weld County, Colorado. Along with its companion Districts Nos. 2, 3 and 4 (“Financing Districts”) this “Service District” was organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The District is located in the West Half of Section 4, Township 2 North, Range 67 West of 6th P.M., Town of Firestone, County of Weld, State of Colorado and contains approximately 0.115 acres, more or less. The public improvements to be provided by the Districts are proposed to include the types of facilities and improvements for a non-potable water system, streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance.

Pursuant to the Service Plan, the District is authorized to issue General Obligation Debt, Revenue Debt and other Debt in an amount not to exceed \$25,000,000.

The District has no employees at this time and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105.

**GENERAL FUND**

**REVENUES**

1. Intergovernmental revenue is budgeted for General Fund tax revenue from Homestead Ranch Metropolitan Districts #2, #3 and #4 transferred to District #1. The related property tax revenue and an allocation of specific ownership tax are included in this budgeted revenue. The mill levy was adjusted due to a change in the method of calculating the residential assessed valuation.
2. Contingency income is budgeted for unanticipated income.

**EXPENDITURES**

1. Expenditures include the operating and maintenance costs for Districts #1 - #4 since all of the net operating tax revenues of District #2 - #4 are transferred to District #1 as intergovernmental revenue.

**HOMESTEAD RANCH METROPOLITAN DISTRICT NO. 1  
WELD COUNTY, CO  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**GENERAL FUND – (CONTINUED)**

**EXPENDITURES – (continued)**

2. Accounting fees include the monthly accounting for the District and the costs of the accounting firm to prepare periodic and annual financial statements, and to record mill levy certifications and budgets with regulatory authorities.
3. Legal fees are estimated based on the annual requirements of the District.
4. District Management costs are estimated based on costs to manage the District.
5. Insurance is the estimated charges from Colorado Special District Property and Liability Pool insurance.
6. Dues & subscription are the estimated SDA dues and office expenses.
7. A contingency expense is budgeted for unexpected expenses.

**CAPITAL PROJECTS FUND**

There are no Revenues or Expenditures budgeted for the Capital Project Fund in 2025.

**DEBT SERVICE FUND**

There are no Revenues or Expenditures budgeted for the Debt Service Fund in 2025.

**RESERVES**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

**ADDITIONAL INFORMATION**

1. The basis of accounting for the District is the Modified Accrual Basis.
2. The District has no debt, nor any operating or capital leases.



## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Homestead Ranch Metropolitan District No. 1  
(taxing entity)<sup>A</sup>  
 the Board of Directors  
(governing body)<sup>B</sup>  
 of the Homestead Ranch Metropolitan District No. 1  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 20 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: \$ 20 (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:** 12/10/2024 for budget/fiscal year 2025.  
(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>	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	0.000 mills	\$ 0
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	0.000 mills	\$ 0

Contact person: Seef Le Roux Daytime phone: ( ) 719-635-0330  
 Signed: Seef Le Roux Title: Accountant for the District

*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).