

BUDGET MESSAGE

Lewis Pointe Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on November 14, 2005 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado entirely within the boundaries of the City of Thornton in Adams County, Colorado.

The District is repaying debt issued in April 2021 to finance the construction of streets and safety controls, park and recreation, water facilities, sanitary sewer, and storm drainage within the District. The District also provides residents with the following services (1) enforcement of the Declaration of Covenants, Conditions and Restrictions for Lewis Pointe, (2) design review services for homeowners within the District and (3) maintenance of perimeter fencing and open space areas throughout the District.

For the collection year 2023, the District adopted a mill levy of 31.682 for operations and 36.943 for debt service, with a total budget of \$1,059,200. The District's assessed valuation decreased by approximately \$417,100 (or 2.6%) to \$15,434,450 from the prior year.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

CERTIFICATION OF BUDGET FOR
LEWIS POINT METROPOLITAN DISTRICT

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Lewis Pointe Metropolitan District, for the budget year ending December 31, 2023, as adopted on November 08, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Lewis Pointe Metropolitan District in Adams County, Colorado, this 8th day of November 2022.

DocuSigned by:
Amy Jones
CB9B6BF2D778412...

Amy Jones, Chairman



LEWIS POINTE

Metropolitan District

THORNTON
ADAMS COUNTY, COLORADO



2023 Budget

(Adopted on November 08, 2022)

Accountant's Report

Board of Directors
Lewis Pointe Metropolitan District
Thornton, Colorado

The accompanying forecasted budget of revenues, expenditures and fund balances of the Lewis Pointe Metropolitan District for the General Fund, Debt Service Fund and Capital Project Fund for the year ending December 31, 2023 and the forecasted estimate of comparative information for the year ending December 31, 2022 were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them.

Substantially all of the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.



Charles Wolfersberger, CPA
Henderson, CO
September 16, 2022

LEWIS POINTE METROPOLITAN DISTRICT
SUMMARY
FORECASTED 2023 BUDGET AS PROPOSED
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED 2023
BEGINNING FUND BALANCE	\$ 1,701,061	\$ 374,462	\$ 406,800
REVENUES			
Property taxes	1,320,706	1,000,300	1,059,200
Specific ownership taxes	87,104	80,000	79,500
Property violation fines	10,290	2,500	5,000
Interest income	1,975	7,438	7,600
Other income	7,458	-	-
Total Revenues	1,427,533	1,090,238	1,151,300
OTHER FINANCING SOURCES			
Intra-fund transfers in	125,000	105,000	40,000
Series 2021 bond proceeds	9,150,000	-	-
Series 2021 bond premium	1,216,078	-	-
Total Funds Available	13,619,672	1,569,700	1,598,100
EXPENDITURES			
General and administration	68,294	68,000	72,800
Landscaping maintenance	172,376	212,200	292,500
Trash pick-up services	69,292	60,500	67,000
Other expenses	35,247	40,800	60,200
Debt service			
a) Bond interest	681,834	353,600	318,900
b) Bond principal	11,717,000	210,000	215,000
c) Debt refinancing costs	302,544	-	-
d) Direct and indirect collection costs	41,673	40,800	69,100
Infrastructure improvements	31,950	72,000	60,000
Total Expenditures	13,120,210	1,057,900	1,155,500
OTHER FINANCING USES			
Intra-fund transfers out	125,000	105,000	40,000
Total expenditures and transfers out requiring appropriation	13,245,210	1,162,900	1,195,500
ENDING FUND BALANCE	\$ 374,462	\$ 406,800	\$ 402,600
EMERGENCY EXPENSE RESERVE	\$ 14,700	\$ 12,900	\$ 14,800

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION

For the Years Ended and Ending December 31,

	ADOPTED 2021	ADOPTED 2022	ADOPTED 2023
ASSESSED VALUATION – ADAMS COUNTY			
Residential	\$ 14,873,970	\$ 15,483,100	\$15,070,440
Vacant Land	-	-	-
State Assessed	1,100	2,050	3,600
Personal Property	335,870	366,400	360,410
Certified Assessed Value	\$ 15,210,940	\$ 15,851,550	\$15,434,450
MILL LEVY			
General Fund	31.162	27.133	31.682
Debt Service Fund	55.664	35.971	36.943
Total Mill Levy	86.826	63.104	68.625
PROPERTY TAXES			
General Fund	\$ 474,000	\$ 430,100	\$ 489,000
Debt Service Fund	846,700	570,200	570,200
	\$ 1,320,700	\$ 1,000,300	\$ 1,059,200

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
GENERAL FUND
FORECASTED 2023 BUDGET AS PROPOSED
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED 2023
BEGINNING FUND BALANCE	\$ 139,951	\$ 270,541	\$ 251,900
REVENUES			
Property taxes	476,312	430,100	489,000
Specific ownership taxes	36,194	34,400	36,700
Property maintenance violation fines	10,290	2,500	5,000
Interest income	730	859	1,000
Other income	7,458	-	-
Total Revenues	530,984	467,859	531,700
Total Funds Available	670,935	738,400	783,600
EXPENDITURES			
General and administration	68,294	68,000	72,800
Landscaping maintenance	172,376	212,200	292,500
Trash pick-up service	69,292	60,500	67,000
Other district expenses	35,247	40,800	60,200
Total Expenditures	345,209	381,500	492,500
OTHER FINANCING USES AND TRANSFERS OUT			
Capital fund contributions	55,185	105,000	40,000
Total expenditures and financing uses requiring appropriation	400,394	486,500	532,500
ENDING FUND BALANCE	\$ 270,541	\$ 251,900	\$ 251,100
EMERGENCY EXPENSE RESERVE	\$ 14,700	\$ 12,900	\$ 14,800

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
GENERAL FUND EXPENDITURE DETAILS
FORECASTED 2023 BUDGET AS PROPOSED
WITH 2021 ACTUAL AND 2022 ESTIMATED

For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED 2023
GENERAL AND ADMINISTRATION			
District accounting and management fees	\$ 70,645	\$ 65,000	\$ 68,000
Administrative costs	2,177	4,000	4,000
Audit fees	5,940	7,200	7,500
Collection fees – County Treasurer	7,155	6,500	6,500
Board of Directors’ fees	3,500	4,000	4,000
Insurance	3,386	4,000	4,500
Legal fees – general	4,485	5,000	5,000
Website hosting services	-	1,500	1,500
Indirect collection cost allocation	(28,994)	(29,200)	(31,200)
Contingency	-	-	3,000
Total General and Administration	\$ 68,294	\$ 68,000	\$ 72,800
LANDSCAPING MAINTENANCE			
Ground maintenance fees	\$ 66,999	\$ 68,100	\$ 76,300
Tree maintenance	-	1,000	25,000
Sprinkler repairs	9,667	17,500	16,500
Sprinklers – water	83,227	107,000	118,000
Electricity	1,596	1,300	1,600
Grounds improvements	909	-	30,000
Perimeter fence maintenance	3,520	5,000	10,000
Monument sign maintenance	150	200	2,000
Property insurance	6,308	7,100	8,100
Miscellaneous landscape expenses	-	5,000	5,000
Total Landscaping Maintenance	\$ 172,376	\$ 212,200	\$ 292,500
OTHER DISTRICT EXPENSES			
Snow removal	\$ 4,865	\$ 11,000	\$ 14,000
Election costs	-	-	10,000
Newsletter publication costs	-	800	1,200
Park & recreation events	7,470	6,000	8,000
Holiday decorations	1,873	2,000	4,000
Covenant enforcement services	21,039	21,000	23,000
Total Other District Expenses	\$ 35,247	\$ 40,800	\$ 60,200

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2023 BUDGET AS PROPOSED
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED 2023
BEGINNING FUND BALANCE	\$ 1,555,110	\$ 4,871	\$ 22,800
REVENUES			
Property taxes	844,394	570,200	570,200
Specific ownership taxes	50,910	45,600	42,800
Interest income	1,245	6,529	6,500
Total Revenues	896,549	622,329	619,500
OTHER FINANCING SOURCES			
Series 2021 bond proceeds	9,150,000	-	-
Series 2021 bond premium	1,216,078	-	-
Transfers in	-	-	-
Total Funds Available	12,817,737	627,200	642,300
EXPENDITURES			
Direct and indirect collection costs	41,673	40,800	69,100
Bond interest – 2015A Series Bonds	161,979	-	-
Bond principal – 2015A Series Bonds	7,775,000	-	-
Bond interest – 2017B Series Bonds	73,981	-	-
Bond principal – 2017B Series Bonds	3,096,000	-	-
Bond interest – 2017C Series Bonds	224,125	-	-
Bond principal – 2017C Series Bonds	536,000	-	-
Series 2021 Bonds - interest	221,749	353,600	318,900
Series 2021 Bonds - principal	310,000	210,000	215,000
Debt refinancing costs	302,544	-	-
Total Expenditures	12,743,051	604,400	603,000
OTHER FINANCING USES AND TRANSFERS OUT			
Transfers to capital project fund	69,815	-	-
Total expenditures and financing uses requiring appropriation	12,812,866	604,400	603,000
ENDING FUND BALANCE	\$ 4,871	\$ 22,800	\$ 39,300

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
FORECASTED 2023 BUDGET AS PROPOSED
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	ADOPTED 2023
BEGINNING FUND BALANCE	\$ 6,000	\$ 99,050	\$ 132,100
REVENUES			
Interest income	-	50	100
Total Revenues	-	50	100
OTHER FINANCING SOURCES			
Transfers in from other funds	125,000	105,000	40,000
Total Funds Available	131,000	204,100	172,200
EXPENDITURES			
Tree replacement project	31,950	50,000	-
Fairfax entryway landscape redesign project	-	22,000	-
Other capital improvement projects	-	-	60,000
Total Expenditures	31,950	72,000	60,000
OTHER FINANCING USES AND TRANSFERS OUT			
Transfers to other funds	-	-	-
Total expenditures and transfers out requiring appropriation	31,950	72,000	60,000
ENDING FUND BALANCE	\$ 99,050	\$ 132,100	\$ 112,200

This financial information should be read only in connection with the summary of significant assumptions.

LEWIS POINTE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Lewis Pointe Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on January 03, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by City of Thornton (City) in August 2008. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation, sanitary sewer, storm drainage and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was also established to (1) maintain various open spaces within the District (not otherwise owned and maintained by the City), (2) maintain perimeter fencing, and (3) provide covenant enforcement and architectural review services.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

Accounting Basis

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

Revenues

Property Taxes

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

On November 4, 2008, District voters authorized the District to assess property taxes up to \$500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

The District's Service Plan establishes a Maximum Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District's total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 50 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since

LEWIS POINTE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

January 1, 2004. As of January 1, 2004, the ratio was 7.96%. The ratio for 2023 is 6.80%, which caused the District's Maximum Mill Levy for debt service for 2023 to be 58.529.

For the collection year 2023, the District adopted a mill levy of 31.682 for operations and 36.943 for debt service. The calculation is reflected on page 2 of the budget. The District's 2023 adopted mill levy for general operations is expected to generate approximately \$489,000 in property tax revenue—approximately \$11,000 below the property tax limit established by the voters.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. The 2022 budget projects the District's share of specific ownership taxes received from the State will be equal to approximately 7.5% of total property taxes collected.

The District allocates specific ownership tax revenue proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and board meeting expenses.

Landscaping Maintenance Expenditures

Landscape maintenance expenditures include the estimated services necessary to maintain District-owned perimeter fencing and open spaces within the Lewis Pointe subdivision. The District owns and maintains approximately 16.5 acres of open space land situated throughout the 373-home neighborhood. The District also maintains the right-of-way landscaping along the west side of Holly Street and the south side of 144th Avenue, which roads border the District's boundaries.

Other District Costs

LEWIS POINTE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

“Other District Costs” includes the cost of providing services such as (1) removal of snow from sidewalks on District-owned open spaces, (2) covenant enforcement and design review services, (3) holiday lighting of the neighborhood entrances and (4) recreation event services.

Direct and Indirect Collection Costs

Collection costs incurred by the District related to the collection of property taxes includes all costs incurred by the District that enable and support the District’s ability to collect property taxes revenue. Generally, such costs include (a) operating and reporting compliance costs that protect the District’s right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (b) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (c) costs related to managing the District’s annual property tax assessment process and (d) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2023 year, the District will allocate indirect collection costs between its general fund (70% cost allocation) and its debt fund (30% cost allocation). Direct collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

Debt Costs

Debt costs include principal and interest due on the District’s debt obligations, agent fees paid to the bond trustee, property tax collection fees paid to the County Treasurer and other administrative and collection costs necessary to service the District’s debt obligations.

Capital Expenditures

For the 2023 year, the District does anticipates funding up to \$60,000 to repair and upgrade public open spaces and structures within the District’s boundaries.

Debt and Leases

Series 2021 General Obligation Refunding Bonds

On April 06, 2021, the District issued \$9,150,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2021 (“Series 2021 Bonds”). The Senior Bonds were issued as term bonds that bear interest at 4.000% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Series 2021 Bonds mature on December 1, 2047.

The Senior Bonds are secured by and payable solely from Senior Pledged Revenue, net of any costs of collection, which is comprised of the following:

LEWIS POINTE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

- a) all Property Tax Revenues (generated by the imposition of the Required Mill Levy);
- b) all Specific Ownership Taxes (attributable to the Required Mill Levy); and
- c) any other legally available amounts that the District determines to pledge to the Series 2021 Bonds.

The Required Mill Levy is defined as the mill levy necessary to generate sufficient property tax revenue during the year to fully pay the annual principal and interest payment due on the Series 2021 Bonds. The Required Mill Levy cannot exceed 58.529 mills.

The Senior Bonds are subject to redemption prior to maturity, at the option of the District on December 01, 2032, and on any date thereafter.

Leases

The District has no operating or capital leases.

Contingent Obligations

The District has entered into three contingent obligation agreements with the Lennar Colorado, LLC and certain former landowners/developers (Developers). The District has neither registered nor filed a notice of claim of exemption regarding these contingent obligation agreements with the Colorado Securities Commissioner. None of these contingent obligation agreements are transferrable to third parties. The contingent obligations of the District contemplated in these agreements are subject to annual appropriation and are not multiple-fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution. Refer to the District’s 2021 annual audited financial statements for details regarding the list of contingent obligations that exist but are not necessarily owing as of December 31, 2021.

For the 2023 year, the District has appropriated no funds towards these contingent obligation agreements.

Reserve Funds

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending, excluding spending appropriations for bonded debt service, for 2023 as defined under TABOR.

LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

The District's repayment schedule for its Series 2021 general obligation bonds is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2023	\$ 215,000	\$ 318,900	4.000%	\$ 560,200
2024	225,000	310,300	4.000%	561,600
2025	230,000	301,300	4.000%	557,600
2026	240,000	292,100	4.000%	558,400
2027	250,000	282,500	4.000%	558,800
2028	260,000	272,500	4.000%	558,800
2029	270,000	262,100	4.000%	558,400
2030	280,000	251,300	4.000%	557,600
2031	295,000	240,100	4.000%	561,400
2032	305,000	228,300	4.000%	559,600
2033	315,000	216,100	4.000%	557,400
2034	330,000	203,500	4.000%	559,800
2035	345,000	190,300	4.000%	561,600
2036	355,000	179,950	4.000%	557,800
2037	365,000	169,300	4.000%	553,600
2038	375,000	158,350	4.000%	549,000
2039	385,000	147,100	4.000%	544,000
2040	395,000	135,550	4.000%	538,600
2041	410,000	123,700	4.000%	537,800
2042	420,000	111,400	4.000%	531,400
2043	440,000	94,600	4.000%	534,600
2044	455,000	77,000	4.000%	532,000
2045	475,000	58,800	4.000%	533,800
2046	490,000	39,800	4.000%	529,800
2047	505,000	20,200	4.000%	525,200
	<u>\$ 8,630,000</u>	<u>\$ 4,685,050</u>		<u>\$ 13,738,800</u>

The original face value of the Series 2021 bonds totaled \$9,150,000. Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st.

This financial information should be read only in connection with the summary of significant assumptions.

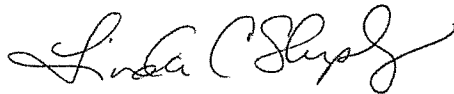
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Lewis Pointe MD (wolf) **
c/o Wolfersberger, LLC
12210 Brighton Road #8
Henderson CO 80640

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

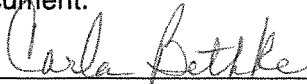
This Affidavit of Publication for the Northglenn-Thornton Sentinel, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/6/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Northglenn-Thornton Sentinel

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/6/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE CONCERNING PROPOSED 2023 BUDGET OF LEWIS POINTE METROPOLITAN DISTRICT

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of Lewis Pointe Metropolitan District for the ensuing year of 2023; that a copy of such proposed budget has been filed in the office of Wolfersberger, LLC, 8354 Northfield Blvd, Building G, Suite 3700, Denver, Colorado 80238, where the same is open for public inspection; and that such proposed budget will be considered at a public hearing of the Board of Directors of the District to be on Tuesday November 8, 2022, at 5:30 p.m. Trail Winds Recreation Center (13495 Holly St Thornton, CO 80602). Any elector within the District may, at any time prior to the final adoption of the budget, inspect the budget and file or register any objections thereto.

LEWIS POINTE METROPOLITAN DISTRICT

By: Charles Wolfersberger
District Manager

Legal Notice No. NTS1652
First Publication: October 6, 2022
Last Publication: October 6, 2022
Publisher: The Northglenn-Thornton Sentinel

**LEWIS POINTE METROPOLITAN DISTRICT
RESOLUTION TO ADOPT 2023 BUDGET**

WHEREAS, the Board of Directors (“Board”) of Lewis Pointe Metropolitan District (“District”) has appointed Wolfersberger, LLC (“District Manager”) to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, the District Manager has submitted the proposed budget to the Board for its consideration prior to October 15; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 08, 2022, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lewis Pointe Metropolitan District:

1. That estimated expenditures for each fund are as follows:

General Fund	\$	492,500
Debt Service Fund		603,000
Capital Projects Fund		60,000

2. That estimated revenues for each fund are as follows:

General Fund:		
From unappropriated surpluses	\$	251,900
From sources other than general property tax		42,700
From general property tax		489,000
Subtotal	\$	783,600

Debt Service Fund:	
From unappropriated surpluses	\$ 22,800
From sources other than general property tax	50,200
From general property tax	570,200
Subtotal	\$ 643,200

Capital Projects Fund:	
From unappropriated surpluses	\$ 132,100
From sources other than general property tax	100
From fund transfers	40,000
Subtotal	\$ 172,200

3. That the budget, as submitted and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Lewis Pointe Metropolitan District for the 2023 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the District Manager to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of tax revenues necessary to balance the budget for general operating expenses is \$489,000; and

WHEREAS, the amount of tax revenues necessary to balance the budget for debt service expenses is \$570,200; and

WHEREAS, the amount of tax revenues necessary to balance the budget for capital project expenses is \$0; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$15,434,450.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lewis Pointe Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a property tax of 31.682 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$489,000.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a property tax of 36.943 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$570,200.

3. That the District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as hereinabove determined and set.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and


WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

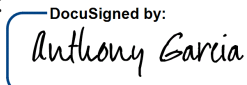
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lewis Pointe Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$	492,500
Debt Service Fund		603,000
Capital Projects Fund		60,000

Adopted this 8th day of November 2022.

LEWIS POINTE METROPOLITAN DISTRICT

By: 
CB9B6BF2D778412...
Amy Jones, President

ATTEST:
By: 
4078BF358DD341B...
Anthony Garcia, Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: The County Commissioners of ADAMS COUNTY, Colorado

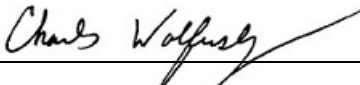
On behalf of the LEWIS POINTE METROPOLITAN DISTRICT
(taxing entity)
 the BOARD OF DIRECTORS
(governing body)
 of the LEWIS POINTE METROPOLITAN DISTRICT
(local government)

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 15,434,450
(GROSS assessed valuation, Line 2 of the Certification of Valuation Form DLG 57)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area, 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: \$ 15,434,450
(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/02/2022 for the budget/fiscal year 2023
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY	REVENUE
1. General Operating Expenses	31.682 mills	\$ 489,000
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	n/a mills	n/a
SUBTOTAL FOR GENERAL OPERATING:	31.682 mills	\$ 489,000
3. General Obligation Bonds and Interest	35.971 mills	\$ 570,200
4. Contractual Obligations	n/a mills	n/a
5. Capital Expenditures	n/a mills	n/a
6. Refunds/Abatements	n/a mills	n/a
7. Other (specify):	n/a mills	n/a
TOTAL: Sum of General Operating Subtotal and Lines 3 to 7	68.625 mills	\$ 1,059,200

Contact person: Charles Wolfersberger Daytime phone: (720) 541-7725
(print)
 Signed:  Title: District Manager

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

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:

1. Purpose of Issue:	<u>Refund the District's Series 2015, Series 2017B and Series 2017C bonds, which were issued to fund the installation of public infrastructure within the District</u>
Series:	<u>Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2021</u>
Date of Issue:	<u>April 06, 2021</u>
Coupon Rate:	<u>4.000%</u>
Maturity Date:	<u>December 01, 2047</u>
Levy:	<u>36.943</u>
Revenue:	<u>\$ 570,200</u>

CONTRACTS:

1. Purpose of Contract:	<u>n/a</u>
Title:	<u>n/a</u>
Date:	<u>n/a</u>
Principal Amount:	<u>n/a</u>
Maturity Date:	<u>n/a</u>
Levy:	<u>n/a</u>
Revenue:	<u>n/a</u>

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