

RESOLUTION NO. 2014 - 11 - 03  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE VISTA RIDGE METROPOLITAN DISTRICT  
TO ADOPT THE 2015 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Vista Ridge Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2015 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2014, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 20, 2014, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Vista Ridge Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Vista Ridge Metropolitan District for the 2015 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 20<sup>th</sup> day of November, 2014.



*[Handwritten signature]*

Secretary

EXHIBIT A  
(Budget)

# VISTA RIDGE METROPOLITAN DISTRICT

## 2015 Budget Message

### Introduction

The budget reflects the projected spending plan for the 2015 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District, capital improvements, and conservation trust activity.

The District's 2014 assessed value increased 2.1% to \$51,256,220. The District's mill levy remains at 57.827 mills for taxes to be collected in the 2015 fiscal year with 15.000 mills certified to the General Fund and 42.827 mills certified to the Debt Service Fund. The maximum debt service mill levy is 35.000 mills, adjusted for changes in the residential assessment ratio, which for 2015 adjusts the debt service mill levy to 42.827.

The District was organized in December 2000 with its boundaries completely within the Town of Erie, Colorado. The District was formed to provide construction, installation, financing and operation of public improvements, including parks and recreational facilities and services, water and sanitary sewer services, street, and other improvements.

### Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### Fund Summaries

**General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include District administration, legal services, operation and maintenance of the non-potable water system, landscape maintenance, and other expenses related to statutory operations of a local government. The primary source of revenue is from property taxes and specific ownership taxes. The District also receives irrigation water revenue from the Town of Erie, Colorado National Golf Club and a homeowners' association.

**Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt issues. The primary source of revenue comes from property taxes and specific ownership taxes. The District has a Senior Series 2006A General Obligation Refunding Bonds and Subordinate Series 2006B General Obligation Refunding Bonds, which are paid from property taxes. Per the Trust Indenture, non-property taxes may be used to repay these issues if property tax revenue is not sufficient.

The District also issued subordinate revenue bonds, Series 2006C, Series 2006D, Series 2008C and Series 2008D, each of which is paid from non-property tax sources, including specific ownership taxes and collections of system development fees. However, the first \$1,000,000 of "Additional System Development Fees" are payable to a non interest bearing note.

The Series 2006D and parity Series 2008D Bonds are subject to a Reimbursement Agreement which calls for the District's board to annually certify a General Fund mill levy for repayment of the annual debt service. For 2014, the board certified a mill levy of 3.903 mills or approximately \$200,000 for repayment in fiscal year 2015 towards the Series 2006D Bonds and its parity issue.

The District has a \$500,000 Series 2006A reserve fund and is required to maintain a cash balance of \$800,000 in the Non-property Tax Account until certain debt ratios are achieved. However in 2011, due to cash flow constraints related to a diminishing assessed valuation the District was not able to process full payments on the 2006B bonds. So in accordance with the waterfall of funds, the District utilized a portion of the \$800,000 cash in the Non-property tax account in 2011 and again in 2012. Therefore, only a portion of the remaining \$800,000 is reflected in the ending fund balance along with the \$500,000 reserve, which has remained untouched.

In 2012, the 2006B bondholders and the District worked together to reach a restructuring agreement in which the interest rate will be 0% for five years with no principal payments due. After five years, the interest rate will increase to 9.5% and principal payments will resume at that time.

Below is a summary of the District's outstanding long-term debt.

**Summary of Outstanding Debt**

Vista Ridge Metropolitan District

Bonds Principal and Interest Maturing in the Year Ending December 31,	Totals		
	Principal	Interest	Total
2015	4,486,846	3,250,367	7,737,213
2016	690,000	1,577,031	2,267,031
2017	715,000	1,548,569	2,263,569
2018	745,000	1,988,850	2,733,850
2019	780,000	1,957,188	2,737,188
2020-2024	4,605,000	9,155,990	13,760,990
2025-2029	6,280,000	7,794,940	14,074,940
2030-2034	8,560,000	5,880,040	14,440,040
2035-2039	11,705,000	3,086,039	14,791,039
2040	2,835,000	175,044	3,010,044
Total	<u>41,401,846</u>	<u>36,414,058</u>	<u>77,815,904</u>

(a) Includes unpaid principal from prior years on both Series 2006C and 2008C.

Series 2006A Limited Tax General Obligation Improvement and Refunding Bonds  
 Amended Series 2006B Limited Tax General Obligation Subordinate Refunding Bonds  
 Series 2006C Subordinate Non-Ad Valorem Tax Revenue Bonds  
 Series 2006D Subordinate Non-Ad Valorem Tax Revenue Bonds  
 Series 2008C Subordinate Non-Ad Valorem Tax Revenue Bonds  
 Series 2008D Subordinate Non-Ad Valorem Tax Revenue Bonds

**Capital Repair and Replacement Fund** is used for repair and replacement of capital items. In 2015, the District plans to make significant improvements to the Coal Creek Pump Station which is part of the non-potable water system.

**Conservation Trust Fund** is used to account for disbursements of allocated state lottery revenue from the Colorado Department of Local Affairs, based on the District's census. The funds are restricted until such time as the District incurs expenditures for allowable public improvements, including acquisition, development or maintenance of public areas.

**Emergency Reserve**

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

**Vista Ridge Metropolitan District  
Assessed Value, Property Tax and Mill Levy Information**

	<b>2013 Actual</b>	<b>2014 Adopted Budget</b>	<b>2015 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 49,123,880	\$ 50,219,898	\$ 51,256,220
<b>Mill Levy</b>			
General Fund	15.000	15.000	15.000
Debt Service Fund	42.827	42.827	42.827
Temporary Mill Levy Reduction	0.000	0.000	0.000
Refunds and Abatements	0.000	0.000	0.000
<b>Total Mill Levy</b>	<u>57.827</u>	<u>57.827</u>	<u>57.827</u>
<b>Property Taxes</b>			
General Fund	\$ 736,858	\$ 753,298	\$ 768,843
Debt Service Fund	2,103,828	2,150,768	2,195,150
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 2,840,686</u>	<u>\$ 2,904,066</u>	<u>\$ 2,963,993</u>

Vista Ridge Metropolitan District

GENERAL FUND  
2015 ADOPTED BUDGET  
with 2013 Actual, 2014 Adopted Budget, and 2014 Estimated Budget

	2013 Actual	2014 Adopted Budget	2014 Estimated Budget	2015 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	222,495	208,298	317,230	250,688
<b>REVENUE</b>				
Property Taxes	735,601	753,298	753,298	768,843
Interest	571	750	500	750
Other Income	25,312	-	2,800	-
Reimb. from Golf Course	114,054	84,000	73,106	84,000
Reimb. from Town of Erie	18,539	16,000	18,500	16,000
Reimb. from Other Entities	1,149	1,500	2,000	1,500
<b>Total Revenue</b>	895,226	855,548	850,204	871,093
<b>Total Funds Available</b>	1,117,721	1,063,846	1,167,434	1,121,781
<b>EXPENDITURES</b>				
Accounting	15,777	24,000	21,000	20,000
Audit Fees	7,880	8,500	7,855	8,500
Election Costs	-	20,000	730	-
Insurance and Bonds	16,996	17,700	18,000	19,259
Landscape Maintenance	141,249	150,000	150,000	152,970
Landscape Maintenance-UP	6,023	7,000	7,000	7,000
Legal-McGeady Sisneros	13,329	20,000	20,000	18,000
Statutory Compliance	345	-	500	-
Management	28,036	44,000	44,000	35,000
Engineering	280	1,000	400	1,000
Eng. - Maintenance Map	-	-	-	500
Non-Potable Water Mgmt Fee	23,888	25,082	24,604	26,500
County Treasurer's Fee	11,051	11,299	11,299	11,533
Miscellaneous	4,548	6,000	6,000	5,000
Field Supervision	14,976	20,000	20,000	20,000
Snow Removal	17,023	30,000	30,000	30,000
Fence Repair & Replace	32,894	40,000	29,000	40,000
Tree & Shrub Replacement	38,290	35,000	42,000	35,000
Utilities-Town of Erie	9,895	11,000	11,000	11,330
Utilities-United Power	140	-	-	-
Utilities-UNCC	1,152	1,000	1,000	1,000
Utilities-Locate Services	4,181	6,000	6,000	6,000
Utilities and Monument Lighting	12,694	12,000	12,000	12,300
Pump Station/Trans. Sys. Maint.	19,086	20,000	20,000	20,000
Pump Station-United Power	29,270	40,000	22,358	40,000
Water Quality	11,181	12,000	12,000	12,000
Water Lease	56,162	91,000	60,000	91,000
Water Rights (Eng & Legal)	9,145	20,000	15,000	15,000
Contingency	-	-	-	5,000
<b>Total Expenditures</b>	525,491	672,581	591,746	643,892
Emergency Reserve	-	25,666	-	26,133
Transfer to Debt Service	275,000	200,000	250,000	200,000
Transfer to Cap. Rep. & Replace.	-	75,000	75,000	75,000
<b>Total Expenditures Requiring Appropriation</b>	800,491	973,247	916,746	945,025
<b>ENDING FUND BALANCE</b>				
REPLACEMENT RESERVE UNDESIGNATED	317,230	90,599	250,688	176,756
<b>TOTAL ENDING FUND BALANCE</b>	\$ 317,230	\$ 90,599	\$ 250,688	\$ 176,756

## Vista Ridge Metropolitan District

### DEBT SERVICE FUND 2015 ADOPTED BUDGET

with 2013 Actual, 2014 Adopted Budget, and 2014 Estimated Budget

	2013 Actual	2014 Adopted Budget	2014 Estimate Budget	2015 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	708,890	673,500	701,721	753,054
<b>REVENUE</b>				
Property Taxes	2,100,240	2,150,768	2,150,768	2,195,150
Specific Ownership Taxes	188,748	204,323	204,323	208,539
Sys. Dev. Fees	36,432	75,000	50,000	75,000
Interest	5,725	3,000	4,500	3,000
Transfer from Other Funds	200,000	200,000	250,000	200,000
<b>Total Revenue</b>	2,531,145	2,633,091	2,659,591	2,681,689
<b>Total Funds Available</b>	3,240,035	3,306,591	3,361,312	3,434,743
<b>EXPENDITURES</b>				
2006A Bonds Principal	600,000	630,000	630,000	660,000
2006D Bonds Principal	94,987	-	140,957	114,934
2008D Bonds Principal	29,574	-	46,652	37,098
2006A Bonds Interest	1,664,931	1,634,931	1,634,931	1,603,431
2006D Bonds Interest	50,900	-	41,401	30,952
2008D Bonds Interest	24,539	200,000	20,990	17,016
Developer Reimbursement	36,432	75,000	50,000	75,000
Paying Agent Fees	5,400	5,000	5,000	5,000
County Treasurer's Fee	31,551	32,262	32,262	32,927
Contingency	-	4,000	6,065	4,000
<b>Total Expenditures</b>	2,538,314	2,581,193	2,608,258	2,580,358
<b>Total Expenditures Requiring Appropriation</b>	2,538,314	2,581,193	2,608,258	2,580,358
<b>ENDING FUND BALANCE</b>				
<b>NON-PROPERTY TAX ACCT</b>	201,721	225,398	253,054	354,385
<b>2006A RESERVE</b>	500,000	500,000	500,000	500,000
<b>UNDESIGNATED</b>	-	-	-	-
<b>ENDING FUND BALANCE</b>	\$ 701,721	\$ 725,398	\$ 753,054	\$ 854,385

Vista Ridge Metropolitan District

CAPITAL REPAIR AND REPLACEMENT FUND  
2015 ADOPTED BUDGET

with 2013 Actual, 2014 Adopted Budget, and 2014 Estimated Budget

	2013 Actual	2014 Adopted Budget	2014 Estimated Budget	2015 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	375,212	450,000	375,000	300,500
<b>REVENUE</b>				
Interest	515	500	500	500
Transfer from General Fund	75,000	75,000	75,000	75,000
<b>Total Revenue</b>	75,515	75,500	75,500	75,500
<b>Total Funds Available</b>	450,727	525,500	450,500	376,000
<b>EXPENDITURES</b>				
Capital Repairs & Maintenance	-	-	150,000	150,000
<b>Total Expenditures</b>	-	-	150,000	150,000
<b>Total Expenditures Requiring Appropriation</b>	-	-	150,000	150,000
<b>ENDING FUND BALANCE</b>	\$ 450,727	\$ 525,500	\$ 300,500	\$ 226,000

Vista Ridge Metropolitan District

CONSERVATION TRUST FUND  
2015 ADOPTED BUDGET

with 2013 Actual, 2014 Adopted Budget, and 2014 Estimated Budget

	2013 Actual	2014 Adopted Budget	2014 Estimated Budget	2015 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	78,334	75,634	86,191	110,291
<b>REVENUE</b>				
Interest	111	50	100	50
Conservation Trust Revenue	25,679	15,200	24,000	15,200
<b>Total Revenue</b>	25,790	15,250	24,100	15,250
<b>Total Funds Available</b>	104,124	90,884	110,291	125,541
<b>EXPENDITURES</b>				
Conservation Trust Projects	17,933	-	-	-
<b>Total Expenditures</b>	17,933	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	17,933	-	-	-
<b>ENDING FUND BALANCE</b>	\$ 86,191	\$ 90,884	\$ 110,291	\$ 125,541

I, Lisa A. Johnson, hereby certify that I am the duly appointed Secretary of the Vista Ridge Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2015, duly adopted at a meeting of the Board of Directors of the Vista Ridge Metropolitan District held on November 20, 2014.

By:  \_\_\_\_\_  
Secretary

RESOLUTION NO. 2014 - 11 - 04  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE VISTA RIDGE METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Vista Ridge Metropolitan District ("District") has adopted the 2015 annual budget in accordance with the Local Government Budget Law on November 20, 2014; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2015 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Vista Ridge Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2015 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
2. That for the purposes of meeting all debt service fund expenses of the District during the 2015 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 20<sup>th</sup> day of November, 2014.



  
Secretary

**EXHIBIT A**  
(Certification of Tax Levies)

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Vista Ridge Metropolitan District,  
(taxing entity)<sup>A</sup>

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

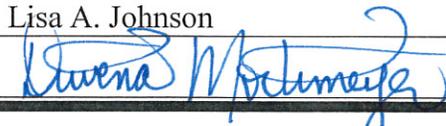
of the Vista Ridge Metropolitan District,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 51,256,220 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: \$ 51,256,220 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/15/2014 for budget/fiscal year 2015.  
(not 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>	15.000 mills	\$ 768,843
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>15.000 mills</b>	<b>\$ 768,843</b>
3. General Obligation Bonds and Interest <sup>J</sup>	42.827 mills	\$ 2,195,150
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> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>57.827 mills</b>	<b>\$ 2,963,993</b>

Contact person: (print) Lisa A. Johnson Daytime phone: (303) 987-0835  
Signed:  Title: District Accountant

*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.*

<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**

Vista Ridge Metropolitan District 1 of 2

**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: \$35,000,000 – General Obligation Improvement and Refunding Bonds  
(Limited Tax)
- Series: 2006A
- Date of Issue: August 23, 2006
- Coupon Rate: 3.750% - 5.125%
- Maturity Date: December 1, 2040
- Levy: 42.827
- Revenue: \$ 2,195,150
  
- 2. Purpose of Issue: \_\_\_\_\_
- Series: \_\_\_\_\_
- Date of Issue: \_\_\_\_\_
- Coupon Rate: \_\_\_\_\_
- Maturity Date: \_\_\_\_\_
- Levy: \_\_\_\_\_
- Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

- 1. Purpose of Contract: \_\_\_\_\_
- Title: \_\_\_\_\_
- Date: \_\_\_\_\_
- Principal Amount: \_\_\_\_\_
- Maturity Date: \_\_\_\_\_
- Levy: \_\_\_\_\_
- Revenue: \_\_\_\_\_
  
- 2. 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.