

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**KINSTON METROPOLITAN DISTRICT NO. 1**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2021

STATE OF COLORADO )  
 )  
COUNTY OF LARIMER )ss.  
 )  
KINSTON )  
METROPOLITAN )  
DISTRICT NO. 1 )

Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, the Board of Directors of the Kinston Metropolitan District No. 1, Larimer County, Colorado, held a virtual meeting via MS Teams on November 12, 2020 at 11:00 a.m.

The following members of the Board of Directors were present:

David Crowder, President  
Tim DePeder, Vice President  
Kim Perry, Secretary  
Josh Kane, Treasurer

Also in attendance were: Deborah Early Icenogle Seaver Pogue, P.C.  
Jeff Breidenbach, McWhinney.  
Jonathan Heroux, Piper Sandler.  
Michael Perchitte, RBC.  
Kim Crawford, Butler Snow LLP.  
Ryan Abbott, Shannon McEvoy, Brendan Campbell, Irene McCaffrey, Casey Milligan, and Traci Miller, Pinnacle Consulting Group, Inc.

Mr. Abbott stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2021 budget. Director Crowder opened the public hearing on the District's proposed 2021 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Kane moved to adopt the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE KINSTON METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021, AND ENDING ON THE LAST DAY OF DECEMBER 2021,

WHEREAS, the Board of Directors of the Kinston 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 on October 29, 2020, in The Loveland Reporter-Herald, 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 12, 2020, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KINSTON METROPOLITAN DISTRICT NO. 1 OF LARIMER COUNTY, COLORADO:

Section 1. 2021 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. 2021 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 2021. 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 the Kinston Metropolitan District No. 1 for calendar year 2021.

Section 4. 2021 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2021 Budget year is \$0. That the 2020 valuation for assessment, as certified by the Larimer County Assessor, is \$15.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2020 total valuation of assessment of all taxable property within the District.

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 to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally.]**

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Kinston Metropolitan District No. 1  
(taxing entity)<sup>A</sup>

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


of the Kinston Metropolitan District No. 1  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 15 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: \$ 15 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/15/2020 for budget/fiscal year 2021  
(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>	0.000 mills	\$ 0.00
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>0.000 mills</b>	<b>\$ 0.00</b>
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> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>0.000 mills</b>	<b>\$ 0.00</b>

Contact person: (print) Brendan Campbell Daytime phone: (970) 669-3611  
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).

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.

Section 8. Budget Certification. That the budget shall be certified by Director Perry, Secretary of the District, and made a part of the public records of Kinston Metropolitan District No. 1.

The foregoing Resolution was seconded by Director DePeder.

**[Remainder of Page Left Blank Intentionally.]**

ADOPTED AND APPROVED this 12th day of November 2020.

DocuSigned by:  
*David Crowder*  
\_\_\_\_\_  
President A3FB829E0E21400...

ATTEST:

DocuSigned by:  
*Kim Perry*  
\_\_\_\_\_  
B786C9D42F3647F...

STATE OF COLORADO )  
 )  
COUNTY OF LARIMER )ss.  
 )  
KINSTON )  
METROPOLITAN )  
DISTRICT NO. 1 )

I, Kim Perry, Secretary to the Board of Directors of the Kinston Metropolitan District No. 1, Larimer 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 Microsoft Teams on Thursday, November 12, 2020, at 11:00 a.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 2021; 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 2021 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 12th day of November, 2020.

(S E A L)

DocuSigned by:  
*Kim Perry*  
B786C9D42F3647F...



## Management Budget Report

BOARD OF DIRECTORS  
KINSTON METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all 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 results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to read "B. G. O'Connell", is written over a horizontal line.

Pinnacle Consulting Group, Inc.  
January 15, 2021

KINSTON METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Service Fees District #9	\$ -	\$ -	\$ -	\$ 17
Operating Advances	-	215,979	246,828	280,959
Other Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 215,979</b>	<b>\$ 246,828</b>	<b>\$ 280,976</b>
<b>Expenditures</b>				
Accounting and Finance	\$ -	\$ 46,000	\$ 30,000	\$ 46,000
Audit	-	-	-	9,925
District Management	-	50,000	30,000	55,230
Facilities Management	-	-	-	9,600
Director Fees	-	12,000	4,800	14,000
Election	-	1,500	3,174	-
Engineering and Other Professional Svcs	-	5,000	-	15,000
Insurance	-	20,000	12,339	20,000
Legal	-	50,000	114,000	75,000
Office, Dues, Newsletters & Other	-	5,000	5,000	5,000
Storm Water Facilities	-	-	-	10,000
Contingency	-	20,000	10,000	20,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 209,500</b>	<b>\$ 209,313</b>	<b>\$ 279,755</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ 6,479</b>	<b>\$ 37,515</b>	<b>\$ 1,221</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,189</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ 6,479</b>	<b>\$ 37,515</b>	<b>\$ 8,410</b>

KINSTON METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Amended Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
CAPITAL PROJECTS FUND	2019	2020	2020	2021
	Unaudited	Amended	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Capital Advances	\$ -	\$ 2,092,450	\$ 761,721	\$ 4,162,433
Cost Share Revenue	-	160,628	-	5,000,000
Proceeds from Capital Note	-	-	329,731	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2,253,078</b>	<b>\$ 1,091,452</b>	<b>\$ 9,162,433</b>
<b>Expenditures</b>				
District Management	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
District Planning/Engineering Mgmt	-	25,000	25,000	25,000
District Engineering	-	192,635	293,535	50,000
Residential - Ph 1 (ME 10th)	-	1,500,000	2,517,211	16,565,533
Welcome Center Park	-	-	-	1,048,270
Formation/Organization	-	310,000	329,731	-
Reimbursements to Other Government	-	211,407	211,407	-
Permits, Fees & Other	-	70	70	-
Residential - Ph 2 (ME 11th)	-	-	-	1,446,492
Residential - Ph 3 (ME 12th)	-	-	-	6,119,946
Contingency	-	250,000	-	100,000
<b>Total Capital Expenditures</b>	<b>\$ -</b>	<b>\$ 2,514,112</b>	<b>\$ 3,401,954</b>	<b>\$ 25,380,241</b>
<b>Revenues over/(under) Expend</b>	<b>\$ -</b>	<b>\$ (261,034)</b>	<b>\$ (2,310,502)</b>	<b>\$ (16,217,808)</b>
<b>Other Sources/(Uses) of Funds:</b>				
Transfer from District No. 5	\$ -	\$ 20,422,011	\$ 20,001,991	\$ -
Repay Capital Advances	-	(2,092,450)	(1,091,452)	-
<b>Net Other Sources/(Uses) of Funds</b>	<b>\$ -</b>	<b>\$ 18,329,561</b>	<b>\$ 18,910,539</b>	<b>\$ -</b>
<b>Rev over/(under) Exp after Other</b>	<b>\$ -</b>	<b>\$ 18,068,527</b>	<b>\$ 16,600,037</b>	<b>\$ (16,217,808)</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,217,808</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ 18,068,527</b>	<b>\$ 16,600,037</b>	<b>\$ -</b>

**KINSTON METROPOLITAN DISTRICT NO. 1**  
**2021 BUDGET MESSAGE**

Kinston 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 November 2019. The District was established in the City of Loveland, Colorado consisting of approximately 620 acres for primarily residential development. Along with its companion Districts Nos. 2 through 10, (“Finance Districts”), this “Service District” was organized to initially own, operate, and construct public facilities within the service area including sanitation, water, streets, traffic and safety controls, park and recreation, transportation, television relay and translation, mosquito and pest control, and security and covenant enforcement services.

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

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2021 budget, the following goals are foremost for the District:

- Provide services as desired by the property owners and residents of the Multiple Districts in the most economic manner possible.

**General Fund**

*Revenue*

The District budgeted revenues of \$280,959 in operating advances in 2021.

*Expenses*

The District budgeted \$279,755 for operations and maintenance costs.

**Capital Projects Fund**

*Revenue*

The District budgeted revenues of \$9,162,433; \$4,162,433 in capital advances and \$5,000,000 in revenues from cost share agreements.

*Expenses*

The District budgeted total expenses of \$25,380,241 for design and construction of public infrastructure.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 370 - KINSTON METRO DISTRICT NO. 1

IN LARIMER COUNTY ON 11/24/2020

New Entity: Yes

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$0
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$15
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$15
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$15
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
---

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$50
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$50
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/24/2020