

LAKEVIEW METROPOLITAN DISTRICT

333. W. Drake Rd, Suite 142
Fort Collins, CO 80526

December 13, 2013

VIA E-MAIL: milllevy@co.larimer.co.us

VIA E-MAIL: millers@co.larimer.co.us

Board of County Commissioners
Larimer County, Colorado
Attn: Beverly Miller
200 W. Oak Street
Fort Collins, CO 80521

Larimer County Assessor's Office
200 W. Oak Street
Fort Collins, CO 80522-1190

Re: Lakeview Metropolitan District

Dear Ms. Miller:

Enclosed is a Certification of Tax Levy for Lakeview Metropolitan District (66201) for the 2014 budget year.

To confirm for our records that you have received the Certification of Tax Levies, please sign the enclosed Receipt and return it to our office by fax to (970) 300-1042 or via e-mail to lakeview@mdmoffice.com. Thank you.

Very truly yours,

Lakeview Metropolitan District



John Paul Williams
Secretary

VIA E-MAIL: millevy@co.larimer.co.us

December 13, 2013

Page 2

RECEIPT OF CERTIFICATION OF TAX LEVIES

We have received the Certification of Tax Levies as follows:

General Operating Expenses	60.00 mills
Total	60.00 mills

for the Lakeview Metropolitan District (entity # 66201) for budget year 2013, this ___ day of December, 2013.

BOARD OF COUNTY COMMISSIONERS
Larimer County, Colorado

By: _____

Title: _____

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

On behalf of the Lakeview Metropolitan District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

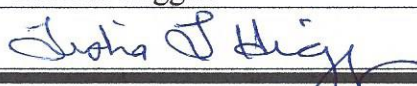
of the Lakeview Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 155,030 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ 155,030 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/11/2013 for budget/fiscal year 2014.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	60.000 mills	\$ 9,302
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	60.000 mills	\$ 9,302.00
3. General Obligation Bonds and Interest ^J	0.000 mills	\$ 0.00
4. Contractual Obligations ^K	0.000 mills	\$ 0.00
5. Capital Expenditures ^L	0.000 mills	\$ 0.00
6. Refunds/Abatements ^M	0.000 mills	\$ 0.00
7. Other ^N (specify): _____	0.000 mills	\$ 0.00
	0.000 mills	\$ 0.00
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.000 mills	\$ 9,302

Contact person: (print) Tisha L. Higgins Daytime phone: 970-484-0101
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.

¹ 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.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively. **CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

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

Notes:

^A **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government^C.

^B **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

^C **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

^D **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

^E **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25th each year and may amend it, one time, prior to December 10th.

^F **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

^G **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

^H **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

^I Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity*'s levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

^J General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

^K Contractual Obligation (DLG 70 Page 1 Line 4)—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

^L Capital Expenditures (DLG 70 Page 1 Line 5)—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

^M Refunds/Abatements (DLG 70 Page 1 Line 6)—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity*'s total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

^N Other (DLG 70 Page 1 Line 7)—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

NOTICE AS TO PROPOSED 2014 BUDGET AND AMENDED 2013 BUDGET

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **LAKEVIEW METROPOLITAN DISTRICT** for the fiscal year 2014. A copy of such proposed budget and, if necessary, an amended 2013 budget have been filed in the office of Metro District Management, 333 West Drake, Suite 142, Fort Collins, Colorado, where same is open for public inspection. Such proposed budget and, if necessary, amended budget, will be considered at a special meeting of the Lakeview Metropolitan District to be held at 1:30 P.M. on Wednesday, December 4, 2013. The meeting will be held at 7400 East Orchard Road, Suite 3300, Greenwood Village, Colorado. Any interested elector within the Lakeview Metropolitan District may inspect the proposed budget and, if necessary, the amended budget and file or register any objections at any time prior to the final adoption of the 2014 budget and, if necessary, the 2013 amended budget.

BY ORDER OF THE BOARD OF DIRECTORS:
LAKEVIEW METROPOLITAN DISTRICT

By: /s/ SETER & VANDER WALL, P.C.
Attorneys for the District

Publish in: Daily Reporter Herald
Publish on: Wednesday, November 27, 2013

**NOTICE OF SPECIAL MEETING
- LAKEVIEW METROPOLITAN DISTRICT -**

NOTICE IS HEREBY GIVEN That the Board of Directors of the **LAKEVIEW METROPOLITAN DISTRICT** of the County of Larimer, State of Colorado, will hold a special meeting at 1:30 P.M., on Wednesday, December 4, 2013 at 7400 E. Orchard Road, Suite 3300, Greenwood Village, Colorado for the purpose of conducting such business as may come before the Board.

The meeting is open to the Public.

**BY ORDER OF THE BOARD OF DIRECTORS:
LAKEVIEW METROPOLITAN DISTRICT**

By: /s/ SETER & VANDER WALL, P.C.
Attorneys to the District

AGENDA

Administrative Matters

Call to Order

Declaration of Quorum / Disclosure Matters

Approval of agenda

Approval of Meeting Minutes – August 21, 2013 Special Meeting and September 4, 2013
Special Meeting

Discuss Regular Meeting Dates for 2014

Financial Matters

Approval and ratification of payment of claims for the period August 1, 2013 through
October 31, 2013

Review of unaudited financial statements for the period ending October 31, 2013

Acceptance of Amended and Restated Cost Verification Report prepared by Tamarack
Consulting, LLC, dated September 26, 2013

Acceptance of 2012 Audit / Requirements for Filing with State

Review and consider engagement of Marc James & Associates, P.C., to perform the 2013
Audit

Public Hearing on the 2014 Budget and consider adoption of Resolution No. 2013-12-01
to Adopt Budget, Appropriate Funds and Certify Mill Levy

Capital Improvements

Discuss status of verification of expenditures for 2013 by Tamarack Consulting

Review September 2013 Inclusion of Property (Sequence 2) and discuss changes to
Project Sequence Plan

Discuss additional areas to be included within District boundaries

- a. Discuss inclusion of shoreline portion of the South Peninsula in District
boundaries

- b. Discuss the timing for inclusion of property into the District's boundaries for the next phase of infrastructure

Addendum B9 to Agreement with Landmark Engineering, dated January 12, 2012

- a. Discussion re services performed and costs incurred for approval and ratification

Legal Matters

Discussion re District Fees

Discussion re Bond Issuance

- a. Acknowledgement of Filing of DLG Form 32 re Authorization of G.O. debt

Discussion re Agreement for Project Management Services with Lakeview Development Corp.

Discussion re May 2014 Directors Election

Discuss Transparency Notice and mode of eligible elector notification for 2014

Other Business

Public Comment

Next Meeting

Adjourn

I hereby certify that a copy of the foregoing Notice of Regular Meeting was, by me personally, posted in three locations within the District's boundaries on Friday, November 29, 2013, more than 72-hours prior to the meeting.

/s/ John Paul Williams

John Paul Williams, Metro District

Management

District Manager

I hereby certify that a copy of the foregoing Notice of Regular Meeting was, by me personally, forwarded to the Larimer County Clerk and Recorder's office on Friday, November 29, 2013, for posting on the public bulletin board at least 72-hours prior to the meeting.

/s/ Tisha Higgins

Tisha Higgins, Metro District Management

District Manager

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, LEVYING PROPERTY TAXES FOR COLLECTION IN THE YEAR 2014 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE LAKEVIEW METROPOLITAN DISTRICT, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2014, AND ENDING ON THE LAST DAY OF DECEMBER, 2014.

WHEREAS, the Board of Directors of the Lakeview Metropolitan District has authorized its budget officer 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 in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 4, 2013, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; 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 LAKEVIEW METROPOLITAN DISTRICT OF LARIMER COUNTY, COLORADO:

Section 1. Summary of 2014 Revenues and 2014 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2014, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, amended and attached hereto and incorporated herein is approved and adopted as the budget of the Lakeview Metropolitan District for fiscal year 2014.

Section 3. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses from property tax revenue is \$9,302.00 and that the 2013 valuation for assessment, as certified by the Larimer County Assessor is \$155,030. That for the purposes of meeting all general operating expenses of the District during the 2014 budget year, there is hereby levied a tax of 60.00 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2013.

Section 4. Levy of Debt Retirement Expenses. That the foregoing budget indicated that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense from property tax revenue is \$0.00 and that the 2013 valuation for assessment, as certified by the Larimer County Assessor is \$155,030. That for the purposes of meeting all debt retirement expenses of the District during the 2014 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 2013.

Section 5. Certification to County Commissioners. That the Secretary of the District or its designee is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, the mill levy for the District hereinabove determined and set forth on the Certification of Tax Levies for Non-School Governments attached hereto.

Section 6. 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 7. Budget Certification. That the budget shall be certified by the Secretary or Assistant Secretary of the District, and made a part of the public records of the Lakeview Metropolitan District.

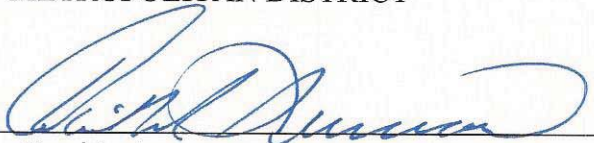
The foregoing Resolution was seconded by Director Wilson-Johnson.

RESOLUTION APPROVED AND ADOPTED THIS 4TH DAY OF DECEMBER, 2013.

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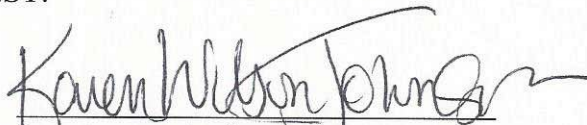
Lakeview Metropolitan District
2014 Budget Resolution
Signature Page

LAKEVIEW METROPOLITAN DISTRICT

By: 

President

ATTEST:

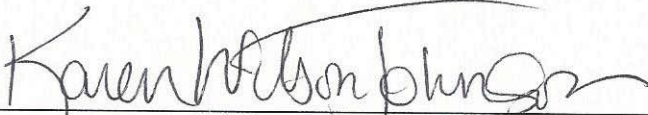
By: 

Secretary or Assistant Secretary

STATE OF COLORADO
COUNTY OF ARAPAHOE
LAKEVIEW METROPOLITAN DISTRICT

I, KAREN WILSON-JOHNSON, as Secretary or Assistant Secretary, hereby certify that I am a Director and the duly elected and qualified Secretary of the Lakeview Metropolitan District, and that the foregoing 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 of Directors of the Lakeview Metropolitan District held on December 4, 2013, at Arapahoe County, Colorado, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2014; 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.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 4th day of December, 2013.


Secretary or Assistant Secretary

ACKNOWLEDGEMENT OF NOTICE AND
APPROVAL OF RECORD OF PROCEEDINGS

We, the undersigned members of the Board of Directors of the Lakeview Metropolitan District, Larimer County, Colorado, do hereby acknowledge receipt of proper notice of the meeting of the Board held Wednesday, December 4, 2013, at 1:30 p.m., at 7400 East Orchard Road, Suite 3300, Greenwood Village, Colorado, informing of the date, time and place of the meeting and the purpose for which it was called, and we do hereby approve said record of proceedings and the actions taken by the Board as stated therein.



