



## NOTICE AS TO PROPOSED 2023 BUDGET

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE LAKEVIEW METROPOLITAN DISTRICT, IN THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER, 2023.

WHEREAS, the Board of Directors (the “Board”) of Lakeview Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed 2023 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 12:30 P.M on February 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, as of the date and time of the hearing, no comments or objection were received in the District’s management office, in the District’s general counsel’s office, or by any director of the Board; 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, IN THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, 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 District for fiscal year 2023.

Section 3. Certification to Board of County Commissioners. That the attorney for the District is hereby authorized and directed to immediately certify to the Board of County Commissioners for Larimer County, as required by law, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

### CERTIFICATION OF TAX LEVY

TO THE BOARD OF COUNTY COMMISSIONERS OF LARIMER COUNTY, COLORADO.

Dear Commissioners:

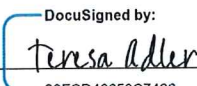
For the year 2023, the Board of Directors of Lakeview Metropolitan District hereby certifies a total levy of 0.000 mills to be extended by you upon the total assessed valuation of \$0 to produce \$0.00 in revenue.

The levies and revenues are for the following purposes:

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	-0- mills	\$ -0-
2. (Minus) Temporary Property Tax Credit/Temporary Mill Levy Rate Reduction	-0- mills	\$ -0-
<b>SUBTOTAL</b>	-0- mills	\$ -0-
3. General Obligation Bonds and Interest *	-0- mills	\$ -0-
4. Contractual Obligations approved at elections	-0- mills	\$ -0-
5. Capital Expenditures levied pursuant to § 29-1-302 (1.5), C.R.S.	-0- mills	\$ -0-
6. Refunds/Abatements	-0- mills	\$ -0-
10. Other	-0- mills	\$ -0-
<b>TOTAL</b>	-0- mills	\$ -0-

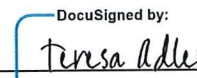
\* § 32-1-1603, C.R.S., requires special districts to "certify separate mill levies to the Board of County Commissioners, one each for funding requirements of each debt".

Contact Person: Teresa Adler Daytime Phone: 970-669-3611

By: , Senior Accounting Manager

**NOTE:** Certification **must** be to three decimal places **only**. If you are located in more than one county, please list all counties here: N/A

IN WITNESS WHEREOF, I have hereunto set my hand on February,  
17, 2023.

  
Teresa Adler Senior Accounting Manager  
Name, Title

Section 4. 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 5. Budget Certification. That the budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Pearcy.

RESOLUTION APPROVED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2023.

LAKEVIEW METROPOLITAN DISTRICT

By: \_\_\_\_\_  
DocuSigned by:  
*Jeffrey Brines*  
98E6DE60228C4D6...  
Jeffrey Brines, President

ATTEST:

\_\_\_\_\_  
DocuSigned by:  
*Tammy Pearcy*  
2BCBD315DD52490...  
Tammy Pearcy, Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF LARIMER  
LAKEVIEW METROPOLITAN DISTRICT

I, Tammy Percy, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the Lakeview Metropolitan District (the "District"), and that the foregoing constitutes 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 District held at 12:30 P.M. on Friday, February 17, 2023, via videoconference, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; 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 this 17th day of February, 2023.

DocuSigned by:

*Tammy Percy*

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\_\_\_\_\_  
\_\_\_\_\_, Secretary/Treasurer

ACKNOWLEDGEMENT OF NOTICE AND  
APPROVAL OF RECORD OF PROCEEDINGS

We, the undersigned members of the Board of Directors of Lakeview Metropolitan District, Larimer County, Colorado, do hereby acknowledge receipt of proper notice of the meeting of the Board held at 12:30 P.M. on Friday, February 17, 2023, via videoconference, 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.

DocuSigned by:

*Jeffrey Brines*

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DocuSigned by:

*[Signature]*

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DocuSigned by:

*Robert Eck*

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DocuSigned by:

*Charles Eck*

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DocuSigned by:

*Tammy Percy*

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## Management Budget Report

BOARD OF DIRECTORS  
LAKEVIEW METROPOLITAN DISTRICT

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022, and the actual historic information for the year 2021.

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 financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are 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 financial statements, they might influence the user's conclusions about the financial position and results of operations.

A handwritten signature in blue ink, appearing to read "Lissa Adler". The signature is fluid and cursive.

Pinnacle Consulting Group, Inc.  
April 12, 2023

LAKEVIEW METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(f)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
<b>Revenues</b>				
Operating Advances	\$ -	\$ -	\$ -	\$ 49,700
Property Taxes	19,357	19,780	19,780	-
Specific Ownership Taxes	1,370	1,375	1,375	-
<b>Total Revenues</b>	<b>\$ 20,727</b>	<b>\$ 21,155</b>	<b>\$ 21,155</b>	<b>\$ 49,700</b>
<b>Expenditures</b>				
Operations and Maintenance				
Landscaping	\$ 2,000	\$ 3,500	\$ 3,500	\$ 500
Tree Replacement	-	5,000	5,000	500
Utilites	1,000	1,100	1,100	500
Administration				
Accounting and Finance	2,000	2,500	2,500	10,500
Board of Director fees	2,500	6,000	6,000	-
District Management	-	-	-	15,000
Election	-	-	-	1,000
District Engineer	-	-	-	500
Insurance	2,600	2,750	2,750	3,200
Legal	500	1,500	1,500	17,000
Office, Dues, Newsletters & Other	1,000	1,000	1,000	1,000
Treasurer's Fees	-	428	428	-
Contingency	-	20,000	20,000	-
<b>Total Expenditures</b>	<b>\$ 11,600</b>	<b>\$ 43,778</b>	<b>\$ 43,778</b>	<b>\$ 49,700</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 9,127</b>	<b>\$ (22,623)</b>	<b>\$ (22,623)</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ 44,219</b>	<b>\$ 53,346</b>	<b>\$ 53,346</b>	<b>\$ 30,723</b>
<b>Ending Fund Balance</b>	<b>\$ 53,346</b>	<b>\$ 30,723</b>	<b>\$ 30,723</b>	<b>\$ 30,723</b>
<b>COMPONENTS OF ENDING FUND BALANCE:</b>				
Emergency Reserve (3% of Revenues)	\$ 622	\$ 1,313	\$ 1,313	\$ 1,491
Unrestricted	52,724	29,410	29,410	29,232
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 53,346</b>	<b>\$ 30,723</b>	<b>\$ 30,723</b>	<b>\$ 30,723</b>
<b>Mill Levy</b>				
Operating	60.000	60.000	60.000	0.000
Debt Service	0.000	0.000	0.000	0.000
<b>Total Mill Levy</b>	<b>60.000</b>	<b>60.000</b>	<b>60.000</b>	<b>0.000</b>
<b>Assessed Value</b>	<b>\$ 329,556</b>	<b>\$ 352,543</b>	<b>\$ -</b>	<b>\$ 359,069</b>
<b>Property Tax Revenue</b>				
Operating	19,773	21,153	-	-
Debt Service	-	-	-	-
<b>Total Property Tax Revenue</b>	<b>\$ 19,773</b>	<b>\$ 21,153</b>	<b>\$ -</b>	<b>\$ -</b>

**EXHIBIT A  
LAKEVIEW METROPOLITAN DISTRICT  
2023 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Through its Service Plan, Lakeview Metropolitan District (the “District”) is authorized to finance and maintain certain streets, water, sanitary sewer, traffic and safety controls, street lighting, park and recreation, landscaping and storm drainage facilities.

**Revenue**

Developer Advance

The primary source of funds for 2023 is developer advances.

**Expenditures**

Administrative Expenses

Administrative expenses are budgeted for accounting, District administration and management, legal services, and insurance.

**Funds Available**

The District’s budget exists from the developer’s advances to cover the District’s operations, including its administrative functions.

**Accounting Method**

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

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 203 - LAKEVIEW METRO DISTRICT

IN LARIMER COUNTY ON 11/17/2022

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

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 2022 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$352,543
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$359,069
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$359,069
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
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.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

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 2022 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,213,300
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
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
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	