



## ICENOGLE SEAVER POGUE

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September 23, 2025

Town of Johnstown  
450 S. Parish Ave.  
Johnstown, Colorado 80534  
(Via Email: [council@johnstownco.gov](mailto:council@johnstownco.gov))

Larimer County Clerk and Recorder  
Larimer County Colorado  
P.O. Box 1280  
Fort Collins, Colorado 80522  
(Via Email: [recording@larimer.org](mailto:recording@larimer.org))

Division of Local Government  
1313 Sherman Street  
Room 521  
Denver, Colorado 80203  
(Via E-Portal)

Office of the State Auditor  
1525 Sherman Street, 7<sup>th</sup> Floor  
Denver, Colorado 80203  
(Via E-Portal)

**Re: Annual Report for Johnstown North Metropolitan District Nos. 1-3**

To Whom It May Concern:

Pursuant to Section 32-1-207(3)(c) C.R.S., enclosed please find the 2024 Annual Report for Johnstown North Metropolitan District Nos. 1-3.

Please contact our office with any questions regarding the Annual Report.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

  
Hannah M. Pogue  
Paralegal

**JOHNSTOWN NORTH METROPOLITAN DISTRICT NOS. 1-3**  
**ANNUAL REPORT PURSUANT TO SECTION 32-1-207(3)(c), C.R.S.**

Pursuant to Section 32-1-207(3)(c), C.R.S., the Johnstown North Metropolitan District Nos. 1-3 (the “Districts”) are required to submit an annual report for the preceding calendar year to the Town of Johnstown (the “Town”), the Division of Local Government, the state auditor, and the Larimer County Clerk and Recorder. The Districts hereby submit this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2024.

For the year ending December 31, 2024, the Districts make the following report:

**(A) Boundary changes made.**

The Districts had no boundary changes in 2024.

**(B) Intergovernmental agreements entered into or terminated with other governmental entities.**

The Districts did not enter into or terminate any intergovernmental agreements in 2024.

**(C) Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the District, please contact the District’s Manager:

Bryan Newby  
Pinnacle Consulting Group, Inc.  
550 W. Eisenhower Blvd  
Loveland CO, 80537  
Phone: (970) 669-3611  
Email: [bryann@pcgi.com](mailto:bryann@pcgi.com)

**(D) A summary of litigation involving public improvements owned by the special district.**

As of December 31, 2024, the Districts’ were not involved in any litigation concerning public improvements owned by the Districts.

**(E) The status of the construction of public improvements by the special district.**

There was no construction of public improvements by the District in 2024.

**(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

No facilities or improvements constructed by the Districts were conveyed or dedicated to the Town in 2024.

**(G) The final assessed valuation of the special district as of December 31 of the reporting year.**

District No. 1:	\$27
District No. 2:	\$22,317,993
District No. 3:	\$19,095

**(H) A copy of the current year’s budget.**

Copies of the Districts 2025 Budgets are attached hereto as Exhibit A.

**(I) A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

A copy of the 2024 audit for District No. 2 and the Applications for Exemption from Audit for District No. 1 and District No. 3 are attached hereto as Exhibit B.

**(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

As of December 31, 2024, the Districts did not receive any notice of uncured defaults existing for more than ninety (90) days under any debt instrument.

**(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

As of December 31, 2024, the Districts did not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

**EXHIBIT A**  
**2025 BUDGETS**

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2025

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

The Board of Directors of the Johnstown North Metropolitan District No. 1, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 24, 2024 at 11:30 A.M.

The following members of the Board of Directors were present:

Kim Perry, President & Chairperson  
Sam Salazar, Asst. Secretary & Asst. Treasurer  
Tim DePeder, Asst. Secretary & Asst. Treasurer

Directors Absent, but Excused:  
Jeff Breidenbach, Vice President & Asst. Secretary  
Josh Kane, Treasurer & Secretary

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Irene Buenavista, Stanley Holder, and Dillon Gamber; Pinnacle Consulting Group, Inc.

Mr. Newby stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2025 budget. Director Perry opened the public hearing on the District's proposed 2025 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director DePeder 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025, AND ENDING ON THE LAST DAY OF DECEMBER 2025,

WHEREAS, the Board of Directors of the Johnstown North 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 17, 2024 in The Johnstown Breeze, 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 October 24, 2024, 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1 OF LARIMER COUNTY, COLORADO:

Section 1. 2025 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. 2025 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 2025. 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 Johnstown North Metropolitan District No. 1 for calendar year 2025.

Section 4. 2025 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2025 Budget year is \$0. That the 2024 valuation for assessment, as certified by the Larimer County Assessor, is \$27.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2024 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** Johnstown North Metropolitan District No. 1,  
(taxing entity)<sup>A</sup>  
the Board of Directors,  
(governing body)<sup>B</sup>  
of the Johnstown North Metropolitan District No. 1,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 27 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: \$ 27 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/13/2024 for budget/fiscal year 2025.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY</b> <sup>2</sup>	<b>REVENUE</b> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>0.000</u> mills	<u>\$ 0.00</u>
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</b> mills	<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</b> mills	<b>\$ 0.00</b>

Contact person: Brendan Campbell Phone: (970) 669-3611  
Signed:  Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*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) 864-7720.*

<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 Salazar, Assistant Treasurer and Assistant Secretary of the District, and made a part of the public records of Johnstown North Metropolitan District No. 1.

The foregoing Resolution was seconded by Director Salazar.

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

ADOPTED AND APPROVED this 24th day of October 2024.

*Kim Perry*

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President

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

I, Sam Salazar, Assistant Treasurer and Assistant Secretary to the Board of Directors of the Johnstown North 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, October 24, 2023, at 11:30 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 2025; 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 2025 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 24th day of October, 2024.

*Samantha Salazar*

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## Management Budget Report

BOARD OF DIRECTORS  
JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2025, including the comparative information of the forecasted estimate for the year ending December 31, 2024 and the actual historic information for the year 2023.

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 be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.  
January 15, 2025

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	2023	2024	2024	2025
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
<b>Revenues</b>				
Service Fees District #2	\$ 178,593	\$ 188,115	\$ 149,172	\$ 196,610
Service Fees District #3	82	166	147	170
Pump Maintenance Fees	-	11,400	11,400	11,400
Pump Reimbursements	-	6,750	-	6,750
Interest and Other	20,504	20,000	25,000	20,000
Utility Income	3,198	3,545	1,230	7,175
<b>Total Revenues</b>	<b>\$ 202,377</b>	<b>\$ 229,976</b>	<b>\$ 186,949</b>	<b>\$ 242,105</b>
<b>Expenditures</b>				
<b>Operations &amp; Maintenance:</b>				
Landscape Maintenance	\$ 5,543	\$ 10,500	\$ 10,500	\$ 11,452
Hardscape Maintenance	1,980	3,250	2,100	3,000
Public Land Maintenance	8,747	7,500	7,000	7,500
Storm Water Facility Maintenance	6,530	3,750	2,200	7,400
Sewer Facility Maintenance	19,236	9,000	8,600	9,755
Misc Services	61	200	100	200
Repairs and Replacements	2,557	8,750	-	8,750
Grinder Pump	-	6,750	-	6,750
Non-pot System	2,081	2,755	954	4,525
Utilities	3,089	5,000	4,000	5,000
Facilities Management	12,067	12,750	12,750	13,020
<b>Administration:</b>				
Accounting	28,210	42,900	42,900	44,330
Audit	-	12,600	12,600	13,860
District Management	20,693	27,900	27,900	27,900
Engineering and Other Professional Services	-	5,000	500	5,000
Director's Fees	3,134	3,000	3,000	2,500
Elections	1,548	1,500	1,353	10,000
Insurance	9,557	11,000	9,966	11,000
Legal	38,058	22,000	25,000	20,000
Office, Dues and Other	6,302	4,000	4,000	4,100
Website Hosting	-	1,200	-	2,000
<b>Total Expenditures</b>	<b>\$ 169,392</b>	<b>\$ 201,305</b>	<b>\$ 175,423</b>	<b>\$ 218,042</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 32,985</b>	<b>\$ 28,671</b>	<b>\$ 11,526</b>	<b>\$ 24,063</b>
<b>Beginning Fund Balance</b>	<b>\$ 283,493</b>	<b>\$ 328,004</b>	<b>\$ 316,478</b>	<b>\$ 328,004</b>
<b>Ending Fund Balance</b>	<b>\$ 316,478</b>	<b>\$ 356,675</b>	<b>\$ 328,004</b>	<b>\$ 352,067</b>
<b>COMPONENTS OF ENDING FUND BALANCE:</b>				
Emergency Reserve (3% of Revenues)	\$ 6,071	\$ 5,825	\$ 5,550	\$ 7,250
Operating Reserve (25% of Expenses)	45,000	50,326	54,511	54,511
Repairs & Replacement Reserve	43,343	49,740	43,619	99,740
Pump Repairs and Maintenance Reserve	-	14,250	11,400	22,800
Unrestricted	222,063	236,533	212,924	167,767
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 316,478</b>	<b>\$ 356,675</b>	<b>\$ 328,004</b>	<b>\$ 352,067</b>
<b>Mill Levy</b>				
Operating	0.000	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000	0.000
<b>Total Mill Levy</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>Assessed Value</b>	<b>\$ 29</b>	<b>\$ 27</b>	<b>\$ 27</b>	<b>\$ 27</b>
<b>Property Tax Revenue</b>				
Operating	-	-	-	-
Debt Service	-	-	-	-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>CAPITAL PROJECTS FUND</b>				
	<b>2023</b>	<b>2024</b>	<b>2024</b>	<b>2025</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
<b>Revenues</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
Capital Advances	\$ -	\$ 2,473,858	\$ -	\$ 3,576,552
Transfer from District 2	3,112,872	531,330	347,138	521,580
<b>Total Revenues</b>	<b>\$ 3,112,872</b>	<b>\$ 3,005,188</b>	<b>\$ 347,138</b>	<b>\$ 4,098,132</b>
<b>Expenditures</b>				
District Engineering	\$ 720	\$ 25,000	\$ 5,000	\$ 5,000
District Management	12,005	20,000	12,500	20,000
Planning/Engineering Management	3,193	5,000	-	25,000
Iron Horse Filing 2 Lot 1 Amend	159,483	17,336	229,639	-
Iron Horse Filing 3	114,875	2,926,132	51,583	2,926,132
Monumentation	65,242	11,720	48,416	-
High Plains Expansion	-	-	-	1,122,000
Capital Advances Repayment	3,000,000	-	-	-
<b>Total Capital Expenditures</b>	<b>\$ 3,355,517</b>	<b>\$ 3,005,188</b>	<b>\$ 347,138</b>	<b>\$ 4,098,132</b>
<b>Revenues over/(under) Expend</b>	<b>\$ (242,645)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Rev Over/(Under) Exp after Other</b>	<b>\$ (242,645)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ 242,645</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	2023	2024	2024	2024
	Audited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Service Fees, District No. 2	\$ 250,509	\$ -	\$ -	\$ -
Service Fees, District No. 3	114	-	-	-
Interest & Other Income	2,764	-	-	-
<b>Total Revenues</b>	<b>\$ 253,388</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Loan Interest	\$ 93,930	\$ -	\$ -	\$ -
Loan Principal	2,790,000	-	-	-
Bond Interest	-	-	-	-
Non-Use Fee	3,670	-	-	-
Loan Refunding	-	-	-	-
Paying Agent Fees	2,200	-	-	-
Contingency	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 2,889,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses) of Funds:</b>				
Transfer from District 2	\$ 2,410,298	\$ -	\$ -	\$ -
<b>Net Other Sources/(Uses) of Funds</b>	<b>\$ 2,410,298</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ (226,114)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ 226,114</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

### **Services Provided**

Johnstown North 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 in November 2006. The District was established as part of a “Multiple District Structure” for the “Iron Horse” commercial community located in the Town of Johnstown, Colorado. Along with its companion Districts No. 2 and No. 3, (“Finance District”), this “Service District” was organized to provide financing for the acquisition, construction and installation of public improvements including but not limited to wastewater systems, storm drainage, streets and roadway landscaping, signage and signals; park and recreation improvements and public transit and to provide the operation and maintenance of these improvements.

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 2025 budget, the following goals are foremost for the District:

- Provide the level of street, safety, drainage, and park and recreational services as desired by the property owners and constituents of the Multiple Districts in the most economic manner possible.
- Provide an unwavering commitment to honoring the District's debt obligations and contractual agreements.

### **Revenues**

#### **Transfers from Johnstown North District Nos. 2 and 3**

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefiting Johnstown North Metropolitan District No. 2 and Johnstown North District No. 3 (collectively, "Districts"). The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District.

#### **Net Investment Income**

The District is budgeted to earn interest income based on the prior year activity.

#### **Miscellaneous Revenues**

Based on Development activity in the District, the following revenues are also anticipated in the upcoming fiscal year; Pump Reimbursements and Utility Income.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 2% of property taxes.

**General and Administrative**

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues.

**Capital Outlay**

The District anticipates infrastructure improvements during 2025.

**Reserves**

**Emergency Reserve**

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 169 - JOHNSTOWN NORTH METRO DISTRICT NO. 1

IN LARIMER COUNTY ON 11/22/2024

New Entity: No

<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 2024 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$27
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$27
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$27
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.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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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 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$100
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, 2024

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.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2025

STATE OF COLORADO     )  
  )  
COUNTY OF LARIMER    )ss.  
  )  
JOHNSTOWN NORTH        )  
METROPOLITAN            )  
DISTRICT NO. 2          )

The Board of Directors of the Johnstown North Metropolitan District No. 2, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 24, 2024 at 11:30 A.M.

The following members of the Board of Directors were present:

Kim Perry, President & Chairperson  
Sam Salazar, Asst. Secretary & Asst. Treasurer  
Tim DePeder, Asst. Secretary & Asst. Treasurer

Directors Absent, but Excused:  
Jeff Breidenbach, Vice President & Asst. Secretary  
Josh Kane, Treasurer & Secretary

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Irene Buenavista, Stanley Holder, and Dillon Gamber; Pinnacle Consulting Group, Inc.

Mr. Newby stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2025 budget. Director Perry opened the public hearing on the District's proposed 2025 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director DePeder 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025, AND ENDING ON THE LAST DAY OF DECEMBER 2025,

WHEREAS, the Board of Directors of the Johnstown North Metropolitan District No. 2 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 17, 2024 in The Johnstown Breeze, 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 October 24, 2024, 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2 OF LARIMER COUNTY, COLORADO:

Section 1. 2025 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. 2025 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 2025. 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 Johnstown North Metropolitan District No. 2 for calendar year 2025.

Section 4. 2025 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2025 Budget year is \$585,155.46. That the 2024 valuation for assessment, as certified by the Larimer County Assessor, is \$22,317,993.

A. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2025 budget year, there is hereby levied a tax of 17.829 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

B. Levy for Contractual Obligations. That for the purposes of meeting all contractual obligations expense of the District during the 2025 budget year, there is hereby levied a tax of 8.390 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

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 26.219 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** Johnstown North Metropolitan District No. 2,

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Johnstown North Metropolitan District No. 2

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 22,317,993 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: \$ 22,317,993

(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/13/2024 for budget/fiscal year 2025

(no 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>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; padding: 2px;">_____</span> mills	<span style="border: 1px solid black; padding: 2px;">\$ _____</span>
3. General Obligation Bonds and Interest <sup>J</sup>	17.829 mills	\$ 397,907.50
4. Contractual Obligations <sup>K</sup>	8.390 mills	\$ 187,247.96
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____

**TOTAL:** [ Sum of General Operating Subtotal and Lines 3 to 7 ]

26.219 mills

\$ 585,155.46

Contact person: Brendan Campbell Phone: (970) 669-3611

Signed:  Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

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) 864-7720.

<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**

**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: | Repay Johnstown North Metropolitan District No. 1. Series 2022A Senior Bonds     |
|    | Series:           | 2022   |
|    | Date of Issue:    | 10/16/22   |
|    | Coupon Rate:      | 7%   |
|    | Maturity Date:    | 08/15/2052   |
|    | Levy:             | 17.829   |
|    | Revenue:          | \$397,907.50   |
|    |                   |  |
| 2. | Purpose of Issue: | Repay Johnstown North Metropolitan District No. 1 Series 2022B Subordinate Bonds |
|    | Series:           | 2022   |
|    | Date of Issue:    | 10/19/22   |
|    | Coupon Rate:      | 9.125%   |
|    | Maturity Date:    | 09/01/2052   |
|    | Levy:             | 17.829   |
|    | Revenue:          | \$397,907.50   |

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

- |    |                      |   |
|----|----------------------|---|
| 3. | Purpose of Contract: | To fund the operations and maintenance of Johnstown North Metropolitan District No. 2's infrastructure improvements |
|    | Title:               | District Facilities Construction and Service Agreement  |
|    | Date:                | 1/17/2007   |
|    | Principal Amount:    |   |
|    | Maturity Date:       |   |
|    | Levy:                | 8.390   |
|    | Revenue:             | \$187,247.96  |
|    |                      |   |
| 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.

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 Salazar, Assistant Treasurer and Assistant Secretary of the District, and made a part of the public records of Johnstown North Metropolitan District No. 2.

The foregoing Resolution was seconded by Director Salazar.

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

ADOPTED AND APPROVED this 24th day of October 2024.

*Kim Perry*

---

President

STATE OF COLORADO    )  
  )  
COUNTY OF LARIMER    )ss.  
  )  
JOHNSTOWN NORTH        )  
METROPOLITAN            )  
DISTRICT NO. 2            )

I, Sam Salazar, Assistant Treasurer and Assistant Secretary to the Board of Directors of the Johnstown North Metropolitan District No. 2, 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, October 24, 2024, at 11:30 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 2025; 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 2025 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 24th day of October, 2024.

*Samantha Salazar*  
\_\_\_\_\_



## Management Budget Report

### BOARD OF DIRECTORS JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2025, including the comparative information of the forecasted estimate for the year ending December 31, 2024 and the actual historic information for the year 2023.

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 be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.  
January 15, 2025

#### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	<b>2023</b>	<b>2024</b>	<b>2024</b>	<b>2025</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>				
Property Taxes	\$ 170,851	\$ 179,158	\$ 142,899	\$ 187,248
Specific Ownership Taxes	11,138	12,541	9,121	13,107
Interest & Other	-	1,000	10	1,000
<b>Total Revenues</b>	<b>\$ 181,989</b>	<b>\$ 192,699</b>	<b>\$ 152,030</b>	<b>\$ 201,355</b>
<b>Expenditures</b>				
Payment for Services to No. 1 - O&M	\$ 178,592	\$ 188,115	\$ 149,172	\$ 196,610
Treasurer's Fees	3,397	3,583	2,858	3,745
Contingency	-	1,000	-	1,000
<b>Total Operating Expenditures</b>	<b>\$ 181,989</b>	<b>\$ 192,699</b>	<b>\$ 152,030</b>	<b>\$ 201,355</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Mill Levy</b>				
Operating	8.000	8.390	8.390	8.390
Debt Service	17.000	17.830	17.830	17.829
<b>Total Mill Levy</b>	<b>25.000</b>	<b>26.220</b>	<b>26.220</b>	<b>26.219</b>
<b>Assessed Value</b>	<b>\$ 17,758,483</b>	<b>\$ 21,353,695</b>	<b>\$ 21,353,695</b>	<b>\$ 22,317,993</b>
<b>Property Tax Revenue</b>				
Operating	142,068	179,158	179,158	187,248
Debt Service	301,894	380,736	380,736	397,907
<b>Total Property Tax Revenue</b>	<b>\$ 443,962</b>	<b>\$ 559,894</b>	<b>\$ 559,894</b>	<b>\$ 585,155</b>

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>DEBT SERVICE FUND</b>				
	<b>2023</b>	<b>2024</b>	<b>2024</b>	<b>2025</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>				
Transfer from Capital Fund	\$ 1,102,705	\$ -	\$ -	\$ -
Property Tax	239,651	380,736	303,661	397,907
Specific Ownership Taxes	15,623	26,652	43,494	27,854
Service Fees from District 3	-	353	312	360
Interest & Other	6,853	20,000	27,000	20,000
<b>Total Revenues</b>	<b>\$ 1,364,832</b>	<b>\$ 427,741</b>	<b>\$ 374,467</b>	<b>\$ 446,121</b>
<b>Expenditures</b>				
2022A Bond Interest	\$ 33,974	\$ 421,750	\$ 421,750	\$ 421,750
2022B Bond Interest	\$ -	\$ -	\$ -	438,208
Treasurer's Fees	4,761	7,615	6,073	7,958
Trustee Fees	-	7,000	7,000	7,000
Payment for Services to No. 1	250,513	-	-	-
<b>Total Expenditures</b>	<b>\$ 289,248</b>	<b>\$ 436,365</b>	<b>\$ 434,823</b>	<b>\$ 874,916</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 1,075,584</b>	<b>\$ (8,624)</b>	<b>\$ (60,356)</b>	<b>\$ (428,795)</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ 1,015,228</b>	<b>\$ 1,075,584</b>	<b>\$ 1,015,228</b>
<b>Ending Fund Balance</b>	<b>\$ 1,075,584</b>	<b>\$ 1,006,604</b>	<b>\$ 1,015,228</b>	<b>\$ 586,434</b>
<b>COMPONENTS OF ENDING FUND BALANCE:</b>				
Capitalized Interest Fund	\$ 365,754	\$ 274,837	\$ 274,837	\$ -
Debt Service Reserve (\$586,293)	586,293	586,293	586,293	586,293
Bond Fund	123,537	145,474	154,099	141
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 1,075,584</b>	<b>\$ 1,006,604</b>	<b>\$ 1,015,228</b>	<b>\$ 586,434</b>

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>CAPITAL PROJECTS FUND</b>				
	<b>2023</b>	<b>2024</b>	<b>2024</b>	<b>2025</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>				
Bond Proceeds	\$ 8,025,000	\$ -	\$ -	\$ -
Interest & Other	5,735	-	47,000	10,250
<b>Total Revenues</b>	<b>\$ 8,030,735</b>	<b>\$ -</b>	<b>\$ 47,000</b>	<b>\$ 10,250</b>
<b>Expenditures</b>				
Transfer to District #1	\$ 3,112,872	\$ 531,330	\$ 347,138	\$ 521,580
Engineering and Other Professional Services	2,410,298	-	-	-
Transfer to Debt Service Fund	1,102,705	-	-	-
Cost of Issuance	593,392	-	-	-
<b>Total Expenditures</b>	<b>\$ 7,219,267</b>	<b>\$ 531,330</b>	<b>\$ 347,138</b>	<b>\$ 521,580</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 811,468</b>	<b>\$ (531,330)</b>	<b>\$ (300,138)</b>	<b>\$ (511,330)</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ 531,330</b>	<b>\$ 811,468</b>	<b>\$ 511,330</b>
<b>Ending Fund Balance</b>	<b>\$ 811,468</b>	<b>\$ -</b>	<b>\$ 511,330</b>	<b>\$ -</b>

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

### **Services Provided**

Johnstown North Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2006. The District was established as part of a “Multiple District Structure” for the “Iron Horse” commercial community located in the Town of Johnstown, Colorado. Along with its companion District No. 1, (“Service District”) and District No. 3, (“Finance District”), this Finance District was organized to provide financing for the acquisition, construction and installation of public improvements including but not limited to wastewater systems, storm drainage, streets and roadway landscaping, signage and signals; park and recreation improvements and public transit and to provide the operation and maintenance of these improvements.

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 2025 budget, the following goals are foremost for the District:

- To collect property taxes for distribution to the Service District in order to provide the level of services desired by the property owners of the District in the most economic manner possible.
- Provide an unwavering commitment to honoring the District's debt obligations and contractual agreements.

### **Revenues**

#### **Property Taxes**

The District's Board of Directors levies property taxes. The levy is based on assessed valuations determined by the County Assessor as of January 1 of each year. The levy is set by December 15 by certification to the County commissioners office. 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

#### **Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 7% of the property taxes collected.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Transfers From Johnstown North Metropolitan District No. 3**

Pursuant to the District Coordinating Services Agreement, the District will provide certain debt services benefiting Johnstown North Metropolitan District No. 3. District No. 3 will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District. Additionally, the District Coordinating Services Agreement stipulates that the District will own and maintain all debt services within the District.

**Expenditures**

**General and Administrative**

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefiting Johnstown North Metropolitan District Nos. 1-3 (collectively, "Districts"). General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues. The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the operating District No. 1.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 2% of property taxes.

**Debt**

The District has outstanding the following bond issues:

On November 2, 2022, the District issued Limited Tax General Obligation Refunding and Improvement Bonds Series 2022A in the amount of \$6,025,000 and Subordinate Limited Tax General Obligation Bonds, Series 2022B in the amount of \$2,000,000. The proceeds of the Series 2022A Senior Bonds will be used for the purposes of: (a) repaying a portion of the Subordinate Developer Notes, (b) financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain Public Improvements to serve the Development, (c) paying a portion of the interest to accrue on the Series 2022A Senior Bonds, (d) funding a deposit to the Reserve Fund in the amount of the Reserve Requirement, and (e) paying the costs of issuing the Bonds. The proceeds of the Series 2022B Subordinate Bonds will be used for the purposes of: (a) refunding the 2019 Loan and (b) repaying a portion of the Subordinate Developer Notes.

The bonds carry interest rates ranging from 4.625% to 7.625%. Interest payments on the bonds are due semi-annually on June 1 and December 1 beginning in December 2022. Principal payments are due annually on December 1 beginning in December 2032 through 2052.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Reserves**

**Emergency Reserve**

The District transfers all its General Fund revenue to the Service District. Therefore, the emergency reserve related to this District is held in Johnstown North Metropolitan District No. 1.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 170 - JOHNSTOWN NORTH METRO DISTRICT NO. 2

IN LARIMER COUNTY ON 11/22/2024

New Entity: No

<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 2024 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$21,353,695
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$22,317,993
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$22,317,993
5. NEW CONSTRUCTION: **	\$613,789
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.):	\$891.10

\* 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 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$50,396,720
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$2,199,900
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, 2024

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$13,665
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\*\* 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.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2025

STATE OF COLORADO )  
 )  
COUNTY OF LARIMER )ss.  
 )  
JOHNSTOWN NORTH )  
METROPOLITAN )  
DISTRICT NO. 3 )

The Board of Directors of the Johnstown North Metropolitan District No. 3, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 24, 2024 at 11:30 A.M.

The following members of the Board of Directors were present:

Kim Perry, President & Chairperson  
Sam Salazar, Asst. Secretary & Asst. Treasurer  
Tim DePeder, Asst. Secretary & Asst. Treasurer

Directors Absent, but Excused:  
Jeff Breidenbach, Vice President & Asst. Secretary  
Josh Kane, Treasurer & Secretary

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Irene Buenavista, Stanley Holder, and Dillon Gamber; Pinnacle Consulting Group, Inc.

Mr. Newby stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2025 budget. Director Perry opened the public hearing on the District's proposed 2025 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director DePeder 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025, AND ENDING ON THE LAST DAY OF DECEMBER 2025,

WHEREAS, the Board of Directors of the Johnstown North Metropolitan District No. 3 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 17, 2024 in The Johnstown Breeze, 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 October 24, 2024, 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 JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3 OF LARIMER COUNTY, COLORADO:

Section 1. 2025 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. 2025 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 2025. 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 Johnstown North Metropolitan District No. 3 for calendar year 2025.

Section 4. 2025 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2025 Budget year is \$505.44. That the 2024 valuation for assessment, as certified by the Larimer County Assessor, is \$19,095.

A. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2025 budget year, there is hereby levied a tax of 18.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

B. Levy for Contractual Obligations. That for the purposes of meeting all contractual obligations expense of the District during the 2025 budget year, there is hereby levied a tax of 8.470 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

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 26.470 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** Johnstown North Metropolitan District No. 3,  
(taxing entity)<sup>A</sup>  
**the** Board of Directors,  
(governing body)<sup>B</sup>  
**of the** Johnstown North Metropolitan District No. 3,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 19,095 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: \$ 19,095 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/13/2024 for budget/fiscal year 2025.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; padding: 2px;">_____</span> mills	<span style="border: 1px solid black; padding: 2px;">\$ _____</span>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>18.000</u> mills	\$ <u>343.71</u>
4. Contractual Obligations <sup>K</sup>	<u>8.470</u> mills	\$ <u>161.73</u>
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 ]	<span style="border: 2px solid black; padding: 5px;"><u>26.470</u></span> mills	<span style="border: 2px solid black; padding: 5px;"><u>\$ 505.44</u></span>

Contact person: Brendan Campbell Phone: (970) 669-3611  
Signed:  Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*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) 864-7720.*

<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**

**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: | Repay Johnstown North Metropolitan District No. 1. Series 2022A Senior Bonds     |
|       | Series:           | 2022   |
|       | Date of Issue:    | 10/19/22   |
|       | Coupon Rate:      | 7 %  |
|       | Maturity Date:    | 08/15/2052   |
|       | Levy:             | 18.000   |
|       | Revenue:          | \$343.71   |
| <hr/> |                   |  |
| 2.    | Purpose of Issue: | Repay Johnstown North Metropolitan District No. 1 Series 2022B Subordinate Bonds |
|       | Series:           | 2022   |
|       | Date of Issue:    | 10/19/22   |
|       | Coupon Rate:      | 9.125%   |
|       | Maturity Date:    | 09/01/2052   |
|       | Levy:             | 18.000   |
|       | Revenue:          | \$343.71   |

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

- |       |                      |   |
|-------|----------------------|---|
| 3.    | Purpose of Contract: | To fund the operations and maintenance of Johnstown North Metropolitan District No. 3's infrastructure improvements |
|       | Title:               | District Facilities Construction and Service Agreement  |
|       | Date:                | 1/17/2007   |
|       | Principal Amount:    |   |
|       | Maturity Date:       |   |
|       | Levy:                | 8.470   |
|       | Revenue:             | \$161.73  |
| <hr/> |                      |   |
| 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.

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 Salazar, Assistant Treasurer and Assistant Secretary of the District, and made a part of the public records of Johnstown North Metropolitan District No. 3.

The foregoing Resolution was seconded by Director Salazar.

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

ADOPTED AND APPROVED this 24th day of October 2024.

*Kim Perry*

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President

STATE OF COLORADO    )  
  )  
COUNTY OF LARIMER    )ss.  
  )  
JOHNSTOWN NORTH        )  
METROPOLITAN            )  
DISTRICT NO. 3            )

I, Sam Salazar, Assistant Treasurer and Assistant Secretary to the Board of Directors of the Johnstown North Metropolitan District No. 3, 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, October 24, 2024, at 11:30 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 2025; 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 2025 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 24th day of October, 2024.

*Samantha Salazar*  
\_\_\_\_\_



## Management Budget Report

### BOARD OF DIRECTORS JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2025, including the comparative information of the forecasted estimate for the year ending December 31, 2024 and the actual historic information for the year 2023.

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 be the initials "B. J. M." followed by a flourish.

Pinnacle Consulting Group, Inc.  
January 15, 2025

#### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3</b>					
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>					
<b>GENERAL FUND</b>					
		<b>2023</b>	<b>2024</b>	<b>2024</b>	<b>2025</b>
		<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
		<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>					
	Property Taxes	\$ 78	\$ 158	\$ 140	\$ 162
	Property Taxes DS	109	336	297	344
	Specific Ownership Taxes	5	11	10	11
	Specific Ownership Taxes DS	8	24	21	24
	Interest & Other	-	100	-	100
	<b>Total Revenues</b>	<b>\$ 200</b>	<b>\$ 628</b>	<b>\$ 468</b>	<b>\$ 641</b>
<b>Expenditures</b>					
	Payment for Services to No. 1 - O&M	\$ 82	\$ 166	\$ 147	\$ 170
	Payment for Services to No. 2 - Debt	-	353	312	360
	Treasurer's Fees	4	10	9	10
	Contingency	-	100	-	100
	Payment for Services to No. 1 - Debt	115	-	-	-
	<b>Total Operating Expenditures</b>	<b>\$ 200</b>	<b>\$ 629</b>	<b>\$ 468</b>	<b>\$ 640</b>
	<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Mill Levy</b>					
	Operating	8.000	8.478	8.478	8.470
	Debt Service	17.000	18.015	18.015	18.000
	<b>Total Mill Levy</b>	<b>25.000</b>	<b>26.493</b>	<b>26.493</b>	<b>26.470</b>
	<b>Assessed Value</b>	<b>\$ 7,481</b>	<b>\$ 18,641</b>	<b>\$ 18,641</b>	<b>\$ 19,095</b>
<b>Property Tax Revenue</b>					
	Operating	60	158	158	162
	Debt Service	127	336	336	344
	<b>Total Property Tax Revenue</b>	<b>\$ 187</b>	<b>\$ 494</b>	<b>\$ 494</b>	<b>505</b>

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Services Provided**

Johnstown North Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in November 2006. The District was established as the “Service District” as part of a “Multiple District Structure” for the “Iron Horse” commercial community located in the Town of Johnstown, Colorado. Along with its companion District No. 1, (“Service District”) and District No. 2, (“Finance District”), this Finance District was organized to provide financing for the acquisition, construction and installation of public improvements including but not limited to wastewater systems, storm drainage, streets and roadway landscaping, signage and signals; park and recreation improvements and public transit and to provide the operation and maintenance of these improvements.

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

The following 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 2025 budget, the following goals are foremost for the District:

- To collect property taxes for distribution to the Service District in order to provide the level of services desired by the property owners of the District in the most economic manner possible.

**Revenues**

**Property Taxes**

The District’s Board of Directors levies property taxes. The levy is based on assessed valuations determined by the County Assessor as of January 1 of each year. The levy is set by December 15 by certification to the County commissioners office. 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 7% of the property taxes collected.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3  
2025 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Expenditures**

**General and Administrative**

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefiting Johnstown North Metropolitan District Nos. 1-3 (collectively, "Districts"). General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues. The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the operating District No. 1.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 2% of property taxes.

**Debt**

The District Coordinating Services Agreement stipulates the District will own, operate and maintain all public improvements within the Districts. The Districts will pay all costs of such improvements through the pledge of ad valorem property taxes and transferring the net tax revenues to District No. 2 to pay debt service obligations.

**Reserves**

**Emergency Reserve**

The District transfers all its General Fund revenue to the Service District. Therefore, the emergency reserve related to this District is held in Johnstown North Metropolitan District No. 1.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 171 - JOHNSTOWN NORTH METRO DISTRICT NO. 3

IN LARIMER COUNTY ON 11/22/2024

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 2024 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$18,641
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$19,095
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$19,095
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 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$24,420
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
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

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.

**EXHIBIT B**

**2024 AUDITS AND APPLICATION FOR EXEMPTION FROM AUDIT**

## APPLICATION FOR EXEMPTION FROM AUDIT

### LONG FORM

FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES **MORE THAN \$100,000 BUT NOT MORE THAN \$750,000**

Under the Local Government Audit Law (Sections 29-1-601 et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.

#### EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **EACH YEAR** and submit it to the Office of the State Auditor (OSA) for approval. Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting.

Approval for an Exemption from Audit is granted only upon the request by the OSA.

#### READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA **WITHIN 3 MONTHS** AFTER THE ACCOUNTING YEAR END. FOR EXAMPLE: APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR END.

APPLICATIONS FOR EXEMPTION FROM AUDIT SUBMISSIONS ARE **NOT** ELIGIBLE FOR AN EXTENSION OF TIME.

**GOVERNMENTAL ACTIVITY** SHOULD BE REPORTED ON THE **MODIFIED ACCRUAL BASIS**.

**PROPRIETARY ACTIVITY** SHOULD BE REPORTED ON A **BUDGETARY BASIS**.

#### POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL **NOT** BE ACCEPTED.

FOR YOUR REFERENCE: COLORADO REVENUE STATUTES CAN BE FOUND AT THIS ADDRESS:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL **NOT** BE ACCEPTED.

<http://www.lexisnexis.com/hott topics/Colorado/>

APPLICATIONS **MUST** BE FULLY AND ACCURATELY COMPLETED.

#### CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all prior year deficiencies as communicated by the OSA?
- Has the application been **PERSONALLY** reviewed and approved by the governing body?
- Are all sections of the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted electronically?
  - If yes, have you read and understand the Electronic Signature Policy? See policy in Part 11.
- or—
- If yes, have you included a resolution?
  - Does the resolution state that the governing body **PERSONALLY** reviewed and approved the resolution in an open public meeting?
  - Has the resolution been signed by a **MAJORITY** of the governing body? (See sample resolution at the end of this form.)
- Will this application be submitted via a mail service\* (e.g. US Post Office, FedEx, UPS, courier)?
  - If yes, does the application include **ORIGINAL** **AND** **COPIES** from the **MAJORITY** of the governing body?

Check out our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more!

See the link below:

[Click here to go to the portal](#)

#### FILING METHODS

**WEB PORTAL:** Register and submit your Applications at our web portal.

[www.osa.state.co.us/portal](#)

For faster processing the web portal is the preferred method for submission.

MAIL: Office of the State Auditor  
Local Government Audit Division  
1525 Sherman St. 7th Floor  
Denver, CO 80203

*Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.*

**QUESTIONS?** Email: [osa\\_lg@colleg.gov](mailto:osa_lg@colleg.gov) OR Phone: 303.819.3000

#### IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

**Governmental Activity** results be reported on the **Modified Accrual Basis**.

**Proprietary Activity** should be reported on the **Cash or Budgetary Basis** - A budget or GAAP reconciliation is preferred in Part 7.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, **ANNUALZT** **IS** **REQUIRED**.

**APPLICATION FOR EXEMPTION FROM AUDIT**

LONG FORM

<b>NAME OF GOVERNMENT</b>	Johnstown North Metropolitan District No. 1
<b>ADDRESS</b>	CO Finance Consulting Group, Inc. 150 W Eisenhower Blvd. Lafayette, CO 80137
<b>CONTACT PERSON</b>	Brandon Campbell
<b>PHONE</b>	870-669-3811
<b>EMAIL</b>	brandanc@pcgi.com

For the Year Ended  
12/31/2024  
or fiscal year ended:

**CERTIFICATION OF PREPARER**

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditures are at least \$100,000 but not more than \$750,000 and that independent means someone who is acceptable to the entity.

<b>NAME:</b>	Devin Billingsley
<b>TITLE:</b>	District Accountant
<b>FIRM NAME (if applicable):</b>	Proforma Consulting Group, Inc.
<b>ADDRESS:</b>	150 W Eisenhower Blvd.
<b>PHONE:</b>	870-669-3811
<b>RELATIONSHIP TO ENTITY:</b>	District Accountant

<b>PREPARER (SIGNATURE REQUIRED)</b>	<b>DATE PREPARED</b> <small>(The exemption shall be granted prior to the close of fiscal year.)</small>
	3/12/2025

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (b) 3 and 32-1-104 (2), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET**

\* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds (Modified Accrual Basis)			Description	Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
		Fund#	Fund#	Fund#		Fund#	Fund#
<b>Assets</b>							
1-1	Cash & Cash Equivalents	\$ 38,365	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ -	\$ -	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ 10,432	\$ -	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ -	\$ -	\$ -	Other Current Assets (specify: )	\$ -	\$ -
1-6	All Other Assets	\$ -	\$ -	\$ -	Total Current Assets	\$ -	\$ -
1-7	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 4)	\$ -	\$ -
1-8	Other (specify: )	\$ 9,255	\$ -	\$ -	Other Long Term Assets (specify: )	\$ -	\$ -
1-9		\$ -	\$ -	\$ -		\$ -	\$ -
1-10		\$ -	\$ -	\$ -		\$ -	\$ -
1-11	<b>(Add lines 1-1 through 1-10)</b>	<b>TOTAL ASSETS</b>	<b>\$ 404,652</b>	<b>\$ -</b>	<b>(Add lines 1-1 through 1-10)</b>	<b>TOTAL ASSETS</b>	<b>\$ -</b>
<b>Deferred Outflows of Resources:</b>							
1-12	(specify: )	\$ -	\$ -	\$ -	(specify: )	\$ -	\$ -
1-13	(specify: )	\$ -	\$ -	\$ -	(specify: )	\$ -	\$ -
1-14	<b>(Add lines 1-12 through 1-13)</b>	<b>TOTAL DEFERRED OUTFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(Add lines 1-12 through 1-13)</b>	<b>TOTAL DEFERRED OUTFLOWS</b>	<b>\$ -</b>
1-15	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>\$ 404,652</b>	<b>\$ -</b>	<b>\$ -</b>	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Liabilities</b>							
1-16	Accounts Payable	\$ 19,657	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Revenue	\$ -	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	<b>(Add lines 1-16 through 1-20)</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 19,710</b>	<b>\$ -</b>	<b>(Add lines 1-16 through 1-20)</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ -</b>
1-22	All Other Liabilities (specify: )	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4)	\$ -	\$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities (specify: )	\$ -	\$ -
1-24		\$ -	\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -	\$ -		\$ -	\$ -
1-27	<b>(Add lines 1-22 through 1-26)</b>	<b>TOTAL LIABILITIES</b>	<b>\$ 19,710</b>	<b>\$ -</b>	<b>(Add lines 1-22 through 1-26)</b>	<b>TOTAL LIABILITIES</b>	<b>\$ -</b>
<b>Deferred Inflows of Resources:</b>							
1-28	Deferred Property Taxes	\$ -	\$ -	\$ -	Deferred Inflows of Resources	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Penalty/DPES Related	\$ -	\$ -
1-30	<b>(Add lines 1-28 through 1-29)</b>	<b>TOTAL DEFERRED INFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>	Other (specify: )	\$ -	\$ -
1-31	<b>(Add lines 1-27, 1-29 and 1-30)</b>	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b>	<b>\$ 404,652</b>	<b>\$ -</b>	<b>(Add lines 1-27, 1-29 and 1-30)</b>	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b>	<b>\$ -</b>
<b>Fund Balance</b>							
1-31	Nonspendable	\$ 9,255	\$ -	\$ -	Net Investment in Capital and Right-to-Use Assets	\$ -	\$ -
1-32	Restricted (specify: )	\$ -	\$ -	\$ -	Emergency Reserves	\$ -	\$ -
1-33	Committed (specify: )	\$ 5,625	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-34	Assigned (specify: )	\$ -	\$ -	\$ -	Restricted	\$ -	\$ -
1-35	Unassigned	\$ 309,762	\$ -	\$ -	Undesignated/Unrestricted/Invested	\$ -	\$ -
1-36		\$ -	\$ -	\$ -		\$ -	\$ -
1-37	<b>(Add lines 1-31 through 1-36)</b>	<b>TOTAL FUND BALANCE</b>	<b>\$ 384,842</b>	<b>\$ -</b>	<b>(Add lines 1-31 through 1-36)</b>	<b>TOTAL NET POSITION</b>	<b>\$ -</b>
1-38	<b>(Add lines 1-27, 1-30 and 1-37)</b>	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b>	<b>\$ 404,652</b>	<b>\$ -</b>	<b>(Add lines 1-27, 1-30 and 1-37)</b>	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b>	<b>\$ -</b>

Please use this space to provide explanation of any item on this page

**PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES**

Line #	Description	Governmental Funds			Description	Proprietary/Industrial Funds		
		Fund	Fund	Fund		Fund	Fund	
2-1	Tax Revenue				Tax Revenue			
2-1	Property (include mfts levied in question 10-7)	\$ -	\$ -	\$ -	Property (include mfts levied in question 10-7)	\$ -	\$ -	\$ -
2-2	Specific Ownership	\$ -	\$ -	\$ -	Specific Ownership	\$ -	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -	\$ -
2-4	Other Tax Revenue (specify )Interest	\$ 21,478	\$ -	\$ -	Other Tax Revenue (specify )	\$ -	\$ -	\$ -
2-5	Service Fees Revenue	\$ 187,266	\$ -	\$ -		\$ -	\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
2-8	Add lines 2-1 through 2-7	\$ 208,784	\$ -	\$ -	Add lines 2-1 through 2-7	\$ -	\$ -	\$ -
2-9	TOTAL TAX REVENUE	\$ 208,784	\$ -	\$ -	TOTAL TAX REVENUE	\$ -	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	Licenses and Permits	\$ -	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	Grants	\$ -	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	Donations	\$ -	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -	\$ -
2-19	Interest/Investment Income	\$ -	\$ -	\$ -	Interest/Investment Income	\$ -	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	\$ -	Tap Fees	\$ -	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -
2-22	All Other (specify )Pump Maintenance Fee	\$ 11,400	\$ -	\$ -	All Other (specify )	\$ -	\$ -	\$ -
2-23	Utility Income	\$ 5,420	\$ -	\$ -		\$ -	\$ -	\$ -
2-24	Add lines 2-9 through 2-23	\$ 225,604	\$ -	\$ -	Add lines 2-9 through 2-23	\$ -	\$ -	\$ -
2-24	TOTAL REVENUES	\$ 225,604	\$ -	\$ -	TOTAL REVENUES	\$ -	\$ -	\$ -
2-25	Other Financing Sources:				Other Financing Sources:			
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -	\$ -
2-28	Other (specify )	\$ -	\$ -	\$ -	Other (specify )	\$ -	\$ -	\$ -
2-29	Add lines 2-25 through 2-28	\$ -	\$ -	\$ -	Add lines 2-25 through 2-28	\$ -	\$ -	\$ -
2-29	TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -
2-30	Add lines 2-24 and 2-29	\$ 225,604	\$ -	\$ -	Add lines 2-24 and 2-29	\$ -	\$ -	\$ -
2-30	TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 225,604	\$ -	\$ -	TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)	\$ 225,604	\$ -	\$ -

**IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) ARE GREATER THAN \$750,000 STOP.**  
 You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		Fund	Fund	Fund		Fund	Fund
	Expenditures				Expenses		
3-1	General Government	\$ 184,116	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	Salaries	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	Payroll Taxes	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	Contract Services	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	Employee Benefits	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	Insurance	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	Other (specify )	\$ -	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-12		\$ -	\$ -	\$ -	Other (specify )	\$ -	\$ -
3-13		\$ -	\$ -	\$ -		\$ -	\$ -
3-14	Capital Outlay	\$ -	\$ 91,477	\$ -	Capital Outlay	\$ -	\$ -
	Debt Service				Debt Service		
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	Interest	\$ -	\$ -	\$ -	Interest	\$ -	\$ -
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	All Other (specify )	\$ -	\$ -	\$ -	All Other (specify )	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	<b>Add lines 3-1 through 3-23</b>	<b>\$ 184,116</b>	<b>\$ 91,477</b>	<b>\$ -</b>	<b>Add lines 3-1 through 3-23</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL EXPENDITURES</b>				<b>TOTAL EXPENSES</b>		
3-25					<b>GRAND TOTAL (ALL FUNDS)</b>	<b>\$ 275,593</b>	
3-26	Interfund Transfers (In)	\$ -	\$ (86,150)	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other (specify ) (Enter negative for expense)	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 3-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	<b>(Add lines 3-26 through 3-31)</b>	<b>\$ -</b>	<b>\$ (86,150)</b>	<b>\$ -</b>	<b>(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS</b>	<b>\$ -</b>	<b>\$ -</b>
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ 41,468	\$ (8,327)	\$ -	Net Increase (Decrease) in Net Position	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 343,470	\$ 5,327	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
3-36	Fund Balance, December 31	\$ 384,938	\$ -	\$ -	Net Position, December 31	\$ -	\$ -
	<b>Sum of Lines 3-33, 3-34, and 3-35</b>	<b>\$ 384,938</b>	<b>\$ -</b>	<b>\$ -</b>	<b>Sum of Lines 3-33, 3-34, and 3-35</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>This total should be the same as line 1-27.</b>				<b>This total should be the same as line 1-27.</b>		

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE THAN \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

**PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED**

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-1 Does the entity have outstanding debt? <i>(If "No" is checked, skip to question 4-3)</i> <i>(If "Yes" is checked, please attach a copy of the entity's debt repayment schedule)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-2 Is the debt repayment schedule attached? If no, <b>MUST</b> explain: To be repaid when funds are available	<input type="checkbox"/>	<input type="checkbox"/>
4-3 Is the entity current in its debt service payments? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-4 Please complete the following debt statement, if applicable: <i>(Include only verified financial amounts)</i> <i>(List all amounts in dollars and cents)</i>		

	Outstanding at end of prior year	Accrued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ 641,138	\$ -	\$ -	\$ 641,138
Lease & DBTA <sup>SM</sup> Liabilities (GASB #7 & #6)	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other rows:	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 641,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 641,138</b>

**\*Subscription-Based Information Technology Arrangements** *(Must agree to prior year-end balance)*

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-5 Does the entity have any authorized but unissued debt as of its fiscal year end [Section 29-1-005(2) C.R.S.]?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, How much? Date the debt was authorized:	<input type="checkbox"/>	<input type="checkbox"/>
4-6 Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, How much? Date of the most recent Service Plan:	<input type="checkbox"/>	<input type="checkbox"/>
4-7 Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, How much?	<input type="checkbox"/>	<input type="checkbox"/>
4-8 Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, What is the amount outstanding?	<input type="checkbox"/>	<input type="checkbox"/>
4-9 Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, What is being leased? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input type="checkbox"/>

**PART 5 - CASH AND INVESTMENTS**

Please provide the entity's cash deposit and investment balances.

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings accounts	\$ 384,965	
5-2 Certificates of deposit	\$ -	
<b>TOTAL CASH DEPOSITS</b>	<b>\$ 384,965</b>	
5-3 Investments (Governmental, Mutual, VAs) (omit for common investments)	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>TOTAL INVESTMENTS</b>	<b>\$ -</b>	
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 384,965</b>	

Please answer the following questions by marking in the appropriate box.

	Yes	No	N/A
5-4 Are the entity's investments legal in accordance with Section 24-75-601, et seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository [Section 11-16.4-121, et seq., C.R.S.]? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS**

Please answer the following questions by marking in the appropriate box.

Yes

No

Please use this space to provide any explanations or comments.

- 6-1 Does the entity have capitalized assets?  
(If No is checked, skip the rest of Part 6.)
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, **MUST** explain:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

6-3 Complete the following Capital & Right-To-Use Assets table for **GOVERNMENTAL FUNDS**.

	Balance - beginning of the year	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ 494,952	\$ -	\$ -	\$ 494,952
Construction In Progress (CIP)	\$ 1,400,477	\$ 101,209	\$ -	\$ 1,501,686
Leasee & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative or credit balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative or credit balance)	\$ (228,042)	\$ (17,803)	\$ -	\$ (245,845)
<b>TOTAL</b>	\$ 1,227,287	\$ 83,902	\$ -	\$ 1,111,289

6-4 Complete the following Capital & Right-To-Use Assets table for **PROPRIETARY FUNDS**.

	Balance - beginning of the year	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leasee & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative or credit balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative or credit balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

\*Must agree to prior year-end balance.  
 \*\*Generally capital asset actions should be reported as capex activity on the 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy.

**PART 7 - PENSION INFORMATION**

Please answer the following questions by marking in the appropriate box.

Yes

No

Please use this space to provide any explanations or comments.

- 7-1 Does the entity have an "old fire" firefighters' pension plan?
- 7-2 Does the entity have a volunteer firefighters' pension plan?
- If yes, Who administers the plan?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Indicate the contributions from:	
Tax supply 50.000.000.000	\$ -
State contribution amount:	\$ -
Other (explain):	\$ -
<b>TOTAL</b>	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -
------

**PART 8 - BUDGET INFORMATION**

Please answer the following question by marking in the appropriate box.

- 8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:  Yes  No  N/A
- 8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes  No  N/A

Please use this space to provide any explanations or comments.

If yes, Please indicate the amount appropriated for each fund separately for the year reported. (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds.)

Governmental/Proprietary Fund Name	Total Appropriations FY 2015
General Fund	201,395
Capital Fund	3,005,188

**PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)**

Please answer the following question by marking in the appropriate box.

- 9-1 Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5)?  Yes  No

Please use this space to provide any explanations or comments.

Note: An election to exempt the entity from the limiting limitations of TABOR does not exempt the entity from the 3 percent emergency revenue requirement. An election should determine if they meet the requirement of TABOR.

**PART 10 - GENERAL INFORMATION**

Please answer the following questions by marking in the appropriate box.

- 10-1 Is this application for a newly formed governmental entity?  Yes  No
- If yes, Date of formation: \_\_\_\_\_
- 10-2 Has the entity changed its name in the past or current year?  Yes  No
- If yes, Please list the NEW name: \_\_\_\_\_  
Please list the PROCR name: \_\_\_\_\_
- 10-3 Is the entity a metropolitan district?  Yes  No
- 10-4 Please indicate what services the entity provides: \_\_\_\_\_
- 10-5 Does the entity have an agreement with another government to provide services?  Yes  No
- If yes, List the name of the other governmental entity and the services provided: \_\_\_\_\_  
Johnstown MO No. 2 and 3
- 10-6 Has the district filed a Title 32, Article 7 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-102 (1), (1.1) and 32-1-104 (1), C.R.S.)  Yes  No
- 10-7 Date filed: \_\_\_\_\_
- If yes, Does the entity have a certified mill levy?  Yes  No
- 10-7 Please provide the number of mills levied for the year reported (do not report \$ amounts):
- |                        |       |
|------------------------|-------|
| Basic redemption mills | _____ |
| General/other mills    | _____ |
| <b>Total mills</b>     | _____ |
- 10-8 If the entity is a Title 22 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]?  Yes  No  Not
- If NO, please explain: \_\_\_\_\_

Please use this space to provide any explanations or comments.

Please use this space to provide any additional explanations or comments not previously included.

OSA USE ONLY

Entity Wide		General Fund		Governmental Funds	
Unrestricted Cash & Investments	\$ 284,862	Unrestricted Fund Balan	\$ 284,862	Total Tax Revenue	\$ 208,704
Current Liabilities	\$ 18,710	Total Fund Balance	\$ 284,862	Revenue Paying Debt Service	\$ -
Deferred Inflow	\$ -	PP Fund Balance	\$ -	Total Revenue	\$ 208,704
		Total Revenue	\$ 22,546	Total Debt Service Principal	\$ -
		Total Expenditures	\$ 184,114	Total Debt Service Interest	\$ -
		IneFund In	\$ -	Total Assets	\$ 409,852
		IneFund Out	\$ -	Total Liabilities	\$ 18,710
Governmental		Proprietary		Enterprise Funds	
Total Cash & Investments	\$ 384,862	Capital Assets	\$ -	Net Position	\$ -
Transfers In	\$ 28,102	Deferred Outflow	\$ -	PP Net Position	\$ -
Transfers Out	\$ -	Current Liabilities	\$ -	Governmental Wide	
Property Tax	\$ 3	Deferred Inflow	\$ -	Total Outstanding Debt	\$ -
Debt Service Principal	\$ -	Cash & Investments	\$ 275,283	Authorized Mt. Shennock	\$ -
Total Expenditures	\$ 4	Principal Expense	\$ -	Year Authorized	\$ 117,000
Total Developer Advances	\$ 3	Total Expenses	\$ -		
Total Developer Payments	\$ -				

**PART 11 - GOVERNING BODY APPROVAL**

Please answer the following question by marking in the appropriate box.

Yes

No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?



**Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedures**

Policy Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1404 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the date the individual board members signed the document. The signature history must also show the individual's email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and eSign.

A copy of an adopted resolution that documents formal approval by the Board, or

a resolution that documents approval of the Board's exemption from audit, must be submitted with the application.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing the individual member certifies that this application for Exemption from Audit has been prepared consistent with Section 29-1404 C.R.S. which states that a governmental agency with revenues and expenditures of more than \$100,000 but not more than \$750,000 must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and a true and accurate copy if needed.

**Print or type the names of ALL members of the governing body below.  
A MAJORITY of the members of the governing body must sign below.**

Board Member 1	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____ May 2025	Kim Perry Signature: <u>Kim Perry</u> Date: <u>03/13/2025</u>
Board Member 2	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____ May 2025	Sam Salazar Signature: <u>Samuel Salazar</u> Date: <u>03/12/2025</u>
Board Member 3	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____ May 2027	Jeff Brudenbach Signature: _____ Date: _____
Board Member 4	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____ May 2027	Jash Kane Signature: <u>Jash Kane</u> Date: <u>03/12/2025</u>
Board Member 5	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Signature: _____ Date: _____
Board Member 6	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Signature: _____ Date: _____
Board Member 7	Board Member's Name: I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Signature: _____ Date: _____



**JOHNSTOWN NORTH METROPOLITAN  
DISTRICT NO. 2**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2024**

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## **FINANCIAL SECTION**



# JOHN CUTLER & ASSOCIATES

Board of Directors  
Johnstown North Metropolitan District No. 2  
Johnstown, Colorado

## INDEPENDENT AUDITORS' REPORT

### Report on the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities and each major fund, of the Johnstown North Metropolitan District No. 2 (the "District") as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Johnstown North Metropolitan District No. 2 as of December 31, 2024, and the respective changes in financial position, thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Johnstown North Metropolitan District No. 2 and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the required budgetary information on page 16 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion is not affected by this missing information.

### ***Supplementary and Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund schedules as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The individual fund schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund schedules are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

*John Luttrell & Associates, LLC*

July 30, 2025

## **BASIC FINANCIAL STATEMENTS**

## JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

## STATEMENT OF NET POSITION

As of December 31, 2024

	Governmental Activities	
	2024	2023
ASSETS		
Cash and Investments	\$ -	\$ -
Restricted Cash and Investments	1,354,613	1,413,584
Service Fees Receivable	3,034	4,178
Property Tax Receivable	585,155	-
TOTAL ASSETS	1,942,802	1,417,762
LIABILITIES		
Due to Other Districts	971	2,765
Accrued Interest on Bonds	70,292	70,292
Noncurrent Liabilities		
Due within One Year	-	-
Due in More Than One Year	7,937,336	7,934,414
TOTAL LIABILITIES	8,008,599	8,007,471
DEFERRED INFLOWS OF RESOURCES		
Deferred Property Tax Revenue	585,155	
NET POSITION		
Net Investment in Capital Assets	(7,352,181)	(7,934,414)
Restricted for Debt Service	886,281	896,049
Restricted for Capital Projects	518,948	811,468
Unrestricted	(704,000)	(362,812)
TOTAL NET POSITION	\$ (6,650,952)	\$ (6,589,709)

The accompanying notes are an integral part of the financial statements.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2024

FUNCTIONS/PROGRAMS	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Change in Net Position	
			Governmental Activities	
			2024	2023
<b>PRIMARY GOVERNMENT</b>				
<b>Governmental Activities</b>				
General Government	\$ 201,243	\$ -	\$ (201,243)	\$ (162,744)
Interest and Other Fiscal Charges	454,045	71,446	(382,599)	(548,520)
Total Governmental Activities	<u>\$ 655,288</u>	<u>\$ 71,446</u>	(583,842)	(711,264)
<b>GENERAL REVENUES</b>				
Property Tax Revenue			560,194	448,331
Specific Ownership Tax			35,055	31,981
Transfers to District 2			(72,650)	(314,317)
TOTAL GENERAL REVENUES			<u>522,599</u>	<u>165,995</u>
CHANGE IN NET POSITION			(61,243)	(545,269)
NET POSITION, Beginning			<u>(6,589,709)</u>	<u>(6,044,440)</u>
NET POSITION, Ending			<u>\$ (6,650,952)</u>	<u>\$ (6,589,709)</u>

The accompanying notes are an integral part of the financial statements.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2024

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTAL	
				2024	2023
<b>ASSETS</b>					
Restricted Cash and Investments	\$ -	\$ 886,281	\$ 468,332	\$ 1,354,613	\$ 1,413,584
Accounts Receivable	3,034	-	-	3,034	4,178
Property Tax Receivable	583,092	2,063	-	585,155	-
<b>TOTAL ASSETS</b>	<b>\$ 586,126</b>	<b>\$ 888,344</b>	<b>\$ 468,332</b>	<b>\$ 1,942,802</b>	<b>\$ 1,417,762</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
Due to Other Districts	\$ 971	\$ -	\$ -	\$ 971	\$ 2,765
Deferred Property Tax	583,092	2,063	-	585,155	-
<b>TOTAL LIABILITIES</b>	<b>584,063</b>	<b>2,063</b>	<b>-</b>	<b>586,126</b>	<b>2,765</b>
<b>FUND EQUITY</b>					
Fund Balance					
Restricted for Debt Service	-	886,281	-	886,281	896,049
Restricted for Capital Projects	-	-	468,332	468,332	518,948
Unassigned	2,063	-	-	2,063	-
<b>TOTAL FUND EQUITY</b>	<b>2,063</b>	<b>886,281</b>	<b>468,332</b>	<b>1,356,676</b>	<b>1,414,997</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS &amp; FUND EQUITY</b>	<b>\$ 586,126</b>	<b>\$ 888,344</b>	<b>\$ 468,332</b>		

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include bonds payable (\$8,025,000), bond premium of \$87,664, and accrued interest of (\$70,292).

	(8,007,628)	(8,004,706)
Net position of governmental activities	<u>\$ (6,650,952)</u>	<u>\$ (6,589,709)</u>

The accompanying notes are an integral part of the financial statements.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2024

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTAL	
				2024	2023
REVENUES					
Property Taxes	\$ 181,521	\$ 378,673	\$ -	\$ 560,194	\$ 448,331
Specific Ownership	11,217	23,838	-	35,055	31,981
Intrest and Other Income	30	45,236	26,180	71,446	79,081
TOTAL REVENUES	<u>192,768</u>	<u>447,747</u>	<u>26,180</u>	<u>666,695</u>	<u>559,393</u>
EXPENDITURES					
Current					
General Government	190,705	7,616	-	198,321	159,822
Debt Service					
Principal	-	-	-	-	-
Interest and Other Fiscal Charges	-	454,045	-	454,045	557,309
TOTAL EXPENDITURES	<u>190,705</u>	<u>461,661</u>	<u>-</u>	<u>652,366</u>	<u>717,131</u>
EXCESS OF REVENUES OVER (UNDER) EXPENSES	<u>2,063</u>	<u>(13,914)</u>	<u>26,180</u>	<u>14,329</u>	<u>(157,738)</u>
OTHER FINANCING SOURCES (USES)					
Transfers from Other Districts	-	4,146	-	4,146	13,775
Transfers to Other Districts	-	-	(76,796)	(76,796)	(328,092)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>4,146</u>	<u>(76,796)</u>	<u>(72,650)</u>	<u>(314,317)</u>
NET CHANGE IN FUND BALANCES	2,063	(9,768)	(50,616)	(58,321)	(472,055)
FUND BALANCES, Beginning	<u>-</u>	<u>896,049</u>	<u>518,948</u>	<u>1,414,997</u>	<u>1,887,052</u>
FUND BALANCES, Ending	<u>\$ 2,063</u>	<u>\$ 886,281</u>	<u>\$ 468,332</u>	<u>\$ 1,356,676</u>	<u>\$ 1,414,997</u>

The accompanying notes are an integral part of the financial statements.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2024

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ (58,321)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount is the amortization of bond premium.	<u>(2,922)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (61,243)</u></u>

The accompanying notes are an integral part of the financial statements.

## JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

#### NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Johnstown North Metropolitan District No. 2 (“District”) was formed to provide public services and improvements for the District and surrounding area within its boundaries. The District is governed by a five-member Board of Directors (the “Board”) elected by the constituents. The District was formed together with Johnstown North Metropolitan District No. 1 and Johnstown North Metropolitan District No. 3, collectively, the “Districts.” The Johnstown North Metropolitan District No. 3 was established as the Financing District to finance services and improvements provided by District No. 1, and Johnstown North Metropolitan District Nos. 1 and 3 were established as the Operating Districts to provide services and improvements for the Districts.

The accounting policies of the District conform to generally accepted accounting principles (“GAAP”) as applicable to governments. The following is a summary of the more significant policies.

#### **Reporting Entity**

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements. The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

#### **Government-Wide and Fund Financial Statements**

The Government-Wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

Taxes and other items not properly included among program revenues are reported instead as *general revenues*. Major individual governmental funds are reported as separate columns in the fund financial statements.

The Government-Wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of 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.

Service fees, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the fund financial statements, the District reports the following major governmental funds:

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**  
(Continued)

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the acquisition and construction of capital assets.

The *Debt Service Fund* accounts for the payment of principal and interest due on the District's debt.

**Assets, Liabilities, and Net Position/Fund Balance**

**Receivables**

Receivables are reported net of an allowance for uncollectible accounts, where applicable.

**Prepaid Expenses**

Certain payments to vendors reflect costs applicable to future years and are recorded as prepaid expenses in both the government-wide and fund financial statements using the consumption method.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property and equipment of the District is depreciated using the straight-line method over the estimated useful lives between fifteen and thirty years.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Assets, Liabilities, and Net Position/Fund Balance** (Continued)

**Long-Term Obligations** (Continued)

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Net Position**

The government-wide financial statements, utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Net Investment in Capital Assets* includes the District's capital assets (net of accumulated depreciation) reduced by the outstanding balances of bonds that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted Net Position* includes assets that have third-party (statutory, bond covenant, or granting agency) limitations on their use. The District typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.

*Unrestricted Net Position* typically includes unrestricted liquid assets. The Board has the authority to revisit or alter this designation.

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. The District does not report any nonspendable fund balance for the year ended December 31, 2024.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Assets, Liabilities, and Net Position/Fund Balance** (Continued)

**Fund Balance Classification** (Continued)

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified the fund balance in the Debt Service Fund as restricted for debt service and the fund balance in the Capital Projects Fund to be restricted for capital outlay.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2024.
- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15th, District Management submits to the Board a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain public comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board.
- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board. All appropriations lapse at year end.

**NOTE 3: CASH AND INVESTMENTS**

A summary of deposits and investments as of December 31, 2024 follows:

Total Investments **\$ 1,354,613**

Cash and investments are reported in the financial statements as follows:

**Investments**

Interest Rate Risk

The District has a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 3: CASH AND INVESTMENTS** (Continued)

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities.

Local Government Investment Pools

The District had invested \$1,354,613 in the Colorado Government Liquid Asset Trust (ColoTrust) which has a credit rating of AAAM by Standard and Poor's. ColoTrust is an investment vehicle established for local government entities in Colorado to pool surplus funds and is regulated by the State Securities Commissioner. It operates similarly to a money market fund and each share is equal in value to \$1.00. Investments consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements collateralized by U.S. Treasury and U.S. Agency securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the entities.

ColoTrust is not a 2a7-like external investment pool. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables.

**Fair Value**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant observable inputs. The District had no investments requiring fair value measurement as of December 31, 2024.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2024

**NOTE 3: CASH AND INVESTMENTS** (Continued)

Cash in the amounts of \$886,261 and \$468,332 are restricted for debt service and capital projects, respectively.

**NOTE 4: LONG-TERM DEBT**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2024.

	Balance <u>12/31/23</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/24</u>	Due In <u>One Year</u>
GO Bonds, Series	\$ 8,025,000	\$ -	\$ -	\$ 8,025,000	\$ -
Bond Premium	<u>(90,586)</u>	<u>                    </u>	<u>2,922</u>	<u>(87,664)</u>	<u>                    </u>
<b>Total</b>	<b><u>\$ 7,934,414</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,922</u></b>	<b><u>\$ 7,937,336</u></b>	<b><u>\$ -</u></b>

**Bonds Payable**

On November 2, 2022, the District issued Limited Tax General Obligation Refunding and Improvement Bonds Series 2022A in the amount of \$6,025,000 and Subordinate Limited Tax General Obligation Bonds, Series 2022B in the amount of \$2,000,000. The proceeds of the Series 2022A Senior Bonds will be used for the purposes of: (a) repaying a portion of the Subordinate Developer Notes, (b) financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain Public Improvements to serve the Development, (c) paying a portion of the interest to accrue on the Series 2022A Senior Bonds, (d) funding a deposit to the Reserve Fund in the amount of the Reserve Requirement, and (e) paying the costs of issuing the Bonds. The proceeds of the Series 2022B Subordinate Bonds will be used for the purposes of: (a) refunding the 2019 Loan and (b) repaying a portion of the Subordinate Developer Notes.

The bonds carry interest rates ranging from 4.625% to 7.625%. Interest payments on the bonds are due semi-annually on June 1 and December 1 beginning in December 2022. Principal payments are due annually on December 1 beginning in December 2032 through 2052.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2024

**NOTE 4: LONG-TERM DEBT** (Continued)

Estimated future debt service requirements are as follows:

<u>Year Ended</u> <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 672,482	\$ 672,482
2026	-	463,453	463,453
2027	-	538,519	538,519
2028	-	630,589	630,589
2029	-	712,508	712,508
2030 – 2034	1,233,000	3,798,298	5,031,298
2035 – 2039	1,762,000	2,214,824	3,976,824
2040 – 2044	1,170,000	1,611,400	2,781,400
2045 – 2049	1,775,000	1,123,150	2,898,150
2050 – 2052	<u>\$ 2,085,000</u>	<u>316,600</u>	<u>2,401,600</u>
Total	<u>\$ 8,025,000</u>	<u>\$ 12,081,823</u>	<u>\$ 20,106,823</u>

**NOTE 5: RELATED PARTIES**

The Developer of the property within the Districts is Centerra Commercial, LLC. All of the members of the Board are employees of McWhinney Real Estate Services Inc., manager of Centerra Commercial, LLC, and may be owners or are otherwise associated with the Developer, and have disclosed any potential conflicts of interest in taking action on matters brought before the Board.

**NOTE 6: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, and destruction of assets, injuries to employees, and natural disasters. The District participates in the Colorado Special Districts Property and Liability Pool (“Pool”). The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the self-insurance pool.

The District funds pool contributions, outside insurance purchases, deductible, and uninsured losses through the General Fund. Settled claims have not exceeded this coverage in any of the past three fiscal years.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

**NOTE 7: COMMITMENTS AND CONTINGENCIES**

TABOR Amendment (“Amendment”) - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2024, no amounts were reserved as there is no unrestricted fund balance.

**NOTE 8: DEFICIT NET POSITION**

As of December 31, 2023, the District had a government-wide net position deficit of \$6,650.952. This deficit was created as the District used funding from the Developer to construct capital assets. The District can expect to eliminate the deficit net position as the District pays down its debt.

**NOTE 9: SUBSEQUENT EVENTS**

Potential subsequent events were considered through July 30, 2025. It was determined that no events were required to be disclosed through this date.

**REQUIRED SUPPLEMENTAL INFORMATION**

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2024

	2024		VARIANCE Positive (Negative)	2023 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Tax	\$ 179,158	\$ 181,521	\$ 2,363	\$ 143,466
Specific Ownership	12,541	11,217	(1,324)	10,234
Interest and Other Income	1,000	30	(970)	24
TOTAL REVENUES	192,699	192,768	69	153,724
EXPENDITURES				
Current				
General Government				
Treasurer Fees	3,584	3,584	-	2,870
Service Fees to District No. 1	188,115	187,121	994	150,854
Contingency	1,000	-	1,000	-
TOTAL EXPENDITURES	192,699	190,705	1,994	153,724
NET CHANGE IN FUND BALANCE	-	2,063	2,063	-
FUND BALANCE, Beginning	-	-	-	-
FUND BALANCE, Ending	\$ -	\$ 2,063	\$ 2,063	\$ -

See the accompanying independent auditors' report.

**INDIVIDUAL FUND SCHEDULES**

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

DEBT SERVICE FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2024

	2024			VARIANCE	2023 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	Positive (Negative)	
REVENUES					
Property Tax	\$ 380,736	\$ 380,736	\$ 378,673	\$ (2,063)	\$ 304,865
Specific Ownership	26,652	26,652	23,838	(2,814)	21,747
Service Fees from District No. 3	353	-			
Interest and Other Income	20,000	20,000	45,236	25,236	43,485
<b>TOTAL REVENUES</b>	<b>427,741</b>	<b>427,388</b>	<b>447,747</b>	<b>20,359</b>	<b>370,097</b>
EXPENDITURES					
Current					
General Government	14,615	14,618	7,616	7,002	6,098
Debt Service					
Principal	-	-	-	-	-
Interest	421,750	681,750	454,045	227,705	557,309
<b>TOTAL EXPENDITURES</b>	<b>436,365</b>	<b>696,368</b>	<b>461,661</b>	<b>234,707</b>	<b>563,407</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(8,624)</b>	<b>(268,980)</b>	<b>(13,914)</b>	<b>255,066</b>	<b>(193,310)</b>
OTHER FINANCING SOURCES (USES)					
Transfers from Other Districts	-	-	4,146	4,146	13,775
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>4,146</b>	<b>4,146</b>	<b>13,775</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(8,624)</b>	<b>(268,980)</b>	<b>(9,768)</b>	<b>259,212</b>	<b>(179,535)</b>
FUND BALANCE, Beginning	993,276	993,276	896,049	(97,227)	1,075,584
FUND BALANCE, Ending	<u>\$ 984,652</u>	<u>\$ 724,296</u>	<u>\$ 886,281</u>	<u>\$ 161,985</u>	<u>\$ 896,049</u>

See the accompanying independent auditors' report.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

CAPITAL PROJECTS FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2024

	2024		VARIANCE Positive (Negative)	2023 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Interest and Other Income	\$ -	\$ 26,180	\$ 26,180	\$ 35,572
TOTAL REVENUES	-	26,180	26,180	35,572
Utility Income				
Current				
Cost of Issuance	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	26,180	26,180	35,572
OTHER FINANCING SOURCES (USES)				
Transfers to Other Districts	(531,330)	(76,796)	454,534	(328,092)
TOTAL OTHER FINANCING SOURCES (USES)	(531,330)	(76,796)	454,534	(328,092)
NET CHANGE IN FUND BALANCE	(531,330)	(50,616)	-	(292,520)
FUND BALANCE, Beginning	531,330	518,948	(12,382)	811,468
FUND BALANCE, Ending	\$ -	\$ 468,332	\$ (12,382)	\$ 518,948

See the accompanying independent auditors' report.

# APPLICATION FOR EXEMPTION FROM AUDIT SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, USE THE LONG FORM.

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 in the year.

## EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA).

Any preparer of an Application for Exemption from Audit-SHORT FORM must be a person skilled in governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

## READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END.

FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END. APPLICATIONS FOR EXEMPTION FROM AUDIT ARE NOT ELIGIBLE FOR AN EXTENSION OF TIME

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS  
PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

## CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all prior year deficiencies as communicated by the OSA?
- Has the application been PERSONALLY reviewed and approved by the governing body?
- Are all sections on the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted electronically?
  - If yes, have you read and understood the Electronic Signature Policy? See policy in Part 11.
  - or-
  - If yes, have you included a resolution?
    - Does the resolution state that the governing body PERSONALLY reviewed and approved the resolution in an open public meeting?
    - Has the resolution been signed by a MAJORITY of the governing body? (See sample resolution at the end of this form.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
  - If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Check out our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more!

See the link below:

[Click here to go to the portal](#)

## FILING METHODS

Register and submit your Applications at our web portal! For faster processing the web portal is the preferred method for submission

**WEB PORTAL:** <https://apps.leg.co.gov/osa/lg>

**MAIL: Office of the State Auditor  
Local Government Audit Division  
1525 Sherman St., 7th Floor  
Denver, CO 80203**

*Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.*

**QUESTIONS? Email: [osa.lg@coleg.gov](mailto:osa.lg@coleg.gov) OR Phone; 303-869-3000**

## IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT ADDRESS	Johnstown North Metropolitan District No. 3 C/O Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd Loveland, CO 80537	For the Year Ended 12/31/24 or fiscal year ended:
CONTACT PERSON PHONE EMAIL	Brendan Campbell 970-669-3611 brendanc@pcgi.com	

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME: TITLE FIRM NAME (if applicable) ADDRESS PHONE	Devin Billingsley District Accountant Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd 970-669-3611
---	--

PREPARER <u>(SIGNATURE REQUIRED)</u>	DATE PREPARED <small>(No exemption shall be granted prior to the close of said fiscal year)</small>				
	3/12/2025				
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center; padding: 2px;">GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small></th> <th style="width: 50%; text-align: center; padding: 2px;">PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small></th> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

## PART 2 - REVENUES

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in question 10-7)	\$ 494	Please use this space to provide any necessary explanations
2-2	Specific ownership	\$ 31	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree to table 4-4, column 'Issued during year')	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree to table 4-4, column 'Issued during year')	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24		\$ -	
2-25		\$ -	
2-26	(add lines 2-1 through 2-25) TOTAL REVENUES	\$ 525	

## PART 3 - EXPENDITURES/EXPENSES

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	Please use this space to provide any necessary explanations
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 515	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan	\$ -	
3-22	Contribution to Fire & Police Pension Assoc.	\$ -	
3-23	Other (specify): Treasurer Fees	\$ 10	
3-24		\$ -	
3-25		\$ -	
3-26		\$ -	
3-27		\$ -	
3-28	(add lines 3-1 through 3-27) TOTAL EXPENDITURES/EXPENSES	\$ 525	

If TOTAL REVENUES (Line 2-26) or TOTAL EXPENDITURES (Line 3-28) are GREATER than \$100,000 - **STOP**.  
You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.		Yes	No		
4-1	Does the entity have outstanding debt? <i>(If 'No' is checked, skip to question 4-5)</i> <i>(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: <small>(please only include principal amounts) (enter all amounts as positive numbers)</small>	Outstanding at end of prior year	Issued during year	Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

\*\*Subscription-Based Information Technology Arrangements      \*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		Yes	No
4-5	Does the entity have any authorized but unissued debt as of its fiscal year-end? How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 13,975,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/7/2006</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span> Date of the most recent Service Plan: <span style="float: right; border: 1px solid black; padding: 2px;"></span>	<input type="checkbox"/>	<input type="checkbox"/>
4-7	Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8	Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-9	Does the entity have any lease agreements? If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Is the lease subject to annual appropriation? <span style="float: right; padding: 2px;"><input type="checkbox"/></span> What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
<b>TOTAL CASH DEPOSITS</b>			\$ -
5-3	Investments (if investment is a mutual fund, please list underlying investments)		
		\$ -	
		\$ -	
		\$ -	
		\$ -	
<b>TOTAL INVESTMENTS</b>			\$ -
<b>TOTAL CASH AND INVESTMENTS</b>			\$ -

Please answer the following questions by marking in the appropriate boxes.		Yes	No	N/A
5-4	Are the entity's investments legal in accordance with Section 24-75-601, et seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part 5 - If no, MUST use this space to provide any explanations

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

- |     |   | Yes                      | No                                  |
|-----|---|--------------------------|-------------------------------------|
| 6-1 | Does the entity have capital assets?<br><i>(If 'No' is checked, skip the rest of Part 6)</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6-2 | Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, <b>MUST</b> explain: | <input type="checkbox"/> | <input type="checkbox"/>            |

Complete the following capital & right-to-use assets table:	Balance - beginning of the year	Additions*	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization <small>(Please enter a negative, or credit, balance)</small>	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Must agree to prior year-end balance  
 ^Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

**Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed**

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |     |  | Yes                      | No                                  |
|-----|--|--------------------------|-------------------------------------|
| 7-1 | Does the entity have an "old hire" firefighters' pension plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7-2 | Does the entity have a volunteer firefighters' pension plan?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?  
 \$ -

**Part 7 - Please use this space to provide any explanations or comments**

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |     |  | Yes                                 | No                       | N/A                      |
|-----|--|-------------------------------------|--------------------------|--------------------------|
| 8-1 | Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, <b>MUST</b> explain: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|     | <span style="border: 1px solid black; display: inline-block; width: 300px; height: 15px;"></span>  |                                     |                          |                          |
| 8-2 | Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, <b>MUST</b> explain:                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|     | <span style="border: 1px solid black; display: inline-block; width: 300px; height: 15px;"></span>  |                                     |                          |                          |

If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$629.00

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.

- |     |  |  |                                |
|-----|--|--|--------------------------------|
| 9-1 | Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/> |
|-----|--|--|--------------------------------|

*Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.*

**Part 9 - If no, MUST use this space to provide any explanations**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |      |   |                                 |   |
|------|---|---------------------------------|---|
| 10-1 | Is this application for a newly formed governmental entity? | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
|------|---|---------------------------------|---|

If yes: Date of formation:

- |      |  |                                 |   |
|------|--|---------------------------------|---|
| 10-2 | Has the entity changed its name in the past or current year? | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
|------|--|---------------------------------|---|

If yes: Please list the NEW name:   
Please list the PRIOR name:

- |      |  |  |                                |
|------|--|--|--------------------------------|
| 10-3 | Is the entity a metropolitan district? | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/> |
|------|--|--|--------------------------------|

10-4 Please indicate what services the entity provides:

- |      |  |                                 |   |
|------|--|---------------------------------|---|
| 10-5 | Does the entity have an agreement with another government to provide services? | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
|------|--|---------------------------------|---|

If yes: List the name of the other governmental entity and the services provided:

- |      |  |                                 |   |
|------|--|---------------------------------|---|
| 10-6 | Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.] | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
|------|--|---------------------------------|---|

If yes: Date filed:

- |      |   |  |                                |
|------|---|--|--------------------------------|
| 10-7 | Does the entity have a certified mill levy? | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/> |
|------|---|--|--------------------------------|

If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond redemption mills	18.015
General/other mills	8.478
<b>Total mills</b>	<b>26.493</b>

- |      |  |  |                                |                                 |
|------|--|--|--------------------------------|---------------------------------|
| 10-8 | If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If <b>NO</b> , please explain. | Yes<br><input checked="" type="checkbox"/> | No<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
|------|--|--|--------------------------------|---------------------------------|

**Please use this space to provide any additional explanations or comments not previously included**

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes

No

11-1

If you plan to submit this form electronically, have you read the Electronic Signature Policy?

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval.**

**Local governing boards note their approval and submit the application through one of the following two methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

**Print or type the names of ALL members of current governing body below.  
A MAJORITY of the members of the governing body must sign below.**

Board Member 1	Board Member's Name:	Kim Perry
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u>Kim Perry</u>
	My term expires: _____ May 2025 _____	Date <u>03/13/2025</u>
Board Member 2	Board Member's Name:	Sam Salazar
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u>Samantha Salazar</u>
	My term expires: _____ May 2025 _____	Date <u>03/12/2025</u>
Board Member 3	Board Member's Name:	Jeff Breidenbach
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____ May 2027 _____	Date _____
Board Member 4	Board Member's Name:	Josh Kane
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u>Joshua Kane</u> <small>Joshua Kane (Mar 12, 2025 16:55MDT)</small>
	My term expires: _____ May 2027 _____	Date <u>03/12/2025</u>
Board Member 5	Board Member's Name:	_____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____
Board Member 6	Board Member's Name:	_____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____
Board Member 7	Board Member's Name:	_____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____

## EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you **MUST** draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

### RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE (name of government), STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for (name of government) exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor,

NOW THEREFORE, be it resolved, ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the Fiscal Year ended \_\_\_\_\_, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the fiscal year ended \_\_\_\_\_, 20XX.

ADOPTED THIS \_\_\_ day of \_\_\_\_\_, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

\_\_\_\_\_  
Mayor/President/Chairman, etc.

ATTEST:

\_\_\_\_\_  
Town Clerk, Secretary, etc.

Type or Print Names of  
Members of Governing Body

Date  
Term  
Expires

Signature

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

