

**PINNACLE FARMS METROPOLITAN DISTRICT
ANNUAL REPORT
TO
CITY OF DACONO, COLORADO**

FISCAL YEAR ENDING DECEMBER 31, 2022

Pursuant to the Pinnacle Farms Metropolitan District Service Plan, the District is required to provide an annual report to the City of Dacono within one hundred twenty (120) days after conclusion of the District's fiscal year. Such annual report shall include information concerning the following matters:

- A. Boundary changes made or proposed;
- B. Intergovernmental Agreements entered into or proposed;
- C. Changes or proposed changes in the District's policies;
- D. Changes or proposed changes in the District's operations;
- E. Any changes in the financial status of the District including any issuance of financial obligations or any change in revenue projections or operating costs;
- F. A summary of any litigation and notices of claim involving the District;
- G. Proposed plans for the year immediately following the year summarized in the annual report;
- H. Status of construction of public improvements;
- I. The current assessed valuation in the District; and
- J. A schedule of all fees, charges, and assessments imposed in the report year and proposed to be imposed in the following year and the revenues raised or proposed to be raised therefrom.

For the year ending December 31, 2022, the District makes the following report:

A. Boundary changes made or proposed.

There were no boundary changes during 2022.

B. Intergovernmental Agreements entered into or proposed.

No intergovernmental agreements were entered into during fiscal year 2022 and no intergovernmental agreements are anticipated at this time.

C. Changes or proposed changes in the District's policies.

There have been no changes to the District's policies during the reporting period.

D. Changes or proposed changes in the District's operations.

There have been no changes to the District's operations during the reporting period.

E. Any changes in the financial status of the District including revenue projections or operating costs.

The current status of the financial condition is reflected in the adopted 2023 budget, which is attached as **Exhibit A** for your reference.

F. A summary of any litigation involving the District.

There is no pending litigation involving the District.

G. Proposed plans for the year immediately following the year summarized in the annual report.

There are currently no plans for improvements, maintenance or repair of any improvements within the District for the year 2023. Due to the age of the District's service plan and changing development dynamics and costs, the District anticipates seeking a service plan amendment in 2023.

H. Status of the construction of public improvements.

No public improvements were constructed by the District during the reporting period. The District has not completed the construction of public improvements outlined in its service plan.

I. The current assessed valuation in the District.

The District has received a certification of valuation from the Weld County Assessor that reports a gross total taxable assessed valuation for the District of \$7,679,560.00 for 2022, for collection in 2023.

J. A schedule of all fees, charges, and assessments imposed in the report year and proposed to be imposed in the following year and the revenues raised or proposed to be raised therefrom.

The District has certified a mill levy of 42.000 mills to be assessed against property within the District for budget/fiscal year 2022. No other fees, charges or assessments were imposed by the District during the reporting period.

**EXHIBIT A
2023 BUDGET**

LETTER OF BUDGET TRANSMITTAL

Date: January 14, 2023

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2023 budget and budget message for PINNACLE FARMS METROPOLITAN DISTRICT in Weld County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 14, 2022. If there are any questions on the budget, please contact:

Simmons and Wheeler P.C.
Attn: Diane Wheeler
304 Inverness Way South, Suite 490
Englewood, CO 80112
Tel.: 303-689-0833

I, Brad Hagen, as President of the Pinnacle Farms Metropolitan District, hereby certify that the attached is a true and correct copy of the 2023 budget.

By:  _____

**RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
PINNACLE FARMS METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAID THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE PINNACLE FARMS METROPOLITAN DISTRICT, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Pinnacle Farms Metropolitan District 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 or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 14, 2022 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 or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$270,915; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of Weld County is \$6,450,354; and

WHEREAS, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PINNACLE FARMS METROPOLITAN DISTRICT OF WELD COUNTY, COLORADO:

Section 1. Adoption of Budget. 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 Pinnacle Farms Metropolitan District for calendar year 2023.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 42.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

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. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 14th day of November 2022.

PINNACLE FARMS METROPOLITAN
DISTRICT



President

ATTEST:



Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

PINNACLE FARMS METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Pinnacle Farms Metropolitan District.

The Pinnacle Farms Metropolitan District has adopted a budget for one fund, a General Fund to provide for operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes. The district intends to impose a 42.000 mill levy on property within the district for 2023.

Pinnacle Farms Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2023

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	<u>\$1,137,163</u>	<u>\$ 1,343,804</u>	<u>\$ 1,343,804</u>	<u>\$1,343,804</u>	<u>\$ 1,592,477</u>
Revenues:					
Property taxes	231,380	262,660	260,490	262,000	270,915
Specific ownership taxes	13,526	13,133	8,974	17,000	13,546
Interest income	<u>683</u>	<u>50,000</u>	<u>5,533</u>	<u>6,000</u>	<u>50,000</u>
Total revenues	<u>245,589</u>	<u>325,793</u>	<u>274,997</u>	<u>285,000</u>	<u>334,461</u>
Total funds available	<u>1,382,752</u>	<u>1,669,597</u>	<u>1,618,801</u>	<u>1,628,804</u>	<u>1,926,938</u>
Expenditures:					
Accounting / audit	3,848	15,000	1,928	6,000	15,000
Directors fees and property tax	738	3,200	-	1,300	3,200
Dues and licenses	-	400	-	-	400
Election expense	-	2,500	410	410	2,500
Insurance/ SDA Dues	3,283	2,500	3,187	3,187	2,500
Legal	26,510	30,000	4,461	20,000	30,000
Miscellaneous	1,095	25,000	960	1,500	25,000
Treasurer's Fees	3,474	3,940	3,927	3,930	4,064
Capital Improvements					
Engineering	-	10,000	-	-	10,000
Washington Street	-	375,000	-	-	375,000
Drainage	-	57,000	-	-	57,000
Purchase- Dacono Gateway Pr	-	285,119	-	-	285,119
Emergency Reserve	<u>-</u>	<u>5,700</u>	<u>-</u>	<u>-</u>	<u>5,700</u>
Total expenditures	<u>38,948</u>	<u>815,359</u>	<u>14,873</u>	<u>36,327</u>	<u>815,483</u>
Ending fund balance	<u>\$1,343,804</u>	<u>\$ 854,238</u>	<u>\$ 1,603,928</u>	<u>\$1,592,477</u>	<u>\$ 1,111,455</u>
Assessed valuation		<u>\$ 6,253,798</u>			<u>\$ 6,450,354</u>
Mill Levy		<u>42.000</u>			<u>42.000</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the PINNACLE FARMS METRO,
 (taxing entity)^A
 the Board of Directors,
 (governing body)^B
 of the PINNACLE FARMS METRO,
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$7,679,560.00 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ \$6,450,354.40 (NET^G 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: 12/14/2022 for budget/fiscal year 2023.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	42.000 mills	\$ 270914.88
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < 0.0 >
SUBTOTAL FOR GENERAL OPERATING:	42 mills	\$ 270914.88
3. General Obligation Bonds and Interest ^J	mills	\$ 0.0
4. Contractual Obligations ^K	mills	\$ 0.0
5. Capital Expenditures ^L	mills	\$ 0.0
6. Refunds/Abatements ^M	mills	\$ 0.0
7. Other ^N (specify): _____	mills	\$
_____	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	42 mills	\$ 270914.88

Contact person: Diane Wheeler Daytime phone: (303)689-0833
 (print)
 Signed: _____ Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

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

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

CONTRACTS^K:

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

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

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