

MUEGGE FARMS METROPOLITAN DISTRICT NO. 2

January 28, 2024

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Muegge Farms Metropolitan District No. 2

LG ID# 67002

Attached is the 2024 Budget for the Muegge Farms Metropolitan District No.2 in Adams County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 19, 2023. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Adams County is 0.000 mills for all general operating purposes subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for Contractual Obligations; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$10, the total property tax revenue is \$0.00. A copy of the certification of mill levies sent to the County Commissioners for Adams County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Adams County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION NO. 2023-10-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF MUEGGE FARMS
METROPOLITAN DISTRICT NO. 2, ADAMS COUNTY, COLORADO, PURSUANT TO
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY
FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Muegge Farms Metropolitan District No. 2 (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 19, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MUEGGE FARMS METROPOLITAN DISTRICT NO. 2, ADAMS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

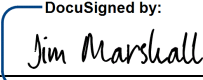
2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on October 19, 2023.

**MUEGGE FARMS METROPOLITAN
DISTRICT NO. 2**

By:  DocuSigned by:
James E. Marshall, President

Attest:

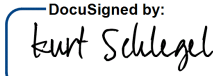
By:  DocuSigned by:
Secretary

EXHIBIT A

Budget

MUEGGE FARMS METROPOLITAN DISTRICT NO. 2

2024

BUDGET MESSAGE

Muegge Farms Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The district has no employees and all operations and administrative functions are contracted.

The following budget is prepared using the modified accrual basis of accounting.

The district was formed with the primary purposes of 1) to finance construction of public improvements as defined in the Service Plan for the district and; 2) to operate and maintain such public improvements that are not otherwise dedicated or conveyed to the City or other governmental entities.

BUDGET STRATEGY

The District's strategy in preparing the 2024 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The District did not certify a mill levy for 2024 collection due to minimal assessed valuation, therefore the district is reliant on developer advances to cover the majority of the General Fund expenditures.

EXPENDITURES

The District budgeted for administrative expenses to be accounted for in the General Fund and the transfer of funds to District No. 1 in the Capital Fund.

Muegge Farms Metropolitan District No. 2
Statement of Net Position
September 30, 2023

	Debt Service		Fixed Assets &		
	General Fund	Fund	Capital Fund	LTD	Total
ASSETS					
CASH					
INBank Checking	76,023				76,023
COLOTRUST			62,918		62,918
Pooled Cash	(62,082)	-	62,082		-
TOTAL CASH	13,942	-	125,000	-	138,942
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	-	-			-
Prepaid Expense	3,121				3,121
TOTAL OTHER CURRENT ASSETS	3,121	-	-	-	3,121
FIXED ASSETS					
Construction in Progress					-
TOTAL FIXED ASSETS	-	-	-	-	-
TOTAL ASSETS	17,063	-	125,000	-	142,063
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	3,979				3,979
TOTAL CURRENT LIABILITIES	3,979	-	-	-	3,979
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Developer Payable- Operations- MGV				92,500	92,500
Developer Payable- Capital - MF LLC				800,000	800,000
Developer Payable- Capital -MGV				300,000	300,000
Accrued Int- Developer Payable- Ops MGV				7,842	7,842
Accrued Int- Developer Payable- Cap MF LLC				-	-
Accrued Int- Developer Payable- Cap MGV				-	-
TOTAL LONG-TERM LIABILITIES	-	-	-	1,200,342	1,200,342
TOTAL LIAB & DEF INFLOWS	3,979	-	-	1,200,342	1,204,321
NET POSITION					
Inv in Capital Assets				-	-
Amount to be Provided for Debt				(1,200,342)	(1,200,342)
Fund Balance- Non-Spendable	3,121				3,121
Fund Balance- Restricted	653	-	125,000		125,653
Fund Balance- Unassigned	9,311				9,311
TOTAL NET POSITION	13,084	-	125,000	(1,200,342)	(1,062,258)
	=	=	=	=	=

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2022 Unaudited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	2,140	10	-	10				10	2023 Final AV
Mill Levy - General Fund	-	-	-	-				-	No Levy Since Not A Development District
Mill Levy - Debt Service Fund	-	-	-	-				-	Not until Bonds Issued
Mill Levy - Contractual Obligations	-	-	-	-				-	Not until Bonds Issued
Total Mill Levy	-	-	-	-				-	
Property Tax Revenue - General Fund	-	-	-	-				-	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	-	-	-	-				-	AV * Mills / 1,000
Property Tax Revenue - Contractual Obligations	-	-	-	-				-	AV * Mills / 1,000
Total Property Taxes	-	-	-	-				-	

Muegge Farms Metropolitan District No. 2
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/26/2023

	2022 Unaudited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	No Levy Since Not A Development District
Specific Ownership Taxes	-	-	-	-	-	-	-	-	6% of Property Taxes
Tax Sharing Revenue	-	-	75,000	75,000	75,000	-	75,000	75,000	Developer Estimate
Interest & Other Income	10,365	105,000	(102,000)	3,000	2,350	78,750	(76,400)	-	None Anticipated
TOTAL REVENUE	10,365	105,000	(27,000)	78,000	77,350	78,750	(1,400)	75,000	
EXPENDITURES									
Administration									
Accounting, Legal, Management, & Audit	17,926	50,580	33,225	17,355	6,897	40,780	33,883	22,500	Per General Fund
Insurance, SDA Dues, Misc Other	5,160	6,100	1,705	4,395	4,102	5,775	1,673	5,450	Per General Fund
Bennett Regional Improvements (BRI) Trfr	-	-	-	-	-	-	-	-	Not until Bonds Issued
Treasurer's Fees	-	-	-	-	-	-	-	-	1.5% of Property Taxes
Contingency	-	12,960	12,960	-	-	9,720	9,720	20,000	Allowance For Unforeseen Needs
Debt Service									
Bond Interest	-	-	-	-	-	-	-	-	No Issuance Anticipated
Bond Principal	-	-	-	-	-	-	-	-	No Issuance Anticipated
Trustee Administrative Fee	-	-	-	-	-	-	-	-	No Issuance Anticipated
Debt Issuance Expense & Trustee Fees	-	-	-	-	-	-	-	-	No Issuance Anticipated
Contingency	-	-	-	-	-	-	-	-	
Capital Outlay	550,000	650,000	25,000	625,000	500,000	625,000	125,000	75,000	Transfer of Available Funds
TOTAL EXPENDITURES	573,086	719,640	72,890	646,750	510,999	681,275	170,276	122,950	
REVENUE OVER / (UNDER) EXPENDITURES	(562,720)	(614,640)	45,890	(568,750)	(433,648)	760,025	(171,676)	(47,950)	
OTHER SOURCES / (USES)									
Developer Advances	507,000	65,000	(46,000)	19,000	11,000	48,750	(37,750)	48,000	General & Capital Fund Shortfalls
Developer Advance Repayments	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	No Issuance Anticipated
TOTAL OTHER SOURCES / (USES)	507,000	65,000	(46,000)	19,000	11,000	48,750	(37,750)	48,000	
CHANGE IN FUND BALANCE	(55,720)	(549,640)	(111)	(549,750)	(422,648)	(553,775)	131,126	50	
BEGINNING FUND BALANCE	616,453	565,853	(5,120)	560,733	560,733	565,853	(5,120)	10,983	
ENDING FUND BALANCE	560,733	16,213	(5,231)	10,983	138,084	12,078	126,006	11,033	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	3,795	5,039	(1,055)	3,985	3,121	5,039	-	4,988	Prepaid Insurance
TABOR Emergency Reserve	693	2,089	(1,437)	653	653	-	653	1,439	3% of Operating Expenditures
Restricted For Debt Service	-	-	-	-	-	-	-	-	
Restricted For Capital Projects	550,000	-	-	-	125,000	(0)	125,000	-	
Unassigned	6,245	9,085	(2,740)	6,345	9,311	7,039	353	4,607	
TOTAL ENDING FUND BALANCE	560,733	16,213	(5,231)	10,983	138,084	12,078	126,006	11,033	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Muegge Farms Metropolitan District No. 2
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/26/2023

	2022 Unaudited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes - Operations	-	-	-	-	-	-	-	-	No Levy Since Not A Development District
Property Taxes - Town IGA	-	-	-	-	-	-	-	-	Not until Bonds Issued
Specific Ownership Taxes	-	-	-	-	-	-	-	-	6% of Property Taxes
Interest Income	10,365	5,000	(2,000)	3,000	2,350	3,750	(1,400)	-	Invested ColoTrust Funds
TOTAL REVENUE	10,365	5,000	(2,000)	3,000	2,350	3,750	(1,400)	-	
EXPENDITURES									
Administration									
Accounting	7,540	10,800	2,800	8,000	4,052	8,100	4,048	10,000	Based on 2023 Budget
Audit	-	7,600	7,600	-	-	7,600	7,600	-	Exemption
District Management	3,000	6,800	3,800	3,000	616	5,100	4,484	4,000	Based on 2023 Budget
Elections	167	3,780	3,425	355	355	3,780	3,425	500	Prep Work for 2025 Election
Legal	7,220	21,600	15,600	6,000	1,875	16,200	14,325	8,000	Based on 2023 Budget
Insurance & SDA Dues	4,150	4,800	1,005	3,795	3,795	4,800	1,004	4,750	Insurance & SDA Dues, Incl. Add'l Crime
Office Supplies, Bank & Bill.com Fees, Other	1,009	1,300	700	600	306	975	669	700	Checks, fees, misc other
Bennett Regional Improvements (BRI) Transfer	-	-	-	-	-	-	-	-	Not until Bonds Issued
Treasurer's fees	-	-	-	-	-	-	-	-	1.5% of Property Taxes
Emergency Reserve	-	-	-	-	-	-	-	-	
Contingency	-	12,960	12,960	-	-	9,720	9,720	20,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	23,086	69,640	47,890	21,750	10,999	56,275	45,276	47,950	
REVENUE OVER / (UNDER) EXPENDITURES	(12,720)	(64,640)	45,890	(18,750)	(8,648)	(52,525)	43,876	(47,950)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	203	-	-	-	-	-	-	-	
Developer Advances	7,000	65,000	(46,000)	19,000	11,000	48,750	(37,750)	48,000	To cover shortfall and fund small reserve
TOTAL OTHER SOURCES / (USES)	7,203	65,000	(46,000)	19,000	11,000	48,750	(37,750)	48,000	
CHANGE IN FUND BALANCE	(5,518)	361	(111)	250	2,352	(3,775)	6,126	50	
BEGINNING FUND BALANCE	16,250	15,853	(5,121)	10,733	10,733	15,853	(5,121)	10,983	
ENDING FUND BALANCE	10,733	16,214	(5,231)	10,983	13,084	12,079	1,005	11,033	
	=	=	=	=	=	=	=	=	

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 Statement of Revenues, Expenditures, & Changes In Fund Balance
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Print Date: 12/26/2023

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	Not until Bonds Issued 6% of Property Taxes
Specific Ownership Taxes	-	-	-	-	-	-	-		
Interest Income	-	-	-	-	-	-	-		
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	-	1.5% of Property Taxes
Bond Principal	-	-	-	-	-	-	-	-	No Issuance Anticipated
Bond Interest	-	-	-	-	-	-	-	-	No Issuance Anticipated
Paying Agent / Trustee Fees	-	-	-	-	-	-	-	-	No Issuance Anticipated
Bank Charges	-	-	-	-	-	-	-	-	Approx. 5% of interest income
Debt Issuance Expense	-	-	-	-	-	-	-	-	No Issuance Anticipated
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out) DS	-	-	-	-	-	-	-	-	No Issuance Anticipated
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Muegge Farms Metropolitan District No. 2
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/26/2023

	2022 Unaudited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	-	-	-	-	-	-	-	-	All In General Fund
Tax Sharing Revenue		-	75,000	75,000	75,000	-	75,000	75,000	Developer Estimate
Other Income		100,000	(100,000)	-		75,000	(75,000)	-	None Anticipated
TOTAL REVENUE	-	100,000	(25,000)	75,000	75,000	75,000	-	75,000	
EXPENDITURES									
Trustee Fees	-	-	-	-	-	-	-	-	
Engineer	-	-	-	-	-	-	-	-	
Organizational Costs	-	-	-	-	-	-	-	-	
Streets	-	-	-	-	-	-	-	-	
Safety Protection	-	-	-	-	-	-	-	-	
Water	-	-	-	-	-	-	-	-	
Sanitary Sewer	-	-	-	-	-	-	-	-	
Parks & Recreation	-	-	-	-	-	-	-	-	
Other Capital Improvements	-	-	-	-	-	-	-	-	
Transfer to District No. 1	550,000	550,000	(75,000)	625,000	500,000	550,000	50,000	75,000	Transfer of Available Funds
Contingency	-	100,000	100,000	-		75,000	75,000	-	
TOTAL EXPENDITURES	550,000	650,000	25,000	625,000	500,000	625,000	125,000	75,000	
REVENUE OVER / (UNDER) EXPENDITURES	(550,000)	(550,000)	-	(550,000)	(425,000)	(550,000)	125,000	-	
OTHER SOURCES / (USES)									
Transfers from Debt Service Fund	(203)	-	-	-	-	-	-	-	
Bond Proceeds		-	-	-					No Issuance Anticipated
Developer Advances - Muegge Farms LLC	200,000	-	-	-					No Additional Funds Expected
Developer Advances - MGV Investments	300,000	-	-	-					No Additional Funds Expected
Developer Repayment	-	-	-	-					
TOTAL OTHER SOURCES / (USES)	499,797	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(50,203)	(550,000)	-	(550,000)	(425,000)	(550,000)	125,000	-	
BEGINNING FUND BALANCE	600,203	550,000	0	550,000	550,000	550,000	0	-	
ENDING FUND BALANCE	550,000	(0)	0	-	125,000	(0)	125,000	-	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

I, Kurt Schlegel, hereby certify that I am the duly appointed Secretary of the Muegge Farms Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Muegge Farms Metropolitan District No. 2 held on October 19, 2023.

DocuSigned by:

Kurt Schlegel

ECTF85D595604F1...

Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Muegge Farms Metropolitan District No. 2

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Muegge Farms Metropolitan District No. 2

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 10

(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:

\$ 10

(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: 12/28/2023
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2024.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ -
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$ -
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	\$ -
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ -
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	0.000 mills	\$ -

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
 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, Colorado 80203. Questions? Call DLG (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).