

GRANBY RANCH METROPOLITAN DISTRICT NO. 8

January 15, 2020

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
Filed Electronically: dlg-filing@state.co.us

RE: Granby Ranch Metropolitan District No. 8 LGID: 65941

Attached is the 2020 Budget for the Granby Ranch Metropolitan District No. 8 in Grand County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 30, 2019. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number (970) 926-6060.

The mill levy certified to the County Commissioners of Grand County is 20.000 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 \$1,335,560 the total property tax revenue is \$26,711.20. A copy of the certification of mill levies sent to the County Commissioners for Grand 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 Grand County, Colorado.

I hereby certify that the enclosed is a true and accurate copy of the budget.

Sincerely,



Eric Weaver
District Administrator

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

GRANBY RANCH METROPOLITAN DISTRICT NO. 8

2020 BUDGET MESSAGE

Granby Ranch Metropolitan District No. 8 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate and maintain certain public Improvements including but not limited to streets, water, parks & recreation, safety protection, sanitary sewer, and mosquito control.

The District has no employees 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.

2020 BUDGET STRATEGY

Granby Ranch Metropolitan District No. 8 was formed in 2008 and contracts with Headwaters Metropolitan District which provides the “coordinating” district responsible for managing the construction, acquisition and operation of public facilities and improvements needed to serve the Granby Ranch project area. Properties within the boundaries of the District are subject to the debt service mill levy of the Granby Ranch Metropolitan District and as such the levy of the District is limited to 60 mills, as adjusted for the Gallagher amendment, less the debt service levy of Granby Ranch Metropolitan District. The District will use the proceeds of the mill levy to cover direct costs of the District and transfer the remaining available amounts to Headwaters Metropolitan District to be used towards administrative costs of the Districts.

RESOLUTIONS OF GRANBY RANCH METROPOLITAN DISTRICT NO. 8

TO ADOPT 2020 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE GRANBY RANCH METROPOLITAN DISTRICT NO. 8, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020 AND ENDING ON THE LAST DAY OF DECEMBER 2020.

WHEREAS, the Board of Directors of the Granby Ranch Metropolitan District No. 8 has appointed a budget committee to prepare and submit a proposed 2020 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, 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, and a public hearing was held on October 30, 2019, and interested taxpayers 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/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Granby Ranch Metropolitan District No. 8, Grand County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Granby Ranch Metropolitan District No. 8 for the year stated above.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

RESOLUTIONS OF GRANBY RANCH METROPOLITAN DISTRICT NO. 8
(CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE GRANBY RANCH METROPOLITAN DISTRICT NO. 8, GRAND COUNTY, COLORADO, FOR THE 2020 BUDGET YEAR.

WHEREAS, the Board of Directors of the Granby Ranch Metropolitan District No. 8, has adopted the annual budget in accordance with the Local Government Budget Law, on October 30, 2019 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$26,711.20 and;

WHEREAS, the Granby Ranch Metropolitan District No. 8 finds that it is required to temporarily lower the general operating mill levy to render a refund for 0.00, and;

WHEREAS, the amount of money necessary to balance the budget for contractual obligations approved at election is \$0.00 and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$0.00, and;

WHEREAS, the 2019 valuation for assessment for the Granby Ranch Metropolitan District No. 8, as certified by the County Assessor is \$1,335,560

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the GRANBY RANCH METROPOLITAN DISTRICT NO. 8, GRAND COUNTY, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Granby Ranch Metropolitan District No. 8 during the 2020 budget year, there is hereby levied a tax of 20.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2020 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills.

Section 3. That for the purpose of meeting the contractual obligations of the Granby Ranch Metropolitan District No. 8 during the 2020 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2019.

RESOLUTIONS OF GRANBY RANCH METROPOLITAN DISTRICT NO. 8
(CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all capital expenditures of the Granby Ranch Metropolitan District No. 8 during the 2020 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.
- Section 5. That for the purpose of meeting all payments for bonds and interest of the Granby Ranch Metropolitan District No. 8 during the 2020 budget year, 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 2019.
- Section 6. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the Granby Ranch Metropolitan District No. 8 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Grand County, Colorado, the mill levies for the Granby Ranch Metropolitan District No. 8 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

RESOLUTIONS OF GRANBY RANCH METROPOLITAN DISTRICT NO. 8
(CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE GRANBY RANCH METROPOLITAN DISTRICT NO. 8, GRAND COUNTY, COLORADO, FOR THE 2020 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 30, 2019, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances 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 THE GRANBY RANCH METROPOLITAN DISTRICT NO. 8, GRAND COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Expenditures	\$30,596
----------------------	----------

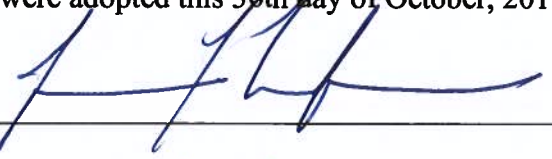
(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

RESOLUTIONS OF GRANBY RANCH METROPOLITAN DISTRICT NO. 8
(CONTINUED)

TO ADOPT 2020 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)

The above resolutions to adopt the 2020 budget, set the mill levies and to appropriate sums of money were adopted this 30th day of October, 2019.

Attest: _____



Title: _____

President

GRANBY RANCH METROPOLITAN DISTRICT NO. 8
 STATEMENT OF NET POSITION
 September 30, 2019

Printed: 12/28/19

	General Fund	Long Term Debt	Total
Assets			
Cash	7,429	-	7,429
Accounts Receivable	-	-	-
Property Tax Receivable	-	-	-
Prepaid Expenses	-	-	-
Total Assets	7,429	-	7,429
Liabilities			
Accounts Payable	-	-	-
Due to HWMD	0	-	-
Due to Developer	-	9,735	9,735
Obligation to HWMD	-	4,510,660	4,510,660
Total Liabilities	-	4,520,395	4,520,395
Deferred Inflows			
Deferred Property Tax	-	-	-
Total Deferred Inflows	-	-	-
Net Position			
Amt to be Provided	-	(4,520,395)	(4,520,395)
Fund Balance - NonSpendable	-	-	-
Fund Balance - Restricted (TABOR)	909	-	909
Fund Balance - Unassigned	6,520	-	6,520
Total Net Position	7,429	(4,520,395)	(4,512,966)
Total Liabilities, Deferred Inflows & Net Position	7,429	-	7,429
	=	=	=

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

GRANBY RANCH METROPOLITAN DISTRICT NO. 8
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FOREC Modified Accrual Basis

Printed: 12/28/19

Modified Accrual Basis

GENERAL FUND

	2018 Unaudited Actual	2019 Adopted Budget	Variance Positive (Negative)	2019 Forecast	9 Months Ended 09/30/19 Actual	9 Months Ended 09/30/19 Budget	Variance Favorable (Unfavor)	2019 Adopted Budget	Budget Assumptions
Assessed Value	1,424,780	1,375,500		1,375,500			1,335,560	Nov 19 FINAL AV	
Operating Mill Levies:									
Operating Mill Levy	-	20,000		20,000			20,000	60 Adj, less 40 GRMD DS	
Less Temp Credit	-	-		-			-		
Net Operating Levy	-	20,000		20,000			20,000		
REVENUES									
Property Tax - Operations	-	27,510	-	27,510	27,510	27,510	(0)	26,711	Based on AV & Mill Levy
Specific Ownership Taxes	167	1,926	-	1,926	1,346	1,284	62	1,603	Estimated 6% of taxes
Interest	107	150	700	850	805	113	693	150	
HWMD Expense Reimb	4,249	-	-	-	-	-	-	-	
Total Revenues & Transfers	4,522	29,586	700	30,286	29,661	28,906	755	28,464	
EXPENDITURES									
Accounting & Administration	-	-	-	-	-	-	-	-	Paid By HWMD
Legal Fees	-	-	-	-	-	-	-	-	Paid By HWMD
Organizational Costs	-	-	-	-	-	-	-	-	
Audit Fees	-	-	-	-	-	-	-	-	Audit Exemption
Insurance	4,249	5,000	623	4,377	4,377	5,000	623	5,260	Based on 2019
Elections	-	-	-	-	-	-	-	-	Paid By HWMD
Office Expense, Dues	-	-	-	-	-	-	-	-	
HWMD Road Funding	-	-	-	-	-	-	-	-	Paid by GRC
GRMD Debt Svc Transfer	-	-	-	-	-	-	-	-	
Treasurers Fees	-	1,376	(36)	1,411	1,411	1,376	(36)	1,336	5% of prop taxes
Contingency	-	-	-	-	-	-	-	-	
Total Expenditures	4,249	6,376	588	5,788	5,789	6,376	587	6,596	
REVENUES OVER (UNDER) EXP	273	23,210	1,288	24,498	23,872	22,531	1,341	21,868	
OTHER SOURCES & (USES)									
Developer Advance	-	-	-	-	-	-	-	-	
Developer Repayment	-	-	-	-	-	-	-	-	
Trfr to HWMD IGA	-	(18,000)	-	(18,000)	(18,000)	(18,000)	0	(24,000)	Trfr Excess to HWMD
Total Other Fin Sources/Uses	-	(18,000)	-	(18,000)	(18,000)	(18,000)	0	(24,000)	
Change in Fund Balance	273	5,210	1,288	6,498	5,873	4,531	1,342	(2,132)	
Beginning Fund Balance	1,283	1,560	(3)	1,556	1,556	1,560	(3)	8,054	
Ending Fund Balance	1,556	6,770	1,284	8,054	7,429	6,090	1,338	5,922	To pay 2021 Insurance

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

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Grand County, Colorado.

On behalf of the Granby Ranch Metropolitan District No. 8

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Granby Ranch Metropolitan District No. 8

(local government)^C

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

\$ 1,335,560

(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:

\$ 1,335,560

(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: 12/9/2019
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2020.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>20.000</u> mills	\$ <u>26,711.20</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	\$ <u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>20.000</u> mills	<u>\$ 26,711.20</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	\$ <u>-</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ <u>-</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ <u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ <u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ <u>-</u>
	<u>0.000</u> mills	\$ <u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>20.000</u> mills	<u>\$ 26,711.20</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
 (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, 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).