

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1
ANNUAL REPORT FOR YEAR ENDING DECEMBER 31, 2019
TO
THE CITY OF FORT LUPTON

Pursuant to the Service Plan for North Land Industrial Metropolitan District No. 1 (the "District"), the District is required to provide an annual report to the City of Fort Lupton. The report is to include information concerning these matters which occurred during the prior fiscal year.

For the year ending December 31, 2019, the District makes the following report:

1. Boundary changes made or proposed to the District's boundaries as of December 31.

No boundary changes were made or proposed in 2019.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31.

No intergovernmental agreements with other governmental bodies were entered into or proposed in 2019.

3. Copies of the District's rules and regulations, if any, as of December 31.

The District has not adopted a set of rules and regulations.

4. A summary of any litigation which involves the District's Public Improvements as of December 31.

To our knowledge, based on review of the court records in Weld County, there is no litigation involving the District as of December 31, 2019.

5. Status of the District's construction of the Public Improvements as of December 31.

No public improvements were constructed by the District in 2019.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31.

No improvements were dedicated to the City of Fort Lupton in 2019.

7. **The assessed valuation of the District for the current year.**

The District has received a certification of valuation from the Weld County Assessor that report a taxable assessed valuation of the following:

Assessed Valuation: \$10.00

8. **Current year budget including a description of the Public Improvements to be constructed in such year.**

The 2020 budget for the District is attached to this report as **Exhibit A**.

9. **Audit of the District's financial statements, for the year ending December 31, 2019, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The District has filed a request for extension for filing of its 2019 Audit. The 2019 Audit will be provided upon acceptance by the District.

10. **Notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any Debt instrument.**

The District is not aware of any uncured events of default which continued beyond a 90 day period, under any debt instrument.

11. **Any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.**

The District is not aware of any inability to pay its obligations.

EXHIBIT A
2020 BUDGET

Resolution No. 2019-11-03

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2020)

The Board of Directors of North Land Industrial Metropolitan District No. 1 (the “Board”), City of Fort Lupton, Colorado (the “District”) held a special meeting at 2154 East Commons Avenue, Suite 2000, Centennial, Colorado, on Monday, November 4, 2019, at the hour of 10:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2020 BUDGET

Affidavit of Publication

STATE OF COLORADO

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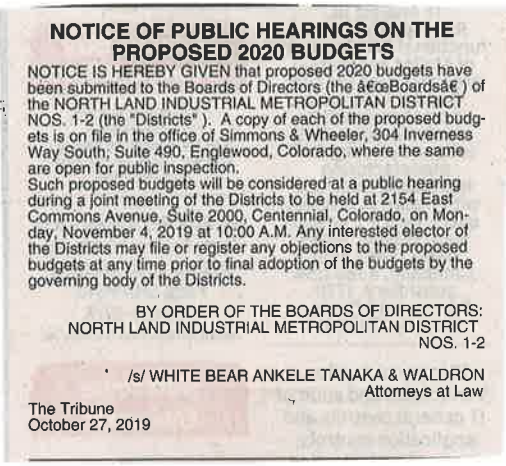
County of Weld,

I Vickie Garretts

of said County of Weld, being duly sworn, say that I am an advertising clerk of

THE GREELEY TRIBUNE,

that the same is a three days weekly plus Sunday newspaper of general circulation and printed and published in the City of Greeley, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for consecutive (days): that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was Twenty-Seventh day of October A.D. 2019 and the last publication thereof: in the issue of said newspaper bearing the date of the Twenty-Seventh day of October A.D. 2019 that said The Greeley Tribune has been published continuously and uninterruptedly during the period of at least six months next prior to the first issue thereof contained said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3,1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.



October 27, 2019

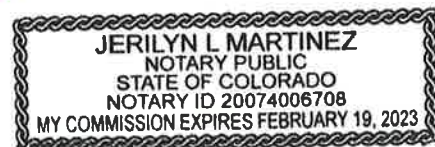
Total Charges: \$36.36

Vickie Garretts

27th day of October 2019

My Commission Expires 02/19/2023

Jerilyn L. Martinez
Notary Public



A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020 AND ENDING ON THE LAST DAY OF DECEMBER 2020.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

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

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 4, 2019, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2020. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District 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.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District 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.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District 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.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District 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.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Weld County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED THIS 4th DAY OF NOVEMBER 2019.

NORTH LAND INDUSTRIAL METROPOLITAN
DISTRICT NO. 1



Officer of the District

ATTEST:



APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Monday, November 4, 2019, at 2154 East Commons Avenue, Suite 2000, Centennial, Colorado, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4th day of November 2019.



EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1
2020
BUDGET MESSAGE

Attached please find a copy of the adopted 2020 budget for the North Land Industrial Metropolitan District No. 1.

The North Land Industrial Metropolitan District No. 1 has adopted one fund, a General Fund to provide for the payment of general operating expenditures, and capital improvements to be built for the benefit of the district.

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 2020 will be transfers from North Land Industrial Metropolitan District No. 2. The District does not intend to impose a mill levy on property within the District for 2020.

North Land Industrial Metropolitan District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2020

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>6/30/2019</u>	Estimate <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ -	\$ 10,553	\$ 15,492	\$ 15,492	\$ 2,012,689
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Transfer from District #2	29,655	3,547,322	3,392,268	3,496,717	2,177,801
Developer advances	6,522	-	-	-	-
Interest income	<u>5</u>	<u>69</u>	<u>8,295</u>	<u>-</u>	<u>69</u>
Total revenues	<u>36,182</u>	<u>3,547,391</u>	<u>3,400,563</u>	<u>3,496,717</u>	<u>2,177,870</u>
Total funds available	<u>36,182</u>	<u>3,557,944</u>	<u>3,416,055</u>	<u>3,512,209</u>	<u>4,190,559</u>
Expenditures:					
Accounting / audit	3,728	7,000	2,323	5,000	10,000
Election expense	2,948	-	-	-	5,000
Engineering	-	-	-	-	-
Miscellaneous	351	2,500	10	400	2,500
Insurance/SDA dues	2,905	3,100	3,615	3,615	4,500
Legal	10,758	45,000	5,891	15,000	45,000
Treasurer fees	-	-	-	-	-
Repay developer advances	-	1,500,000	1,475,505	1,475,505	-
Contingency	-	48,891	-	-	48,891
Capital improvements	-	1,904,725	-	-	4,072,658
Emergency reserve (3%)	<u>-</u>	<u>46,728</u>	<u>-</u>	<u>-</u>	<u>2,010</u>
Total expenditures	<u>20,690</u>	<u>3,557,944</u>	<u>1,487,344</u>	<u>1,499,520</u>	<u>4,190,559</u>
Ending fund balance	<u>\$ 15,492</u>	<u>\$ -</u>	<u>\$ 1,928,711</u>	<u>\$ 2,012,689</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 20</u>			<u>\$ 10</u>
Mill Levy		<u>-</u>			<u>-</u>