

**ANNUAL INFORMATION REPORT**  
**for the year 2023**  
**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1**

As required by Section 32-1-207(3)(c), C.R.S. and Section VIII of the First Amended and Restated Service Plan approved by the City of Aurora, County of Adams, State of Colorado on February 14, 2022, the following report of the activities from January 1, 2023 to December 31, 2023, for Sagebrush Farm Metropolitan District No. 1 (the “District”), is hereby submitted.

**Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.** The District did not propose or make any boundary changes as of December 31, 2023.

**Intergovernmental Agreement with other governmental entities either entered into or proposed as of December 31 of the prior year.** The District did not enter into or terminate any Intergovernmental Agreements as of December 31, 2023.

**Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.** The District did not adopt any rules or regulations as of December 31, 2023. In the event the District adopts rules of regulations in the future, such documents may be accessed at the offices of McGeedy Becher P.C., 450 E. 17<sup>th</sup> Street, Suite 400, Denver, CO 80203, (303) 592-4380, or on the District’s website:  
<https://sagebrushmetrodistricts134.specialdistrict.net/>.

**A summary of any litigation which involved the District Public Improvements as of December 31 of the prior year.** The District was not involved in any litigation during 2023.

**Status of the District’s construction of the Public Improvements as of December 31 of the prior year.** The following Public Improvements were constructed in 2023:

56<sup>th</sup> Avenue Public Improvements and Construction: demolition, sanitary sewer, hydrants, and storm sewer structures.

Harvest Mile Public Improvements and Construction: mass grading, hydrants, and storm sewer connections.

Second Creek Road Public Improvements and Construction: mass grading, sanitary sewer, water main and hydrants, storm sewer, curb and gutter, sidewalks and asphalt paving.

52<sup>nd</sup> Avenue Public Improvements and Construction: mass grading, sanitary sewer, and water main and hydrants.

Water Quality Pond Public Improvements and Construction: mass grading and storm structures.

Regional Detention Pond Public Improvements and construction: partial mass grading.

**A list of all facilities and improvements constructed by the District that have been conveyed to or dedicated to and accepted by the City as of December 31 of the prior year.** The District has not constructed any facilities or improvements that were conveyed to or dedicated to the City in 2023.

**The final assessed valuation of the District for the current year.** A copy of the 2023 Certification of Valuation from Adams County is attached hereto as **Exhibit A**.

**Current year budget including a description of the Public Improvements to be constructed in such year.** A copy of the 2024 Budget is attached hereto as **Exhibit B**.

**Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.** A copy of the 2023 Audit will be provided upon completion.

**Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

**Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.** To our knowledge, the District has been able to pay its obligations as they come due.

**Exhibit A**

Certified Assessed Valuation

**CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR**

Name of Jurisdiction: **269 - SAGEBRUSH FARM METRO DISTRICT 1**

IN ADAMS COUNTY ON 12/11/2023

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 2023 IN ADAMS COUNTY, COLORADO

- |   |          |
|---|----------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:  | \$50     |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *   | \$10,960 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY:   | \$0      |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:   | \$10,960 |
| 5. NEW CONSTRUCTION: **   | \$0      |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: #   | \$0      |
| 7. ANNEXATIONS/INCLUSIONS:  | \$10,960 |
| 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 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

- |   |          |
|---|----------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @  | \$41,468 |
| ADDITIONS TO TAXABLE REAL PROPERTY:   |          |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !  | \$0      |
| 3. ANNEXATIONS/INCLUSIONS:  | \$41,468 |
| 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:<br><small>(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.)</small> | \$0      |
| DELETIONS FROM TAXABLE REAL PROPERTY:   |          |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:   | \$0      |
| 9. DISCONNECTIONS/EXCLUSION:  | \$1      |
| 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, 2023**

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

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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.

Data Date: 12/7/2023

**Exhibit B**

2024 Budget

**RESOLUTION NO. 2023-11-03**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF SAGEBRUSH FARM  
METROPOLITAN DISTRICT NO. 1, 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 Sagebrush Farm Metropolitan District No. 1 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP 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 November 8, 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  
SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1, 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 FOLLOWS]**

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

RESOLUTION APPROVED AND ADOPTED on November 8, 2023.

**SAGEBRUSH FARM METROPOLITAN  
DISTRICT NO. 1**

By:                     *Randy Danielson*                      
President

Attest:

By:                     *Lisa Jacoby*                      
Secretary



# **EXHIBIT A**

## Budget

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 40,596,655	\$ 24,842,879
REVENUES			
Property taxes	-	3	531
Specific ownership taxes	-	-	37
ARI - Aurora Regional Improvement Tax	-	-	12
Interest income	137,298	2,219,704	533,000
Developer advance	146,350	5,153,447	8,768,880
Other revenue	1	-	-
Bond issuance proceeds	43,390,000	-	-
Total revenues	<u>43,673,649</u>	<u>7,373,154</u>	<u>9,302,460</u>
TRANSFERS IN	<u>12,513,338</u>	-	-
Total funds available	<u>56,186,987</u>	<u>47,969,809</u>	<u>34,145,339</u>
EXPENDITURES			
General Fund	75,557	148,240	169,000
Debt Service Fund	334,963	2,900,000	2,900,000
Capital Projects Fund	2,666,474	20,078,690	17,500,000
Total expenditures	<u>3,076,994</u>	<u>23,126,930</u>	<u>20,569,000</u>
TRANSFERS OUT	<u>12,513,338</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>15,590,332</u>	<u>23,126,930</u>	<u>20,569,000</u>
ENDING FUND BALANCES	<u>\$ 40,596,655</u>	<u>\$ 24,842,879</u>	<u>\$ 13,576,339</u>
EMERGENCY RESERVE	\$ 10	\$ 10	\$ 10
Surplus Fund	3,913,047	3,990,760	3,990,760
Bond Fund	8,307,189	5,997,521	3,397,971
TOTAL RESERVE	<u>\$ 12,144,680</u>	<u>\$ 9,988,281</u>	<u>\$ 7,388,741</u>

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 30	\$ 50	10,960
Certified Assessed Value	<u>\$ 30</u>	<u>\$ 50</u>	<u>\$ 10,960</u>
<b>MILL LEVY</b>			
General	0.000	10.000	10.000
Debt Service	0.000	38.367	38.446
ARI	0.000	1.096	1.098
Total mill levy	<u>0.000</u>	<u>49.463</u>	<u>49.544</u>
<b>PROPERTY TAXES</b>			
General	\$ -	\$ 1	\$ 110
Debt Service	-	2	421
ARI	-	-	12
Levied property taxes	<u>-</u>	<u>3</u>	<u>543</u>
Budgeted property taxes	<u>\$ -</u>	<u>\$ 3</u>	<u>\$ 543</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ 1	\$ 110
Debt Service	-	2	421
ARI	-	-	12
	<u>\$ -</u>	<u>\$ 3</u>	<u>\$ 543</u>

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ (75,556)	\$ -
REVENUES			
Property taxes	-	1	110
Specific ownership taxes	-	-	8
ARI - Aurora Regional Improvement Tax	-	-	12
Developer advance	-	223,795	168,880
Other revenue	1	-	-
Total revenues	1	223,796	169,010
Total funds available	1	148,240	169,010
EXPENDITURES			
General and administrative			
Accounting	12,613	56,000	60,000
Auditing	-	5,150	5,575
County Treasurer's fee	-	-	2
Dues and membership	-	654	1,000
Insurance	-	4,731	5,500
Legal	61,515	63,500	70,000
Miscellaneous	-	-	10,000
Election	658	3,573	-
Contingency	-	11,632	13,611
Website	771	3,000	3,300
Intergovernmental expenditures	-	-	12
Total expenditures	75,557	148,240	169,000
Total expenditures and transfers out requiring appropriation	75,557	148,240	169,000
ENDING FUND BALANCES	\$ (75,556)	\$ -	\$ 10
EMERGENCY RESERVE	\$ 10	\$ 10	\$ 10
TOTAL RESERVE	\$ (75,556)	\$ -	\$ 10

No assurance provided. See summary of significant assumptions.

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 12,220,236	\$ 9,988,281
REVENUES			
Property taxes	-	2	421
Specific ownership taxes	-	-	29
Interest income	41,861	668,043	300,000
Total revenues	<u>41,861</u>	<u>668,045</u>	<u>300,450</u>
TRANSFERS IN			
Transfers from other funds	<u>12,513,338</u>	-	-
Total funds available	<u>12,555,199</u>	<u>12,888,281</u>	<u>10,288,731</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	6
Paying agent fees	-	10,000	10,000
Debt Service			
Bond interest	334,963	2,871,113	2,871,113
Contingency	-	18,887	18,881
Total expenditures	<u>334,963</u>	<u>2,900,000</u>	<u>2,900,000</u>
Total expenditures and transfers out requiring appropriation	<u>334,963</u>	<u>2,900,000</u>	<u>2,900,000</u>
ENDING FUND BALANCES	<u>\$ 12,220,236</u>	<u>\$ 9,988,281</u>	<u>\$ 7,388,731</u>
Surplus Fund	\$ 3,913,047	\$ 3,990,760	\$ 3,990,760
Bond Fund	8,307,189	5,997,521	3,397,971
TOTAL RESERVE	<u>\$ 12,220,236</u>	<u>\$ 9,988,281</u>	<u>\$ 7,388,731</u>

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 28,451,975	\$ 14,854,598
<b>REVENUES</b>			
Interest income	95,437	1,551,661	233,000
Developer advance	146,350	4,929,652	8,600,000
Bond issuance proceeds	43,390,000	-	-
Total revenues	<u>43,631,787</u>	<u>6,481,313</u>	<u>8,833,000</u>
Total funds available	<u>43,631,787</u>	<u>34,933,288</u>	<u>23,687,598</u>
<b>EXPENDITURES</b>			
General and Administrative			
Accounting	-	11,500	13,000
Legal	1,955	11,000	13,000
Bond Discount	1,093,008	-	-
Bond issue costs	1,246,730	-	-
Contingency	-	9,712	174,000
Capital Projects			
Repay developer advance	146,350	10,000,000	8,600,000
Engineering	32,081	46,478	100,000
Capital outlay	-	10,000,000	8,600,000
Capital outlay - Developer certified costs	146,350	-	-
Total expenditures	<u>2,666,474</u>	<u>20,078,690</u>	<u>17,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>15,179,812</u>	<u>20,078,690</u>	<u>17,500,000</u>
ENDING FUND BALANCES	<u>\$ 28,451,975</u>	<u>\$ 14,854,598</u>	<u>\$ 6,187,598</u>

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Sagebrush Farm Metropolitan District No. 1 (the "District") is a quasi-municipal corporation located in the City of Aurora, County of Adams Colorado and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized by order and decree of the District Court on June 30, 2005.

The District was organized to provide financing for the planning, design, acquisition, construction installation relocation, and redevelopment of the streets, safety protection, water and sanitation, parks and recreation improvements, and operation and maintenance of the District.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The District has no employees and all administrative functions are contracted.

**Revenue**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. 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 generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.



**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue (Continued)**

**Property Taxes (Continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

**Developer Advance**

The District is in the development state. As such, the operating and administrative expenditures will be mainly funded by the Developer. A portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, management, accounting, insurance, and meeting expense.

**County Treasurer’s Fees**

County Treasurer’s fees have been computed at 1.500% of property tax collections.

**Debt Service**

The principal and interest payments are based on the estimated debt amortization schedule for the anticipated General Obligation Bonds, Series 2022A.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On October 19, 2022 the District issued General Obligation Limited Tax Bonds in the amount of \$43,390,000. Proceeds from the sale of the Bonds will be used to finance or reimburse a portion of the costs of public improvements to serve the Development and pay the costs of issuing the Bonds.

The Bonds are secured by and are payable from all taxable property in the District which is subject to an ad valorem property tax. The Bonds will be issued as two term bonds bearing interest at the rate of 6.375% and 6.75% per annum, respectively, payable each June 1 and December 1, beginning on December 1, 2022. Annual mandatory sinking fund principal payments are due on each December 1, beginning December 1, 2029. The Bonds mature on December 1, 2052. The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2029, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount.

**Reserves**

**Emergency Reserve**

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

**This information is an integral part of the accompanying budget.**

**SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE REQUIREMENTS TO MATURITY**

\$43,390,000 General Obligation Limited Tax Bonds

Series 2022A

Interest Rate: 6.375% and 6.75%

Date: October 19, 2022

Interest Payable June 1 and December 1

Principal Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 2,871,113	\$ 2,871,113
2025	-	2,871,113	2,871,113
2026	-	2,871,113	2,871,113
2027	-	2,871,113	2,871,113
2028	-	2,871,113	2,871,113
2029	25,000	2,871,113	2,896,113
2030	645,000	2,869,519	3,514,519
2031	675,000	2,828,400	3,503,400
2032	790,000	2,785,369	3,575,369
2033	850,000	2,735,006	3,585,006
2034	965,000	2,680,819	3,645,819
2035	1,030,000	2,619,300	3,649,300
2036	1,160,000	2,553,638	3,713,638
2037	1,235,000	2,479,688	3,714,688
2038	1,365,000	2,400,956	3,765,956
2039	1,440,000	2,313,938	3,753,938
2040	1,610,000	2,222,138	3,832,138
2041	1,710,000	2,119,500	3,829,500
2042	1,890,000	2,010,488	3,900,488
2043	1,610,000	1,890,000	3,500,000
2044	1,785,000	1,781,325	3,566,325
2045	1,900,000	1,660,838	3,560,838
2046	2,105,000	1,532,588	3,637,588
2047	2,245,000	1,390,500	3,635,500
2048	2,455,000	1,238,963	3,693,963
2049	2,645,000	1,073,250	3,718,250
2050	2,905,000	894,713	3,799,713
2051	3,100,000	698,625	3,798,625
2052	7,250,000	489,375	7,739,375
Total	<u>\$ 43,390,000</u>	<u>\$ 62,495,614</u>	<u>\$ 105,885,614</u>

No assurance provided. See summary of significant assumptions.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Sagebrush Farm Metropolitan District No. 1, 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 Sagebrush Farm Metropolitan District No. 1 held on November 8, 2023.

*Lisa Jacoby*

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Secretary

**RESOLUTION NO. 2023-11-04**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1  
LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Sagebrush Farm Metropolitan District No. 1 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 8, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Sagebrush Farm Metropolitan District No. 1, Adams County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 8, 2023.

**SAGEBRUSH FARM METROPOLITAN  
DISTRICT NO. 1**

By: Randy Danielson  
President

Attest:

By: Lisa Jacoby  
Secretary

**EXHIBIT 1**

Certification of Tax Levies

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of Adams County, Colorado.

On behalf of the Sagebrush Farm Metropolitan District No. 1,

the Board of Directors (taxing entity)<sup>A</sup>

of the Sagebrush Farm Metropolitan District No. 1 (governing body)<sup>B</sup>  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 10,960  
(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: \$ 10,960  
(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: 12/30/23 for budget/fiscal year 2024.  
(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>	<u>10.000</u> mills	\$ <u>110</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< <u>        </u> > mills	\$ < <u>        </u> >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>10.000</u> mills	\$ <u>110</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>38.446</u> mills	\$ <u>421</u>
4. Contractual Obligations <sup>K</sup>	<u>1.098</u> mills	\$ <u>12</u>
5. Capital Expenditures <sup>L</sup>	<u>        </u> mills	\$ <u>        </u>
6. Refunds/Abatements <sup>M</sup>	<u>        </u> mills	\$ <u>        </u>
7. Other <sup>N</sup> (specify): <u>        </u>	<u>        </u> mills	\$ <u>        </u>
	<u>        </u> mills	\$ <u>        </u>
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<u>49.544</u> mills	\$ <u>543</u>

Contact person: Jason Carroll Phone: (303)779-5710  
Signed:  Title: Accountant for District

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: | Public Infrastructure                              |
|    | Series:           | General Obligation Limited Tax Bonds, Series 2022A |
|    | Date of Issue:    | 10/19/2022   |
|    | Coupon Rate:      | 6.375%-6.750%                                      |
|    | Maturity Date:    | 12/01/2052   |
|    | Levy:             | 38.446   |
|    | Revenue:          | \$ 421   |
|    |                   |  |
| 2. | Purpose of Issue: | _____  |
|    | Series:           | _____  |
|    | Date of Issue:    | _____  |
|    | Coupon Rate:      | _____  |
|    | Maturity Date:    | _____  |
|    | Levy:             | _____  |
|    | Revenue:          | _____  |

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

- |    |                      |   |
|----|----------------------|---|
| 3. | Purpose of Contract: | Regional Improvements within the City of Aurora |
|    | Title:               | First Amended and Restated Service Plan         |
|    | Date:                | 02/14/2022                                      |
|    | Principal Amount:    | NA  |
|    | Maturity Date:       | 10 years following final maturity               |
|    | Levy:                | 1.098   |
|    | Revenue:             | \$ 12   |
|    |                      |   |
| 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.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Sagebrush Farm Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Sagebrush Metropolitan District No. 1 held on November 8, 2023.

*Lisa Jacoby*

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Secretary