

# NOTICE OF SPECIAL MEETING OF SPRING CANYON WATER AND SANITATION DISTRICT

This meeting is being held via telephone and video conference and may be joined the following ways:

**Join Via Web Browser:**

<https://bit.ly/2023-BudgetHearing>

**Or call in (audio only)**

+1 323-694-0227,,480074371#

Phone Conference ID: 480 074 371#

NOTICE IS HEREBY GIVEN that a Special Meeting of the Board of Directors of the Spring Canyon Water and Sanitation District, Larimer County, Colorado, has been scheduled for Wednesday, January 3, 2024 at 6:00 p.m. via teleconference.

**Board of Directors**

Tim Schmitt, President/Chairman

Richard Emery, Vice President/Vice Chairman

Tim Mather, Director

James Gerard, Treasurer

Chris Goemans, Director

Term Expires: May 2027

Term Expires: May 2025

Term Expires: May 2025

Term Expires: May 2027

Term Expires: May 2027

**AGENDA**

**A. ADMINISTRATIVE MATTERS**

- A. Call to Order
- B. Declaration of Quorum/Director Qualifications/Conflicts of Interest
- C. Approval of Agenda

**B. FINANCIAL MATTERS**

- A. Budget Hearing – Adopt Resolution 24-01-01

**C. OTHER MATTERS**

\*The next regular meeting is scheduled for January 24, 2024 at 6:00 p.m.

By/s/ Darla Howard, Secretary for the meeting

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**SPRING CANYON WATER AND SANITATION DISTRICT**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2024

STATE OF COLORADO )  
 )  
COUNTY OF LARIMER )ss.  
 )  
SPRING CANYON )  
WATER AND )  
SANITATION DISTRICT )

The Board of Directors of the Spring Canyon Water and Sanitation District, Larimer County, Colorado, held a meeting via video conference on January 3, 2024, at 6:00 p.m.

The following members of the Board of Directors were present:

Tim Schmitt, President/Chairman  
Richard Emery, Vice President/Vice Chairman  
James Gerard, Treasurer  
Tim Mather, Director  
Chris Goemans, Director

Also in attendance were:

Chris Olson, Darla Howard; Spring Canyon Water and Sanitation District  
Constituents:

Darla Howard, District Administrator, stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2024 budget. Chairman Schmitt opened the public hearing on the District's proposed 2024 budget. Members of the public were present and questions were asked. These questions were answered by Manager Olson.

Thereupon, Director \_\_\_\_\_ introduced and moved the adoption of the following Resolution:

RESOLUTION 24-01-01

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE SPRING CANYON WATER AND SANITATION DISTRICT, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON THE LAST DAY OF DECEMBER 2024,

WHEREAS, the Board of Directors of the Spring Canyon Water and Sanitation District has authorized its District Manager 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 on December 8, 2023 in The Coloradoan, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on January 3, 2024, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SPRING CANYON WATER AND SANITATION DISTRICT OF LARIMER COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. 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 Spring Canyon Water and Sanitation District for calendar year 2024.

Section 4. 2024 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2024 budget year is \$78,466. That the 2023 valuation for assessment, as certified by the Larimer County Assessor, is \$24,222,823.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 3.24 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the District.

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 to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 3.24 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally.]**

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.

Section 8. Budget Certification. That the budget shall be certified by Director Gerard, Treasurer of the District, and made a part of the public records of Spring Canyon Water and Sanitation District.

The foregoing Resolution was seconded by Director Gerard.

**[Remainder of Page Left Blank Intentionally.]**

ADOPTED AND APPROVED THIS 3rd DAY of JANUARY 2024.

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President

ATTEST:

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Secretary

STATE OF COLORADO )  
 )  
COUNTY OF LARIMER )ss.  
 )  
SPRING CANYON )  
WATER AND )  
SANITATION DISTRICT )

I, James Gerard, Treasurer to the Board of Directors of the Spring Canyon Water and Sanitation District, Larimer County, Colorado, do hereby certify that the foregoing pages numbered 1 to 6, inclusive, constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via videoconference on January 3, 2024, at 6:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 3rd day of January 2024.

(S E A L)

\_\_\_\_\_  
Treasurer



**Spring Canyon Water & sanitation District**

Management Budget Report

BOARD OF DIRECTORS

SPRING CANYON WATER AND SANITATION DISTRICT

The following is the forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. The accompanying forecast has not been audited nor assurance provided whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Sincerely,



Chris Olson  
District Manager  
Spring Canyon WSD  
4908 Shoreline Drive  
Fort Collins, CO 80526  
[chriso@springcanyonwsd.com](mailto:chriso@springcanyonwsd.com)

Statement of Revenues & Expenditures w/ Budget (Summary)	2022 Audited	2023 Adopted	2023 Projected	2024 Proposed
Revenues	Actual	Budget	Actual	Budget
Restricted Operating (Water Reserve)	\$ -	\$ -	\$ 429,013	\$ 429,013
Operating Reserve (25% of budgeted O&M)	\$ 244,245	\$ 250,653	\$ 234,832	\$ 254,383
Unrestricted	\$ 1,619,848	\$ 1,705,992	\$ 1,562,668	\$ 1,884,066
Beginning Budgetary Fund Balance	\$ 1,864,093	\$ 1,956,645	\$ 2,226,512	\$ 2,567,462
<b>Revenues &amp; Other Funding Sources</b>				
Water Operations	\$ 636,032	\$ 583,949	\$ 603,025	\$ 603,025
Sewer Operations	\$ 467,798	\$ 399,639	\$ 474,926	\$ 477,478
Interest Income	\$ 31,474	\$ 50,000	\$ 157,000	\$ 135,000
Miscellaneous Income	\$ 16,365	\$ 18,000	\$ 44,322	\$ 20,500
Sale of Land (Gain)	\$ -	\$ -	\$ 906,802	\$ -
General Property Tax	\$ 70,063	\$ 74,027	\$ 74,027	\$ 78,466
Specific Ownership Tax	\$ 5,013	\$ 5,182	\$ 5,182	\$ 5,493
<b>Total Operating &amp; Non Operating Revenues</b>	<b>\$ 1,226,745</b>	<b>\$ 1,130,797</b>	<b>\$ 2,265,284</b>	<b>\$ 1,319,962</b>
<b>Total of Beginning Funds &amp; Revenues</b>	<b>\$ 3,090,838</b>	<b>\$ 3,087,442</b>	<b>\$ 4,491,796</b>	<b>\$ 3,887,424</b>
<b>Expenditures</b>				
Administrative	\$ 409,176	\$ 519,887	\$ 502,015	\$ 559,046
Water Maintenance	\$ 203,276	\$ 270,575	\$ 192,238	\$ 251,224
Sewer Maintenance	\$ 150,395	\$ 153,830	\$ 146,800	\$ 167,200
<b>Operating Expenditures Before Debt</b>	<b>\$ 762,847</b>	<b>\$ 944,292</b>	<b>\$ 841,053</b>	<b>\$ 977,470</b>
<b>Debt Service Expenditures</b>				
Principal	\$ 134,874	\$ 137,584	\$ 137,584	\$ 140,350
Interest	\$ 41,605	\$ 38,895	\$ 38,895	\$ 36,129
<b>Total Debt Service Expenditures</b>	<b>\$ 176,479</b>	<b>\$ 176,479</b>	<b>\$ 176,479</b>	<b>\$ 176,479</b>
Transfers to Capital	\$ -	\$ 3,358	\$ 906,802	\$ -
<b>Total Operating &amp; Debt Service Expenditures &amp; Capital Transfers</b>	<b>\$ 939,326</b>	<b>\$ 1,124,129</b>	<b>\$ 1,924,334</b>	<b>\$ 1,153,949</b>
<b>Net Revenues Before Capital Transfers</b>	<b>\$ 287,419</b>	<b>\$ 10,026</b>	<b>\$ 1,247,752</b>	<b>\$ 166,013</b>
<b>Net Revenues After Capital Transfers</b>	<b>\$ 287,419</b>	<b>\$ 6,668</b>	<b>\$ 340,950</b>	<b>\$ 166,013</b>
Restricted Operating (Water Reserve)	\$ -	\$ -	\$ 429,013	\$ 429,013
Operating Reserve	\$ 234,832	\$ 280,193	\$ 254,383	\$ 288,487
Unrestricted	\$ 1,916,681	\$ 1,683,120	\$ 1,884,066	\$ 2,015,975
Ending Budgetary Fund Balance	\$ 2,151,512	\$ 1,963,313	\$ 2,567,462	\$ 2,733,475

Statement of Revenues (Detail)	2022 Audited	2023 Adopted	2023 Projected	2024 Proposed
Revenues	Actual	Budget	Actual	Budget
<b>Water Revenues</b>				
Active Installed Water	\$ 631,710	\$ 581,830	\$ 598,703	\$ 598,703
Water Active Uninstalled	\$ 4,322	\$ 2,119	\$ 4,322	\$ 4,322
<b>Total Water Operating Revenues</b>	<b>\$ 636,032</b>	<b>\$ 583,949</b>	<b>\$ 603,025</b>	<b>\$ 603,025</b>
<b>Sewer Revenues</b>				
Sewer Active Installed	\$ 446,304	\$ 380,419	\$ 462,978	\$ 462,978
Sewer Active Uninstalled	\$ 21,494	\$ 19,220	\$ 11,948	\$ 14,500
<b>Total Sewer Operating Revenues</b>	<b>\$ 467,798</b>	<b>\$ 399,639</b>	<b>\$ 474,926</b>	<b>\$ 477,478</b>
<b>Total Operating Revenues</b>	<b>\$ 1,103,830</b>	<b>\$ 983,588</b>	<b>\$ 1,077,951</b>	<b>\$ 1,080,503</b>
<b>Non Operating Revenues</b>				
Property Taxes, Delinquent Taxes & Interest	\$ 70,063	\$ 74,027	\$ 74,027	\$ 78,466
Specific Ownership Taxes	\$ 5,013	\$ 5,182	\$ 5,182	\$ 5,493
Interest Income	\$ 31,474	\$ 50,000	\$ 157,000	\$ 135,000
Miscellaneous Income	\$ 5,267	\$ 8,000	\$ 32,322	\$ 9,000
Penalties & Interest	\$ 9,849	\$ 8,000	\$ 11,500	\$ 11,000
Sale of Land	\$ -	\$ -	\$ 906,802	\$ -
Transfer Fees	\$ 1,249	\$ 2,000	\$ 500	\$ 500
<b>Total Non-Operating Revenues</b>	<b>\$ 122,915</b>	<b>\$ 147,209</b>	<b>\$ 1,187,333</b>	<b>\$ 239,459</b>
<b>Total Operating &amp; Non Operating Revenues</b>	<b>\$ 1,226,745</b>	<b>\$ 1,130,797</b>	<b>\$ 2,265,284</b>	<b>\$ 1,319,962</b>

Statement of Expenditures (Detail)	2022 Audited	2023 Adopted	2023 Projected	2024 Proposed
Administrative Expenditures	Actual	Budget	Actual	Budget
<b>Professional Services</b>				
Auditing	\$ 5,700	\$ 8,000	\$ 6,200	\$ 8,500
District Accounting	\$ 28,724	\$ 29,000	\$ 23,100	\$ 12,000
Election	\$ 1,000	\$ 1,000	\$ -	\$ -
Rate Analysis	-	-	\$ -	\$ -
Legal	\$ 10,000	\$ 10,000	\$ 3,500	\$ 10,000
<b>Employee Compensation</b>				
Salaries & Wages	\$ 192,971	\$ 264,294	\$ 246,500	\$ 269,368
Director Fees	\$ 5,325	\$ 5,400	\$ 5,325	\$ 5,400
Employer Deferred Compensation	\$ 4,965	\$ 5,835	\$ 5,660	\$ 6,605
Employer Social Security & Medicare	\$ 14,418	\$ 20,632	\$ 20,000	\$ 20,000
Employee Health Insurance	\$ 49,646	\$ 58,596	\$ 52,261	\$ 53,500
Employer Unemployment	\$ 361	\$ 793	\$ 500	\$ 500
On-Call Compensation	\$ -	\$ -	\$ 8,800	\$ 10,400
Employer Famli	\$ -	\$ 1,200	\$ 1,200	\$ 1,400
<b>Insurance</b>				
Liability Insurance	\$ 20,322	\$ 22,354	\$ 20,803	\$ 21,143
Workers' Comp Insurance	\$ 3,847	\$ 5,552	\$ 4,316	\$ 4,380
<b>Other</b>				
Bad Debt	\$ 774	\$ 500	\$ -	\$ -
Computer Software - License & Maintenance	\$ 25,078	\$ 12,000	\$ 15,000	\$ 15,000
Dues & Publications	\$ 3,183	\$ 3,500	\$ 3,500	\$ 3,500
General Engineering	\$ 9,821	\$ 20,000	\$ 13,000	\$ 20,000
GIS Mapping	\$ 1,029	\$ 2,500	\$ 2,500	\$ 7,500
Miscellaneous - Bank Service Charges	\$ 1,664	\$ 750	\$ 1,850	\$ 1,850
Office & Other	\$ 7,143	\$ 10,500	\$ 9,500	\$ 10,500
Parts Inventory	\$ 50	\$ 2,500	\$ 2,500	\$ 2,500
Repair & Maintenance	\$ 1,781	\$ 3,000	\$ 17,000	\$ 20,000
Tools	\$ 1,263	\$ 2,000	\$ 10,000	\$ 4,000
Arc Flash Assessment	\$ -	\$ -	\$ -	\$ 19,500
Training & Travel	\$ 1,505	\$ 5,500	\$ 4,500	\$ 4,500
Treasurer's Fees	\$ 1,404	\$ 1,481	\$ 1,500	\$ 1,500
Uniforms & Safety Equipment	\$ 1,156	\$ 2,000	\$ 6,500	\$ 7,500
Utilities	\$ 10,273	\$ 12,000	\$ 11,000	\$ 12,000
Vehicle Expense	\$ 5,773	\$ 9,000	\$ 5,500	\$ 6,000
<b>Total Administrative Expenses</b>	<b>\$ 409,176</b>	<b>\$ 519,887</b>	<b>\$ 502,015</b>	<b>\$ 559,046</b>
<b>Water Expenditures</b>				
<b>Water Treatment</b>				
Orc Contracted Services	\$ -	\$ 8,000	\$ -	\$ -
Lab Analysis	\$ 2,204	\$ 4,000	\$ 2,500	\$ 2,500
Materials	-	\$ 1,000	\$ -	\$ 1,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 1,237	\$ 1,500	\$ 738	\$ -
Water Treatment (Contract)	\$ 135,947	\$ 141,075	\$ 116,000	\$ 147,724
<b>Water Transmission &amp; Distribution</b>				
Comprehensive Tank Inspections	\$ 3,500	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 34,102	\$ 75,000	\$ 42,500	\$ 65,000
Materials	\$ 6,413	\$ 15,000	\$ 8,000	\$ 10,000
Utilities	\$ 19,873	\$ 25,000	\$ 22,500	\$ 25,000
<b>Total Water Operating Expenditures</b>	<b>\$ 203,276</b>	<b>\$ 270,575</b>	<b>\$ 192,238</b>	<b>\$ 251,224</b>

Sewer Expenditures	2022 Audited	2023 Adopted	2023 Projected	2024 Proposed
Collection & Transmission	Actual	Budget	Actual	Budget
Materials	\$ 3,258	\$ 10,000	\$ 2,500	\$ 10,000
Repair & Maintenance	\$ 33,253	\$ 30,000	\$ 28,500	\$ 40,000
Utilities	\$ 22,084	\$ 25,000	\$ 24,000	\$ 25,000
<b>Sewer Treatment</b>				
Sewer Treatment (Contract)	\$ 91,800	\$ 88,830	\$ 91,800	\$ 92,200
<b>Total Sewer Expenditures</b>	<b>\$ 150,395</b>	<b>\$ 153,830</b>	<b>\$ 146,800</b>	<b>\$ 167,200</b>



Statement of Revenues and Expenditures w/ Budget (Detail)	2022 Audited	2023 Adopted	2023 Projected	2024 Proposed
Capital Fund	Actual	Budget	Actual	Budget
Beginning Funds Available - Capital Reserve	\$ 13,008	\$ 358,282	\$ 369,731	\$ 1,434,188
<b>Capital Contributions</b>				
Monthly Surcharge	\$ 445,412	\$ 438,360	\$ 445,380	\$ 445,380
Tap Sales Water	\$ 29,925	\$ -	\$ 89,775	\$ -
Transfer to Water Reserve	\$ (25,000)	\$ -	\$ (75,000)	\$ -
Tap Sales Sewer	\$ 4,500	\$ -	\$ 22,500	\$ -
<b>Total Capital Contributions</b>	<b>\$ 454,837</b>	<b>\$ 438,360</b>	<b>\$ 482,655</b>	<b>\$ 445,380</b>
<b>Capital Expenditures</b>				
Swim Beach	\$ 46,671	\$ 5,000	\$ -	\$ -
Arrowhead Fencing	\$ 34,028	\$ -	\$ -	\$ -
Holiday Dr. Loop	\$ 17,415	\$ 675,000	\$ 325,000	\$ -
Arrowhead Exterior Coating	\$ -	\$ 115,000	\$ -	\$ 43,971
Sewer Over Inlet Canal	\$ -	\$ -	\$ -	\$ 528,900
Shoreline Dr.	\$ -	\$ -	\$ -	\$ 263,126
Minuteman Dr.	\$ -	\$ -	\$ -	\$ 169,574
Sandstone Tank Replacement	\$ -	\$ -	\$ -	\$ 172,422
General Capital	\$ -	\$ 5,000	\$ -	\$ -
<b>Total Capital Expenditures</b>	<b>\$ 98,114</b>	<b>\$ 800,000</b>	<b>\$ 325,000</b>	<b>\$ 1,177,993</b>
Transfers from General Fund	\$ -	\$ 3,358	\$ 906,802	\$ -
<b>Net Revenues Before General Fund Transfers</b>	<b>\$ 356,723</b>	<b>\$ (361,640)</b>	<b>\$ 157,655</b>	<b>\$ (732,613)</b>
<b>Net Revenues After General Fund Transfers</b>	<b>\$ 356,723</b>	<b>\$ (358,282)</b>	<b>\$ 1,064,457</b>	<b>\$ (732,613)</b>
Ending Budgetary Fund Balance - Capital Reserve	\$ 369,731	\$ -	\$ 1,434,188	\$ 701,575

## Spring Canyon Water & Sanitation District

### 2024 Budget Message

Spring Canyon Water & Sanitation District is a political subdivision of the State of Colorado. It is governed and operated in accordance with the Colorado Special Districts Act. Special Districts are quasi-municipal corporations that provide services normally delivered by county or municipal governments. This District was organized to provide financing for sanitary sewer and water improvements; and to provide the operation and maintenance of these improvements.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the Districts financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- Provide the level of services as desired by the property owners and residents of the District in the most economical manner possible.
- Replace, improve and repair deteriorating District infrastructure.

#### *Revenues*

Operating revenues (user charges) remain the primary source of revenues for the District. Total 2024 Operating Revenues projected at \$1,319,962 include user charges for water operations and sewer operations in the amounts of \$603,025 and \$477,478, respectively. The District assessed a mill levy of 3.24 mills on a final assessed valuation of \$24,222,823 which will generate \$78,466 in property taxes. Projected interest, specific ownership taxes and miscellaneous income of \$135,000, \$5,493, and \$20,500, respectively, are also included in the 2024 budget. Additionally, the District budgeted \$445,380 in monthly surcharges designated for capital improvements. Total amount of revenues budgeted in 2024 is \$1,765,342.

#### *Operating Expenditures*

Expenditures budgeted for 2024 include the following: administrative - \$559,046, water maintenance - \$251,224, and sewer maintenance - \$167,200, for a total budgeted amount of \$977,470

#### *Debt*

The District budgeted to make total debt-related payments (principal & interest) of \$176,479 in 2024 to repay loans agreed to in 2015, 2016, and 2017, with Colorado Water Resources and Power Development Authority.

#### *Capital Services/Outlays*

Total water capital outlays budgeted in 2024 is \$172,422 for the Sandstone Tank Replacement project. Total sewer capital outlays budgeted in 2024 is \$528,900 for the Sewer Over Inlet Canal project, \$263,126 for the Shoreline Dr. project, \$169,574 for the Minuteman Dr. project, and \$43,971 for the Arrohead tank Recoating Project.

#### *Fund balance/Reserves*

The fund balance of the District is projected to be \$2,733,475 at the end of 2024. This balance consists of \$429,013 in water reserve, \$288,487 in an operating reserve, with the remaining, \$2,015,975 in unrestricted.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **119 - SPRING CANYON WATER & SANITATION DISTRICT**

IN LARIMER COUNTY ON 12/20/2023

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 LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$19,526,962
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$24,222,823
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$24,222,823
5. NEW CONSTRUCTION: **	\$76,606
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
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 LARIMER COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$315,369,310
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$1,142,600
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$310,000
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
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

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): \*\*

\$10,882

\*\* 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.

**NOTICE OF SCHEDULE OF BOARD MEETINGS  
OF  
SPRING CANYON WATER AND SANITATION DISTRICT**

The routine board meetings of the Spring Canyon Water and Sanitation District will  
be held via teleconference:

<b>DATE</b>	<b>TIME</b>
<b>January 24, 2024</b>	<b>6:00 PM</b>
<b>February 28, 2024</b>	<b>6:00 PM</b>
<b>March 27, 2024</b>	<b>6:00 PM</b>
<b>April 24, 2024</b>	<b>6:00 PM</b>
<b>May 22, 2024</b>	<b>6:00 PM</b>
<b>June 26, 2024</b>	<b>6:00 PM</b>
<b>July 24, 2024</b>	<b>6:00 PM</b>
<b>August 28, 2024</b>	<b>6:00 PM</b>
<b>September 25, 2024</b>	<b>6:00 PM</b>
<b>October 23, 2024</b>	<b>6:00 PM</b>
<b>**November 20, 2024</b>	<b>6:00 PM</b>
<b>**December 4, 2024</b>	<b>6:00 PM</b>

*Meetings shall consider such business as is appropriate at the time and place of such meetings and meets on the fourth Wednesday of each month except \*\*November meets on the third Wednesday, and December meets on the 1st Wednesday.*

Dated this 3rd day of January 2024.

Darla Howard  
Board Secretary