

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SPRING VALLEY METROPOLITAN DISTRICT NO. 4 HELD OCTOBER 27, 2020

A Special Meeting of the Board of Directors of the Spring Valley Metropolitan District No. 4 (referred to hereafter as the “District”) was convened on Tuesday, October 27, 2020 at 2:00 p.m. Due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held by conference call. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James E. Marshall
Scott Marshall
Christopher (“CJ”) Kirst
Holly D. Robinson

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Kirst and, upon vote, unanimously carried, the absence of Director Shelley Marshall was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)

MaryAnn McGeady, Esq. (for a portion of the meeting), Christopher Brummitt, Esq., and Craig Sorensen; McGeady Becher P.C.

Eric Weaver and Cheri Curtis; Marchetti & Weaver LLC (for a portion of the meeting)

Wayne Ramey; Ramey Environmental Compliance, Inc (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Mr. Solin noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Brummitt noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin distributed for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Kirst and, upon vote, unanimously carried the agenda was approved, as amended.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Kirst and, upon vote, unanimously carried, the Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means, and encouraged public participation via telephone. The Board further noted that notice of the time, date and location was duly posted and that that no objections to the telephonic manner of the meeting, or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

Minutes: The Board reviewed the Minutes of the September 16, 2020 Special Meeting and the revised Minutes of the April 28, 2020 Special Meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Kirst and, upon vote, unanimously carried, the Minutes of the September 16, 2020 Special Meeting and the revised Minutes of the April 28, 2020 Special Meeting were approved.

Resolution No. 2020-10-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 24-Hour Notices: Mr. Solin discussed with the Board Resolution No. 2020-10-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 24-Hour Notices.

The Board determined to schedule regular meetings for 2021 at 2:00 p.m. on January 26, March 23, May 25, July 27, September 28, and November 23, 2021, at Colorado Escrow and Title, 10851 S. Crossroads Drive, Suite B, Parker, Colorado 80134.

Following discussion, upon motion duly made by Director Kirst, seconded by Director Robinson and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-10-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for 24-Hour Notices.

RECORD OF PROCEEDINGS

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2021: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2021.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Scott Marshall and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims through the period ending October 27, 2020, as follows:

General Fund	\$ 9,145.85
Debt Service Fund	151.48
Total Claims:	<u>\$ 9,297.33</u>

Following review and discussion, upon motion duly made by Director J. Marshall, seconded by Director Scott Marshall and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims for the period ending October 27, 2020, as presented.

Unaudited Financial Statements: The Board deferred discussion.

2019 Application for Exemption from Audit: Following review and discussion, upon motion duly made by Director J. Marshall, seconded by Director Scott Marshall and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the 2019 Application for Exemption from Audit.

2020 Audit: The Board considered the engagement of Wipfli LLP to prepare the 2020 Audit.

Following review and discussion, upon motion duly made by Director J. Marshall, seconded by Director Robinson and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to prepare the 2020 Audit, for an amount not to exceed \$3,500, subject to final review by the Finance Committee.

2020 Budget Amendment Hearing: The President opened the public hearing to consider amending the 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

RECORD OF PROCEEDINGS

The Board determined that an amendment to the 2020 Budget was not necessary.

2021 Budget Hearing: The President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution No. 2020-10-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-10-03 to Set Mill Levies for the General Fund at 2.783 mills, the Debt Service Fund at 65.454 mills, and for contractual obligations at 8.349 mills, for a total mill levy of 78.586 mills. Upon motion duly made by Director J. Marshall, seconded by Director Robinson and, upon vote, unanimously carried, Resolution No. 2020-10-02 and Resolution No. 2020-10-03 were adopted, as discussed (and subject to final review by the Finance Committee), and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2020. Mr. Solin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Elbert County not later than December 15, 2020. Mr. Solin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3: The Board reviewed Resolution No. 2020-10-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Scott Marshall and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-10-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3. A copy of the adopted Resolution is attached to these minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Robinson and, upon vote, unanimously carried, the Board authorized the

RECORD OF PROCEEDINGS

District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties, subject to final review by the Finance Committee.

2022 Budget: The Board discussed the appointment of the District Accountant to prepare the 2022 Budget.

Following discussion, upon motion duly made by Director Scott Marshall, seconded by Director Kirst and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2022 Budget, and set the date of the 2022 budget hearing for November 23, 2021.

LEGAL MATTERS

There were no legal matters.

CAPITAL IMPROVEMENT MATTERS

There were no capital improvement matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director J. Marshall, seconded by Director Robinson, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: 

Secretary for the Meeting

TITLE	Spring Valley Nos. 1-4, Approved 2020 Minutes
FILE NAME	09.21.2020 Special- SPVMD2.pdf and 8 others
DOCUMENT ID	38390de90780b59d363f292b512a05bf921cacd7
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



SENT

04 / 12 / 2021

17:21:44 UTC

Sent for signature to David Solin (dsolin@sdmsi.com) from apadilla@sdmsi.com
IP: 50.78.200.153



VIEWED

04 / 12 / 2021

21:48:01 UTC

Viewed by David Solin (dsolin@sdmsi.com)
IP: 50.78.200.153



SIGNED

04 / 12 / 2021

21:48:25 UTC

Signed by David Solin (dsolin@sdmsi.com)
IP: 50.78.200.153



COMPLETED

04 / 12 / 2021

21:48:25 UTC

The document has been completed.

RESOLUTION NO. 2020 - 10 - 01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SPRING VALLEY METROPOLITAN DISTRICT NO. 4
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Spring Valley Metropolitan District No. 4 (the "**District**"), Elbert County, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2021 shall be held on January 26, March 23, May 25, July 27, September 28, and November 23, 2021 at 2:00 p.m., at Colorado Escrow and Title, 10851 South Crossroads Drive, Suite B, Parker, Colorado 80134.

4. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

5. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

6. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

7. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On the fence post on the south side of County Road 174.

8. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

TITLE	Spring Valley MD Nos. 1-4,
FILE NAME	2021 Meetin...PRING3).pdf and 9 others
DOCUMENT ID	0e4eb56b78fe4803a06db8c5cc281d141d33519f
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



SENT

04 / 13 / 2021
 21:53:35 UTC

Sent for signature to James E. Marshall (jim@mglinvestments.com) and David Solin (dsolin@sdmsi.com) from apadilla@sdmsi.com
 IP: 50.78.200.153



VIEWED

04 / 13 / 2021
 22:04:21 UTC

Viewed by David Solin (dsolin@sdmsi.com)
 IP: 50.78.200.153



SIGNED

04 / 13 / 2021
 22:04:40 UTC

Signed by David Solin (dsolin@sdmsi.com)
 IP: 50.78.200.153



VIEWED

04 / 14 / 2021
 10:45:30 UTC

Viewed by James E. Marshall (jim@mglinvestments.com)
 IP: 68.109.140.202



SIGNED

04 / 14 / 2021
 10:46:47 UTC

Signed by James E. Marshall (jim@mglinvestments.com)
 IP: 68.109.140.202



COMPLETED

04 / 14 / 2021
 10:46:47 UTC

The document has been completed.

RESOLUTION NO. 2020 - 10 - 02

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SPRING VALLEY METROPOLITAN DISTRICT NO. 4
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Spring Valley Metropolitan District No. 4 (“District”) has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, 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, a public hearing was held on October 27, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, 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; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than 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 provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.


NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Spring Valley Metropolitan District No. 4:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Spring Valley Metropolitan District No. 4 for the 2021 fiscal year.

2. That the budget, as 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. That 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.

ADOPTED this 27th day of October, 2020.


Secretary

(SEAL)

EXHIBIT A
(Budget)

SPRING VALLEY METROPOLITAN DISTRICT NO. 4

2021 Budget Message

Introduction

The District was formed in February of 2006 for the purpose of providing planning, design, acquisition, construction, installation, relocation and financing of streets, water system, sanitary sewer system, safety protection, transportation, television relay and translation, mosquito control, limited fire protection services, drainage and storm water improvements, and parks and recreation improvements ("Public Improvements").

The 2021 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2021 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt and the general operation of the District. The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the "Gallagher Adjustment"). The Gallagher Adjustment and the District's Amended and Restated Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2019, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property taxes commencing on and after January 1, 2019. In November 2020, voters agreed to Repeal the Gallagher Amendment by approving Amendment B. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District's revenue is neither diminished nor enhanced.

The District's assessed value is \$6,470. The District certified 76.586 mills for taxes collected in the 2021 fiscal year with 2.783 mills dedicated to the General Fund, 8.349 mills transferred to District No.1 for overlapping operations, and 65.454 mills dedicated to the Debt Service Fund.

Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include District administration, legal services, developer repayments, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt service which includes principal payments, interest payments, and administrative costs associated with debt obligations. In 2020 the District issued \$9,140,000 Series 2020A Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds at 5% - 5.125% interest and \$5,621,000 2020B Subordinate Limited Tax General Obligation Bonds at 7.625%.

Emergency Reserve

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

Spring Valley Metropolitan District No. 4
Statement of Net Position
September 30, 2020

	General Fund	Debt Service Fund	Fixed Assets & LTD	TOTAL ALL FUNDS
ASSETS				
CASH				
First Bank	1,785			1,785
ColoTrust	14			14
UMB- Series A Bond Pmt Fund		372,832		372,832
UMB-Series A Reserve Fund		723,487		723,487
UMB-Series A Project Fund		6,110,571		6,110,571
UMB-Series B Project Fund		5,454,158		5,454,158
UMB-COI Fund		7,320		7,320
Inter-Fund Balances	31,384	(31,384)		-
TOTAL CASH	33,183	12,636,984	-	12,670,167
OTHER CURRENT ASSETS				
Prepaid Expenses	2,473			2,473
A/R- Tap & Facilities Fees		-		-
Due From County Treasurer	-	-		-
Property Taxes Receivable	-	-		-
TOTAL OTHER CURRENT ASSETS	2,473	-	-	2,473
FIXED ASSETS				
Fixed Assets				-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	35,656	12,636,984	-	12,672,640
LIABILITIES & DEFERED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	9,139			9,139
Due To District #1	50,940			50,940
TOTAL CURRENT LIABILITIES	60,079	-	-	60,079
DEFERRED INFLOWS				
Deferred Property Taxes	-	-		-
TOTAL DEFERRED INFLOWS	-	-	-	-
LONG-TERM LIABILITIES				
Bonds Payable-Series 2020A			9,140,000	9,140,000
Bonds Payable-Series 2020B			5,621,000	5,621,000
Bond Premium			27,257	27,257
TOTAL LONG-TERM LIABILITIES	-	-	14,788,257	14,788,257
TOTAL LIAB & DEF INFLOWS	60,079	-	14,788,257	14,848,336
NET POSITION				
Net Investment in Capital Assets				-
Amount to be Provided for Debt			(14,788,257)	(14,788,257)
Fund Balance- Nonspendable				-
Fund Balance- Restricted	1,339	12,636,984		12,638,323
Fund Balance-Assigned				-
Fund Balance- Unassigned	(25,762)			(25,762)
TOTAL NET POSITION	(24,423)	12,636,984	(14,788,257)	(2,175,696)
	=	=	=	=

Spring Valley Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 01/28/21

	2019 Unaudited Actual	2020 Adopted Budget	2020 Amended Budget	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	12,440	11,250	11,250	11,250				6,470	Final AV Per County
Mill Levy Breakdown:									
Operations	0.000	76.132	76.132	76.132				2.783	2.5 Mills Gallagherized
Contractual Obligations (Trfr to #1)	60.000	0.000	0.000	0.000				8.349	7.5 Mills Gallagherized
Debt Service	0.000	0.000	0.000	0.000				65.454	65 Mills Gallagherized
Total Mills Levied	60.000	76.132	76.132	76.132				76.586	
Property Tax Breakdown:									
Operations	-	856	856	856				18	AV * Mill Levy / 1,000
Contractual Obligations (Trfr to #1)	746	-	-	-				54	AV * Mill Levy / 1,000
Debt Service	-	-	-	-				423	AV * Mill Levy / 1,000
Total Taxes Levied	746	856	856	856				496	
COMBINED FUNDS									
REVENUE									
Property Taxes	746	856	856	856	856	856	(0)	137	AV * Mill Levy / 1,000
Specific Ownership Taxes	157	128	128	146	99	85	14	23	17% of Taxes
Tap & Facilities Fees	-	-	-	-	-	-	-	1,007,500	See Debt Service Fund
Interest	-	-	12,000	5,000	4,659	3,000	1,659	-	
TOTAL REVENUE	904	984	12,984	6,002	5,615	3,942	1,673	1,007,660	
EXPENDITURES									
Administration	22	56,887	56,459	44,624	26,260	42,909	16,649	81,627	See General Fund Detail
Transfer to District #3- Operations	-	-	428	-	-	-	-	54	Contractual Obligations Taxes
Debt Service	-	-	154,892	140,872	151	-	(151)	484,777	See Debt Service Fund
TOTAL EXPENDITURES	22	56,887	211,779	185,496	26,411	42,909	16,498	566,458	
REVENUE OVER / (UNDER) EXP	881	(55,903)	(198,795)	(179,494)	(20,796)	(38,967)	18,171	441,203	
OTHER SOURCES / (USES)									
Bond Proceeds	-	-	14,205,000	14,761,000	14,761,000	14,205,000	556,000	-	
Bond Premium	-	-	-	27,257	27,257	-	27,257	-	
Developer Advances	-	55,902	55,902	50,000	-	41,967	(41,967)	83,000	To Cover General Fund Deficit
Transfer to District #3- Capital	-	-	(12,443,558)	(2,407,791)	(1,484,284)	(3,110,890)	1,626,605	(10,622,036)	Funding for District #1 Capital
Bond Cost of Issuance	(13,689)	-	(638,750)	(652,208)	(657,808)	(638,750)	(19,058)	-	
TOTAL OTHER SOURCES / (USES)	(13,689)	55,902	1,178,594	11,778,258	12,646,164	10,497,328	2,148,837	(10,539,036)	
CHANGE IN FUND BALANCE	(12,807)	(0)	979,800	11,598,764	12,625,368	10,458,361	2,167,007	(10,097,834)	
BEGINNING FUND BALANCE	-	-	-	(13,689)	(12,807)	-	(12,807)	11,585,076	
ENDING FUND BALANCE	(12,807)	(0)	979,800	11,585,076	12,612,561	10,458,361	2,154,200	1,487,242	See Breakout Below
COMPONENTS OF FUND BALANCE									
Nonspendable	-	-	-	-	-	-	-	-	
TABOR Emergency Reserve	1	-	-	1,339	1,339	-	1,339	-	
Restricted- Debt Service	(13,689)	-	979,800	960,087	-	-	-	-	
Restricted- Capital Projects	-	-	-	10,622,036	-	-	-	-	
Unassigned/ Other	881	(0)	(0)	1,613	12,611,222	10,458,361	2,152,861	1,487,242	
TOTAL ENDING FUND BALANCE	(12,807)	(0)	979,800	11,585,076	12,612,561	10,458,361	2,154,200	1,487,242	
=	=	=	=	=	=	=	=	=	

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

Spring Valley Metropolitan District No. 4
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 01/28/21

	2019 Unaudited Actual	2020 Adopted Budget	2020 Amended Budget	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions
GENERAL FUND									
REVENUE									
1-4100		856	856	856	856	856	(0)	18	AV * Mill Levy / 1,000
1-4110	746	-	-	-	-	-	-	54	AV * Mill Levy / 1,000
1-4150	157	128	128	146	99	85	14	12	17% of Taxes
1-4410	-	-	-	-	-	-	-	-	
TOTAL REVENUE	904	984	984	1,002	955	942	14	84	
EXPENDITURES									
1-5100	-	2,500	2,500	10,000	3,281	1,771	(1,510)	15,000	Based on 2020 Forecast
1-5110	-	-	-	56	56	-	(56)	5,000	Required by Bonds
1-5300	-	20,000	20,000	15,000	8,966	15,000	6,034	15,000	Based on 2020 Forecast
1-5340	-	1,000	1,000	1,248	1,248	1,000	(248)	-	No election in 2021
1-5350	-	1,650	1,650	2,974	2,566	1,650	(916)	3,125	Based on 2020 Forecast
1-5450	-	25,000	25,000	15,000	9,799	18,750	8,951	15,000	Based on 2020 Forecast
1-5600	-	200	200	320	318	150	(168)	500	
1-5700	22	26	26	26	26	26	0	2	3% of property taxes
1-6900			428	-	-	-	-	54	Contractual Obligations Taxes
		1,511	1,511	-		1,133	1,133	3,000	3% of Revenues
		5,000	4,572	-		3,429	3,429	25,000	Unforeseen Needs
TOTAL EXPENDITURES	22	56,887	56,887	44,624	26,260	42,909	16,649	81,681	
REVENUE OVER / (UNDER) EXP	881	(55,903)	(55,903)	(43,622)	(25,304)	(41,967)	16,663	(81,597)	
OTHER SOURCES / (USES)									
1-7000		55,902	55,902	50,000		41,967	(41,967)	83,000	To Cover Shortfall
			-	(3,427)		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	55,902	55,902	46,573	-	41,967	(41,967)	83,000	
CHANGE IN FUND BALANCE	881	(0)	(0)	2,952	(25,304)	-	(25,304)	1,403	
1-3000	BEGINNING FUND BALANCE	-	-	-	881	-	881	2,952	
ENDING FUND BALANCE	881	(0)	(0)	2,952	(24,423)	-	(24,423)	4,355	
COMPONENTS OF FUND BALANCE									
	=	=	=	=	=	=	=	=	
	-	-	-	-	-	-	-	-	
	1	-	-	1,339	1,339	-	1,339	-	
	881	(0)	(0)	1,613	(25,762)	-	(25,762)	4,355	
TOTAL ENDING FUND BALANCE	881	(0)	(0)	2,952	(24,423)	-	(24,423)	4,355	
	=	=	=	=	=	=	=	=	

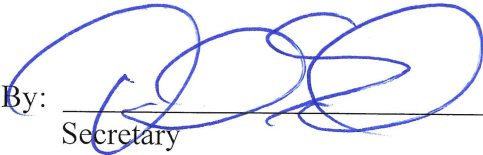
Spring Valley Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 01/28/21

	2019 Unaudited Actual	2020 Adopted Budget	2020 Amended Budget	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions
DEBT SERVICE FUND									
Homes Constructed			0	0				50	Estimated
REVENUE									
2-4100 Property Taxes		-	-	-	-	-	-	65	AV * Mill Levy / 1,000
2-4150 Specific Ownership Taxes		-	-	-	-	-	-	11	17% of Taxes
2-4600 Facilities Fees (3,950 Each)		-	-	-	-	-	-	197,500	50 at \$3,950
Tap Fees (\$16,200 Each)		-	-	-	-	-	-	810,000	50 at \$16,200
2-4410 Interest Income		-	12,000	5,000	4,659	3,000	1,659	-	
TOTAL REVENUE	-	-	12,000	5,000	4,659	3,000	1,659	1,007,576	
EXPENDITURES									
2-7300 Bond Principal- Series 2020A		-	-	-	-	-	-	-	
2-7200 Bond Interest- Series 2020A		-	154,892	140,572	-	-	-	464,275	Per Amortization Schedule
2-7310 Bond Principal- Series 2020B		-	-	-	-	-	-	-	
2-7210 Bond Interest- Series 2020B		-	-	-	-	-	-	-	No Funds Available
2-7100 Paying Agent Fees		-	-	-	-	-	-	10,000	
2-5600 Bank Fees		-	-	300	151	-	(151)	500	
2-5700 Treasurer's Fees		-	-	-	-	-	-	2	
Contingency		-	-	-	-	-	-	10,000	Unforeseen Needs
TOTAL EXPENDITURES	-	-	154,892	140,872	151	-	(151)	484,777	
REVENUE OVER / (UNDER) EXP	-	-	(142,892)	(135,872)	4,508	3,000	1,508	522,799	
OTHER SOURCES / (USES)									
2-7800 Bond Proceeds		-	14,205,000	14,761,000	14,761,000	14,205,000	556,000	-	
2-7810 Bond Premium		-	-	27,257	27,257	-	27,257	-	
2-8000 Cost of Issuance	(13,689)	-	(638,750)	(652,208)	(657,808)	(638,750)	(19,058)	-	
2-8010 Transfer to #1 For Capital		-	(12,443,558)	(2,407,791)	(1,484,284)	(3,110,890)	1,626,605	(10,622,036)	Funding for District #1 Capital
Transfer From General Fund				3,427					
TOTAL OTHER SOURCES / (USES)	(13,689)	-	1,122,692	11,731,685	12,646,164	10,455,361	2,190,804	(10,622,036)	
CHANGE IN FUND BALANCE	(13,689)	-	979,800	11,595,812	12,650,672	10,458,361	2,192,312	(10,099,237)	
2-3000 BEGINNING FUND BALANCE	-	-	-	(13,689)	(13,689)	-	(13,689)	11,582,124	
ENDING FUND BALANCE	(13,689)	-	979,800	11,582,124	12,636,984	10,458,361	2,178,623	1,482,887	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Capitalized Interest		-	240,350	236,837				-	Used to Make 2021 Payments
Reserve Fund		-	739,450	723,250				723,250	Per Bond Documents
Capital Projects Fund		-	-	10,622,036				-	Assumed Used on #1 Projects
Surplus Fund	(13,689)	-	-	-				759,637	Build to Max of \$914,000
TOTAL FUND BALANCE	(13,689)	-	979,800	11,582,124	12,636,984	10,458,361	2,178,623	1,482,887	
	=	=	=	=	=	=	=	=	

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

I, David Solin, hereby certify that I am the duly appointed Secretary of the Spring Valley Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Spring Valley Metropolitan District No. 4 held on October 27, 2020.

By:  _____
Secretary

RESOLUTION NO. 2020 - 10 - 03

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SPRING VALLEY METROPOLITAN DISTRICT NO. 4
TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Spring Valley Metropolitan District No. 4 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on October 27, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

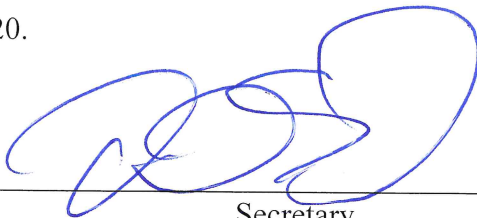
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Spring Valley Metropolitan District No. 4:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 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 purposes of meeting all debt service fund expenses of the District during the 2021 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 the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Elbert County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** 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.

ADOPTED this 27th day of October, 2020.



Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Elbert County, Colorado.

On behalf of the Spring Valley Metropolitan District No. 4
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Spring Valley Metropolitan District No. 4
(local government)^C


Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 6,470
(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: \$ 6,470
(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: 12/14/2020 for budget/fiscal year 2021
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>2.783</u> mills	\$ <u>18.01</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>2.783</u> mills	<u>\$ 18.01</u>
3. General Obligation Bonds and Interest ^J	<u>65.454</u> mills	\$ <u>423.49</u>
4. Contractual Obligations ^K	<u>8.349</u> mills	\$ <u>54.02</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>76.586</u> mills	<u>\$ 495.52</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).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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^J:

- | | |
|----------------------|--|
| 1. Purpose of Issue: | <u>Financing of Public Improvements</u> |
| | <u>Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series</u> |
| Series: | <u>2020A</u> |
| Date of Issue: | <u>August 12, 2020</u> |
| Coupon rate: | <u>5.000% - 5.125%</u> |
| Maturity Date: | <u>December 1, 2050</u> |
| Levy: | <u>65.454</u> |
| Revenue: | <u>\$423.49</u> |
| | |
| 2. Purpose of Issue: | <u>Financing of Public Improvements</u> |
| | <u>Subordiante General Obligation Limited Tax Bonds, Series 2020B</u> |
| Series: | <u>2020B</u> |
| Date of Issue: | <u>August 12, 2020</u> |
| Coupon rate: | <u>7.625%</u> |
| Maturity Date: | <u>December 15, 2050</u> |
| Levy: | <u>0.000</u> |
| Revenue: | <u>\$0.00</u> |
| | |
| 3. Purpose of Issue: | <u> </u> |
| Series: | <u> </u> |
| Date of Issue: | <u> </u> |
| Coupon rate: | <u> </u> |
| Maturity Date: | <u> </u> |
| Levy: | <u> </u> |
| Revenue: | <u> </u> |

CONTRACTS^K:

- | | |
|-------------------------|---|
| 4. Purpose of Contract: | <u>Provide Funding For Spring Valley Metropolitan District No. 1 Operations</u> |
| Title: | <u>First Amended & Restated Facilities Funding, Construction and Operations</u> |
| Date: | <u>November 21, 2019</u> |
| Principal Amount: | <u>N/A</u> |
| Maturity Date: | <u>N/A</u> |
| Levy: | <u>8.349</u> |
| Revenue: | <u>\$54.02</u> |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

RESOLUTION NO. 2020-10-04

**RESOLUTION OF THE BOARD OF DIRECTORS OF SPRING VALLEY
METROPOLITAN DISTRICT NO. 4 AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO
CONSTITUTION, ARTICLE X, SECTION 3**

A. Spring Valley Metropolitan District No. 4 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to its Amended and Restated Service Plan approved by Elbert County Board of County Commissioners, on February 26, 2020, as amended on May 13, 2020 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.

C. The Service Plan authorizes a maximum mill levy of 65.000 mills (“**Maximum Mill Levy**”) for debt service.

D. The Service Plan and Article X, Section 3 of the Colorado Constitution, (the “**Gallagher Amendment**”) authorize adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2019, by any change in method of calculation, or in the event of constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

E. The Service Plan and Gallagher Amendment provide that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

F. The Colorado General Assembly (the “**General Assembly**”) passed Senate Bill 19-255, signed by the Governor of Colorado on June 3, 2019, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on and after January 1, 2019, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.

G. In order to mitigate the effect of the 2019 statutory change in the ratio of valuation for assessment for residential real property from 7.20% to 7.15%, so that actual tax revenues are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment, the Board of Directors of the District (the “**Board**”) determines it to be in the best interest of the District, its residents, users, property owners, and the public to further adjust the Maximum Mill Levy.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Spring Valley Metropolitan District No. 4, Elbert, County, Colorado:

1. The Board of the District hereby authorizes the adjustment of the Maximum Mill Levy to reflect the 2019 statutory change in the ratio of valuation for assessment for residential real property to 7.15%.

2. The Gallagher Amendment allows for a total mill levy imposition of 65.454 mills (the “**Adjusted Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment to 7.15% pursuant to the authority granted by the Service Plan and the Gallagher Amendment.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Elbert County Board of County Commissioners on or before December 15, 2020, for collection in 2021.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO
CONSTITUTION, ARTICLE X, SECTION 3]**

RESOLUTION APPROVED AND ADOPTED ON October 27, 2020.

**SPRING VALLEY METROPOLITAN
DISTRICT NO. 4**

Manager

President

Attest:



Secretary

TITLE	Spring Valley MD Nos. 1-4,
FILE NAME	2021 Meetin...PRING3).pdf and 9 others
DOCUMENT ID	0e4eb56b78fe4803a06db8c5cc281d141d33519f
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



SENT

04 / 13 / 2021
 21:53:35 UTC

Sent for signature to James E. Marshall (jim@mglinvestments.com) and David Solin (dsolin@sdmsi.com) from apadilla@sdmsi.com
 IP: 50.78.200.153



VIEWED

04 / 13 / 2021
 22:04:21 UTC

Viewed by David Solin (dsolin@sdmsi.com)
 IP: 50.78.200.153



SIGNED

04 / 13 / 2021
 22:04:40 UTC

Signed by David Solin (dsolin@sdmsi.com)
 IP: 50.78.200.153



VIEWED

04 / 14 / 2021
 10:45:30 UTC

Viewed by James E. Marshall (jim@mglinvestments.com)
 IP: 68.109.140.202



SIGNED

04 / 14 / 2021
 10:46:47 UTC

Signed by James E. Marshall (jim@mglinvestments.com)
 IP: 68.109.140.202



COMPLETED

04 / 14 / 2021
 10:46:47 UTC

The document has been completed.