

**LEGATO METROPOLITAN DISTRICT NO. 7  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2022**

**LEGATO METROPOLITAN DISTRICT NO. 7  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	144
Specific ownership taxes	-	-	10
Other revenue	-	-	34
Developer advance	-	-	-
Total revenues	<u>-</u>	<u>-</u>	<u>188</u>
Total funds available	<u>-</u>	<u>-</u>	<u>188</u>
EXPENDITURES			
General Fund	-	-	50
Debt Service Fund	-	-	138
Total expenditures	<u>-</u>	<u>-</u>	<u>188</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>188</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LEGATO METROPOLITAN DISTRICT NO. 7  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
<b>ASSESSED VALUATION</b>			
Agricultural	-	-	4,800
Certified Assessed Value	\$ -	\$ -	\$ 4,800
<b>MILL LEVY</b>			
General	0.000	0.000	5.000
Debt Service	0.000	0.000	25.000
Total mill levy	0.000	0.000	30.000
<b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 24
Debt Service	-	-	120
Levied property taxes	-	-	144
Budgeted property taxes	\$ -	\$ -	\$ 144
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 24
Debt Service	-	-	120
	\$ -	\$ -	\$ 144

No assurance provided. See summary of significant assumptions.

**LEGATO METROPOLITAN DISTRICT NO. 7  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	24
Specific ownership taxes	-	-	2
Other revenue	-	-	24
Total revenues	<u>-</u>	<u>-</u>	<u>50</u>
Total funds available	<u>-</u>	<u>-</u>	<u>50</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	1
Contingency	-	-	24
Transfer to Legato Community Authority	-	-	25
Total expenditures	<u>-</u>	<u>-</u>	<u>50</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>50</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LEGATO METROPOLITAN DISTRICT NO. 7  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	120
Specific ownership taxes	-	-	8
Other revenue	-	-	10
Total revenues	-	-	138
Total funds available	-	-	138
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	2
Contingency	-	-	10
Transfer to Legato Community Authority	-	-	126
Total expenditures	-	-	138
Total expenditures and transfers out requiring appropriation	-	-	138
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**LEGATO METROPOLITAN DISTRICT NO. 7  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Legato Metropolitan District No. 7 (the "District"), a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. Concurrently with the formation of the District, the City of Commerce City (the "City") approved the formation of Legato Metropolitan District Nos. 1, 2, 3, 4, 5, and 6, (together with the District, the "Taxing Districts") (collectively, the "Legato Districts"). The District was established to provide public streets, traffic and safety, water, sewer, park and recreation, television relay and translation, and mosquito control facilities and improvements for the use and benefit of the inhabitants and taxpayers of the District.

On November 3, 2020, the District's voters authorized total general obligation indebtedness of \$8,200,000,000 for the above listed facilities and powers, but the District's service plan limits the total debt issuance to \$100,000,000, with a maximum debt mill levy of 55.277 mills, subject to adjustment from 2020.

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

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.

**Revenues**

**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

**LEGATO METROPOLITAN DISTRICT NO. 7  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Expenditures**

**Transfers to Legato Community Authority**

Pursuant to the, Agreement Establishing the Legato Community Authority, Legato Metropolitan District Nos. 1-7 (the Districts) have agreed that Legato Community Authority (the Authority) will provide the Services and incur the financial obligations on behalf of the Districts, and that the Districts will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to the Authority.

**Operating Agreement**

The District has entered into an Operating Agreement with Legato Community Authority. Pursuant to the Operating Agreement, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District of 5.000 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement after January 1, 2021).

**Capital Pledge Agreement**

The District has entered into a Capital Pledge Agreement (the "Pledge Agreement") with Legato Community Authority. Pursuant to the Pledge Agreement, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District of 25.000 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement after January 1, 2021) or such lesser amount as may be needed to pay the Authority's Bonds and any Additional Obligations as they come due.

**Debt and Leases**

The District has no outstanding debt, nor operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR required local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. The District has not provided for an emergency reserve equal to at least 3% of fiscal year spending for 2022, as defined under TABOR, because net tax revenue is transferred to the Authority, which provides for the required reserve amount.

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