

**NOTICES AS TO PROPOSED 2021 BUDGET HEARING
(PUBLISHED)**

of

WEST JUNCTION METROPOLITAN DISTRICT

**AFFIDAVIT OF
PUBLICATION**

Grand Junction Daily Sentinel
734 S 7th St #7737
(970) 242-1313

I, Terry Flanagan, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Secretary of Grand Junction Daily Sentinel, a publication that is a "legal newspaper" as that phrase is defined for the city of Grand Junction, for the County of Mesa, in the state of Colorado, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Apr. 28, 2021

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Notice Name: West Junction Metro 2021 Budget

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Terry Flanagan

Legal Secretary

VERIFICATION

STATE OF COLORADO
COUNTY OF MESA

Signed or attested before me on this

28th day of April, A.D. 2021.

Diawn Lee Beach

Notary Public

Document Authentication Number
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My Commission Expires: April 22, 2024

**NOTICE OF PUBLIC HEARING
ON PROPOSED 2021 BUDGET
WEST JUNCTION
METROPOLITAN DISTRICT**
NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the Board of Directors ("Board") of the West Junction Metropolitan District ("District") for fiscal year 2021. Copies of the proposed 2021 Budget are available for inspection by the public at the office of the District's legal counsel, 1888 Sherman Street, Suite 200, Denver, Colorado. The District Board will consider the proposed 2021 Budget at a public hearing to be held during a special meeting scheduled for 4:00 p.m. on Wednesday, May 5, 2021 at 55 Madlson Street, Suite 530, Denver, Colorado. The Board may take action on the proposed 2021 Budget during the regular meeting following the public hearing. Any interested elector of the District may file or register any objections thereto with the Board during normal business hours prior to the final adoption of the proposed 2021 Budget.
WEST JUNCTION METROPOLITAN DISTRICT
By: /s/ Joan M. Fritsche
Published In: Grand Junction Sentinel
Published: April 28, 2021.

RESOLUTION

WEST JUNCTION METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, LEVYING PROPERTY TAXES FOR COLLECTION IN THE YEAR 2021 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WEST JUNCTION METROPOLITAN DISTRICT, MESA COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021.

WHEREAS, the Board of Directors of the West Junction Metropolitan District has authorized its budget officer 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 in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on May 5, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; 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 WEST JUNCTION METROPOLITAN DISTRICT, MESA COUNTY, COLORADO:

Section 1. Summary of 2021 Revenues and 2021 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2021, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted and attached hereto and incorporated herein is approved and adopted as the budget of the West Junction Metropolitan District for fiscal year 2021.

Section 3. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses from property tax revenue is \$0, and that the 2020 valuation for assessment, as certified by the Mesa County Assessor, is \$1,246,400. That for the purposes of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of

0.00 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

Section 4. Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense from property tax revenue is \$0 and that the 2020 valuation for assessment, as certified by the Mesa County Assessor is \$1,246,400. That for the purposes of meeting all debt retirement expenses of the District during the 2021 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

Section 5. Refund and Abatement. That the foregoing budget indicates the amount of money necessary to balance the budget for the Refund and Abatement Fund for refund and abatement expenses from property tax revenue is \$0, and that the 2020 valuation for assessment, as certified by the Mesa County Assessor is \$1,246,400. That for purposes of meeting all refund and abatement expenses imposed by the Mesa County Assessor for the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

Section 6. Certification to County Commissioners. That the Accountant for the District is hereby authorized and directed to immediately certify to the County Commissioners of Mesa County, the mill levy for the District hereinabove determined and set forth on the Certification of Tax Levies for Non School Governments attached hereto.

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 the Secretary of the District, and made a part of the public records of the West Junction Metropolitan District.

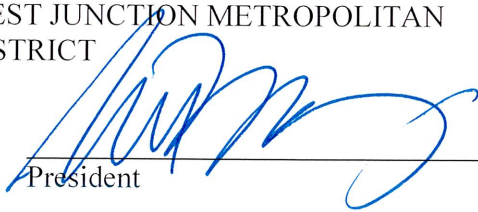
[Signature Page Follows]

APPROVED AND ADOPTED THIS 5TH DAY OF MAY 2021.

WEST JUNCTION METROPOLITAN
DISTRICT

By:

President

A handwritten signature in blue ink, appearing to be 'L. J. ...', written over a horizontal line.

Attest:

Secretary

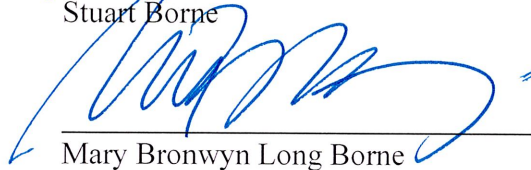
A handwritten signature in blue ink, appearing to be 'G. ...', written over a horizontal line.

ACKNOWLEDGEMENT OF NOTICE AND
APPROVAL OF RECORD OF PROCEEDINGS

We, the undersigned members of the Board of Directors of the West Junction Metropolitan District, Mesa County, Colorado, do hereby acknowledge receipt of proper notice of the meeting of the Board held Wednesday, May 5, 2021 at 4:00 p.m., informing of the date, time and place of the meeting and the purpose for which it was called, and we do hereby approve said record of proceedings and the actions taken by the Board as stated therein.



Stuart Borne



Mary Bronwyn Long Borne

**EXHIBIT A
2021 BUDGET
ATTACHED HERETO**

	2020 Unaudited Actual	2021 Proposed Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 03/31/21 Actual	YTD Thru 03/31/21 Budget	Variance Positive (Negative)	Budget Notes/Assumptions
PROPERTY TAXES								
Total Assessed Valuation	-	-	-	-				Valuation Unknown- No Mill Levy
Mill Levy - General Fund	-	-	-	-				No Mill Levy For 2021
Mill Levy - Debt Service Fund	-	-	-	-				No Mill Levy For 2021
Mill Levy - Contractual Obligations	-	-	-	-				No Mill Levy For 2021
Total Mill Levy	-	-	-	-				
Property Tax Revenue - General Fund	-	-	-	-				AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	-	-	-	-				AV * Mills / 1,000
Property Tax Revenue - Contractual Obligations	-	-	-	-				AV * Mills / 1,000
Total Property Taxes	-	-	-	-				
GENERAL FUND								
REVENUE								
Property taxes - Operations	-	-	-	-	-	-	-	No Mill Levy For 2021
Specific Ownership Taxes	-	-	-	-	-	-	-	6% of Property Taxes
Interest Income	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	
EXPENDITURES - GENERAL								
Administration								
Accounting	-	10,000	-	10,000	-	-	-	Estimated Need
Audit	-	-	-	-	-	-	-	Audit Exemption
Elections	-	-	-	-	-	-	-	No Election in 2021
Legal	-	25,000	-	25,000	-	-	-	Estimated Need
Insurance & SDA Dues	-	3,500	-	3,500	-	-	-	Insurance & SDA Dues
Office Supplies, Bank & Bill.com Fees, Other	-	1,500	-	1,500	-	-	-	Checks, fees, misc other
Treasurer's fees	-	-	-	-	-	-	-	1.5% of Property Taxes
Emergency Reserve	-	1,500	-	1,500	-	-	-	TABOR Emergency
Contingency	-	8,500	-	8,500	-	-	-	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	-	50,000	-	50,000	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	(50,000)	-	(50,000)	-	-	-	
OTHER SOURCES / (USES)								
Transfers In/(Out)	-	-	-	-	-	-	-	
Developer Advances	-	50,000	-	50,000	-	-	-	To Cover Shortfall
TOTAL OTHER SOURCES / (USES)	-	50,000	-	50,000	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	

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