

## BRADBURN METROPOLITAN DISTRICT NO. 3

### 2021 ANNUAL REPORT TO THE CITY OF WESTMINSTER

Pursuant to the Consolidated Service Plan for Bradburn Metropolitan District Nos. 1, 2 and 3, as modified by the First Modification and Second Modification to the Original Consolidated Service Plan, Bradburn Metropolitan District No. 3 (the “District”) reports the following information to the City of Westminster for the year ending December 31, 2021.

To the best of our actual knowledge, for the year ending December 31, 2021, the District makes the following report:

1. Boundary changes made or proposed.

There were no boundary changes made or proposed in 2021.

2. Intergovernmental Agreements with other governmental bodies entered into or proposed.

The District did not enter into any Intergovernmental Agreements in 2021.

3. Changes or proposed changes in the District’s policies.

There were no changes or proposed changes in the Districts’ policies in 2021.

4. Changes or proposed changes in the District’s operations.

There were no changes or proposed changes in the Districts’ operations in 2021.

5. Changes in the financial status of the District including revenue projections or operating costs.

Please see the District’s adopted 2021 budget, attached as **Exhibit A**.

6. A summary of any litigation which involves the District.

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2021.

7. Proposed plans for the year immediately following the year summarized in the Annual Report.

The District does not anticipate constructing any public improvements in 2022.

8. Status of Public Improvement Construction Schedule.

There were no public improvements constructed by the District in 2021.

9. The assessed valuation of the District in 2021 was:

\$20,041,020

10. Submission of the next year's budget and anticipated assessed mill levy to service the general obligation debt as well as the operations and maintenance costs.

A copy of the District's 2022 budget is attached as **Exhibit B**.

**EXHIBIT A**  
**2021 Budget**

BRADBURN METROPOLITAN DISTRICT NO. 3  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2021

**BRADBURN METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

01/04/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 670,818	\$ 921,950	\$ 1,220,311
REVENUES			
Property taxes	673,824	761,241	761,424
Specific ownership tax	54,686	53,400	53,280
Interest income	21,041	9,100	5,790
Total revenues	<u>749,551</u>	<u>823,741</u>	<u>820,494</u>
Total funds available	<u>1,420,369</u>	<u>1,745,691</u>	<u>2,040,805</u>
EXPENDITURES			
General Fund	44,826	58,380	431,000
Debt Service Fund	453,593	467,000	468,002
Total expenditures	<u>498,419</u>	<u>525,380</u>	<u>899,002</u>
Total expenditures and transfers out requiring appropriation	<u>498,419</u>	<u>525,380</u>	<u>899,002</u>
ENDING FUND BALANCES	<u>\$ 921,950</u>	<u>\$ 1,220,311</u>	<u>\$ 1,141,803</u>
EMERGENCY RESERVE	\$ 4,100	\$ 4,400	\$ 4,400
RESERVED FUND	287,200	287,200	287,200
SURPLUS FUND	402,339	600,000	600,000
DEBT SERVICE FUND BALANCE	-	11,737	217,963
TOTAL RESERVE	<u>\$ 693,639</u>	<u>\$ 903,337</u>	<u>\$ 1,109,563</u>

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

01/04/21

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

**ASSESSED VALUATION - ADAMS COUNTY**

Residential	\$ 16,077,780	\$ 18,186,510	\$ 18,237,680
Commercial	349,100	294,700	333,530
State assessed	960	1,020	1,010
Vacant land	238,720	296,600	195,940
Personal property	257,280	332,470	347,740
Certified Assessed Value	\$ 16,923,840	\$ 19,111,300	\$ 19,115,900

**MILL LEVY**

General	7.108	7.108	7.108
Debt Service	32.724	32.724	32.724
Total mill levy	39.832	39.832	39.832

**PROPERTY TAXES**

General	\$ 120,295	\$ 135,843	\$ 135,876
Debt Service	553,816	625,398	625,548
Budgeted property taxes	\$ 673,824	\$ 761,241	\$ 761,424

**BUDGETED PROPERTY TAXES**

General	\$ 120,243	\$ 135,843	\$ 135,876
Debt Service	553,581	625,398	625,548
Budgeted property taxes	\$ 673,824	\$ 761,241	\$ 761,424

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

01/04/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 142,300	\$ 232,411	\$ 321,374
<b>REVENUES</b>			
Property taxes	120,243	135,843	135,876
Specific ownership tax	9,759	9,400	9,500
Interest income	4,935	2,100	890
Total revenues	134,937	147,343	146,266
Total funds available	277,237	379,754	467,640
<b>EXPENDITURES</b>			
General and administrative			
Accounting	21,593	21,000	19,500
Auditing	4,950	5,200	5,500
County Treasurer's fee	1,804	2,039	2,038
Dues and licenses	510	489	550
Insurance and bonds	2,909	2,953	3,100
Legal services	13,060	20,000	20,000
Election expense	-	1,988	-
Contingency	-	4,711	5,312
Alley Maintenance	-	-	375,000
Total expenditures	44,826	58,380	431,000
Total expenditures and transfers out requiring appropriation	44,826	58,380	431,000
ENDING FUND BALANCE	\$ 232,411	\$ 321,374	\$ 36,640
EMERGENCY RESERVE	\$ 4,100	\$ 4,400	\$ 4,400
TOTAL RESERVE	\$ 4,100	\$ 4,400	\$ 4,400

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

01/04/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 528,518	\$ 689,539	\$ 898,937
REVENUES			
Property taxes	553,581	625,398	625,548
Specific ownership tax	44,927	44,000	43,780
Interest income	16,106	7,000	4,900
Total revenues	<u>614,614</u>	<u>676,398</u>	<u>674,228</u>
Total funds available	<u>1,143,132</u>	<u>1,365,937</u>	<u>1,573,165</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	8,305	9,387	9,383
Paying agent fees	3,000	2,500	3,000
Contingency	-	1,826	1,931
Debt Service			
Bond interest - 2016 Bonds	342,288	338,287	333,688
Bond Principal - 2016 Bonds	100,000	115,000	120,000
Total expenditures	<u>453,593</u>	<u>467,000</u>	<u>468,002</u>
Total expenditures and transfers out requiring appropriation	<u>453,593</u>	<u>467,000</u>	<u>468,002</u>
ENDING FUND BALANCE	<u>\$ 689,539</u>	<u>\$ 898,937</u>	<u>\$ 1,105,163</u>
RESERVED FUND	\$ 287,200	\$ 287,200	\$ 287,200
SURPLUS FUND	402,339	600,000	600,000
DEBT SERVICE FUND BALANCE	-	11,737	217,963
TOTAL RESERVE	<u>\$ 689,539</u>	<u>\$ 898,937</u>	<u>\$ 1,105,163</u>

No assurance provided. See summary of significant assumptions.



**BRADBURN METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District is a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide construction, installation, financing and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

On November 7, 2000, the electorate authorized general obligation indebtedness of \$8,000,000 for street improvements, \$1,000,000 for traffic safety, \$5,500,000 for parks and recreation, \$2,500,000 for water supply system, \$2,500,000 for sanitary sewer system, \$1,000,000 for television relay system, \$1,000,000 for public transportation, \$500,000 for mosquito control, \$26,000,000 for debt associated with intergovernmental contracts, \$23,500,000 for refinancing of District debt, and \$2,500,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance, and \$2,500,000 in revenues other than ad valorem taxes. At the election held on November 8, 2016 the electorate authorized to increase its ad valorem property taxes imposed to pay operations, maintenance and other expenses of the District by \$150,000 annually, or such greater or lesser amount as may be derived from an ad valorem mill levy not in excess of 9.508 mills (as adjusted to account for changes in law or the method by which assessed valuation is calculated occurring after 2016). The 2021 operations and maintenance mill levy is 7.108 mills. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

This 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.

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (Continued)**

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.20% from 7.96% for property tax years 2017-2018 on April 17, 2017 with a report submitted to the State Board of Equalization. Accordingly, the mill levy has been adjusted upward to reflect the change assessed value calculation.

The District's maximum Required Mill Levy is 39.832 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2021, the adjusted maximum mill levy for debt service is 32.724 mills.

The calculation of the taxes levied is displayed on page on the Property Tax Summary page of the Budget at the adopted total mill levy of 39.832 mills.

**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 by the District.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.50%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, meeting expense, and other administrative expenses. As well as, alleyway maintenance which includes concrete and repair of alleys.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt Service**

Principal and interest payments in 2021 are provided based on the debt amortization schedule from the Series 2016 Bonds (discussed under Debts and Leases).

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On November 23, 2016, the District issued Series 2016 \$8,500,000 General Obligation Tax-Refunding Bonds (the Series 2016 Bonds). The 2016 Bonds are term bonds and bear interest at 4.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Bonds maturing on December 1, 2046 and thereafter are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2017.

The 2016 Bonds are secured by pledged revenues consisting of the Required Mill Levy, Capital Fees, that portion of the Specific Ownership Taxes allocable to the Required Mill Levy, and any other legally available moneys in that the District determines to apply as pledged revenues. The Required Mill Levy is an ad valorem mill imposed upon all taxable property of the District each year in an amount which will be sufficient to pay the principal of an interest on the 2016 Bonds when due and owing.

The District's current debt service schedule is attached for the Series 2016 Bonds.

The District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

**Debt Service Reserve**

The District maintains a Debt Service Reserve as required with the issuance of the 2016 Bonds.

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

**BRADBURN METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$8,500,000 General Obligation Refunding Bonds  
Series 2016, Dated November 23, 2016  
4.00% Term Bonds Due December 1, 2046  
Interest Payable June 1 and December 1,  
Principal Due December 1**

Year Ended December 31,	Principal	Interest	Total
2021	\$ 120,000	\$ 333,688	\$ 453,688
2022	135,000	328,887	463,887
2023	140,000	323,488	463,488
2024	155,000	317,887	472,887
2025	160,000	311,688	471,688
2026	175,000	305,287	480,287
2027	185,000	298,288	483,288
2028	200,000	290,425	490,425
2029	210,000	281,925	491,925
2030	225,000	273,000	498,000
2031	235,000	263,437	498,437
2032	255,000	253,450	508,450
2033	270,000	241,975	511,975
2034	290,000	229,825	519,825
2035	305,000	216,775	521,775
2036	330,000	203,050	533,050
2037	345,000	188,200	533,200
2038	365,000	174,400	539,400
2039	380,000	159,800	539,800
2040	410,000	144,600	554,600
2041	425,000	128,200	553,200
2042	450,000	111,200	561,200
2043	470,000	93,200	563,200
2044	500,000	74,400	574,400
2045	520,000	54,400	574,400
2046	840,000	33,600	873,600
	<u>\$ 8,095,000</u>	<u>\$ 5,635,075</u>	<u>\$ 13,730,075</u>

No assurance provided. See summary of significant assumptions.

**EXHIBIT B**  
**2022 Budget**

BRADBURN METROPOLITAN DISTRICT NO. 3  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2022

**BRADBURN METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

01/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 921,950	\$ 1,230,229	\$ 1,470,031
REVENUES			
Property taxes	759,067	761,424	798,274
Specific ownership tax	55,866	53,280	55,880
Interest income	8,040	1,100	1,380
Total revenues	<u>822,973</u>	<u>815,804</u>	<u>855,534</u>
Total funds available	<u>1,744,923</u>	<u>2,046,033</u>	<u>2,325,565</u>
EXPENDITURES			
General Fund	49,047	108,000	513,000
Debt Service Fund	465,647	468,002	480,000
Total expenditures	<u>514,694</u>	<u>576,002</u>	<u>993,000</u>
Total expenditures and transfers out requiring appropriation	<u>514,694</u>	<u>576,002</u>	<u>993,000</u>
ENDING FUND BALANCES	<u>\$ 1,230,229</u>	<u>\$ 1,470,031</u>	<u>\$ 1,332,565</u>
EMERGENCY RESERVE	\$ 4,500	\$ 4,400	\$ 4,600
RESERVED FUND	287,200	287,200	287,200
SURPLUS FUND	600,000	600,000	600,000
DEBT SERVICE FUND BALANCE	12,032	214,158	437,088
TOTAL RESERVE	<u>\$ 903,732</u>	<u>\$ 1,105,758</u>	<u>\$ 1,328,888</u>

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

01/18/22

ACTUAL	ESTIMATED	BUDGET
2020	2021	2022

**ASSESSED VALUATION - ADAMS COUNTY**

Residential	\$ 18,186,510	\$ 18,237,680	\$ 19,194,230
Commercial	294,700	333,530	334,250
State assessed	1,020	1,010	1,680
Vacant land	296,600	195,940	171,290
Personal property	332,470	347,740	339,570
Certified Assessed Value	\$ 19,111,300	\$ 19,115,900	\$ 20,041,020

**MILL LEVY**

General	7.108	7.108	7.108
Debt Service	32.724	32.724	32.724
Total mill levy	39.832	39.832	39.832

**PROPERTY TAXES**

General	\$ 135,843	\$ 135,876	\$ 142,452
Debt Service	625,398	625,548	655,822
Levied property taxes	761,241	761,424	798,274
Adjustments to actual/rounding	(2,174)	-	-
Budgeted property taxes	\$ 759,067	\$ 761,424	\$ 798,274

**BUDGETED PROPERTY TAXES**

General	\$ 135,455	\$ 135,876	\$ 142,452
Debt Service	623,612	625,548	655,822
	\$ 759,067	\$ 761,424	\$ 798,274

No assurance provided. See summary of significant assumptions.



**BRADBURN METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

01/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 232,411	\$ 330,997	\$ 368,673
<b>REVENUES</b>			
Property taxes	135,455	135,876	142,452
Specific ownership tax	9,969	9,500	9,972
Interest income	2,209	300	180
Total revenues	147,633	145,676	152,604
Total funds available	380,044	476,673	521,277
<b>EXPENDITURES</b>			
General and administrative			
Accounting	19,684	20,000	22,000
Auditing	5,200	5,200	5,600
County Treasurer's fee	2,033	2,038	2,137
Dues and licenses	489	608	700
Insurance and bonds	2,953	2,997	3,200
Legal services	16,700	20,000	22,000
Election expense	1,988	-	3,000
Contingency	-	7,157	4,363
Alley Maintenance	-	50,000	450,000
Total expenditures	49,047	108,000	513,000
Total expenditures and transfers out requiring appropriation	49,047	108,000	513,000
ENDING FUND BALANCE	\$ 330,997	\$ 368,673	\$ 8,277
EMERGENCY RESERVE	\$ 4,500	\$ 4,400	\$ 4,600
TOTAL RESERVE	\$ 4,500	\$ 4,400	\$ 4,600

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

01/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 689,539	\$ 899,232	\$ 1,101,358
<b>REVENUES</b>			
Property taxes	623,612	625,548	655,822
Specific ownership tax	45,897	43,780	45,908
Interest income	5,831	800	1,200
Total revenues	675,340	670,128	702,930
Total funds available	1,364,879	1,569,360	1,804,288
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	9,359	9,383	9,837
Paying agent fees	3,000	3,000	3,000
Contingency	-	1,931	3,276
Debt Service			
Bond interest - 2016 Bonds	338,288	333,688	328,887
Bond Principal - 2016 Bonds	115,000	120,000	135,000
Total expenditures	465,647	468,002	480,000
Total expenditures and transfers out requiring appropriation	465,647	468,002	480,000
ENDING FUND BALANCE	\$ 899,232	\$ 1,101,358	\$ 1,324,288
RESERVED FUND	\$ 287,200	\$ 287,200	\$ 287,200
SURPLUS FUND	600,000	600,000	600,000
DEBT SERVICE FUND BALANCE	12,032	214,158	437,088
TOTAL RESERVE	\$ 899,232	\$ 1,101,358	\$ 1,324,288

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District is a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide construction, installation, financing and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

On November 7, 2000, the electorate authorized general obligation indebtedness of \$8,000,000 for street improvements, \$1,000,000 for traffic safety, \$5,500,000 for parks and recreation, \$2,500,000 for water supply system, \$2,500,000 for sanitary sewer system, \$1,000,000 for television relay system, \$1,000,000 for public transportation, \$500,000 for mosquito control, \$26,000,000 for debt associated with intergovernmental contracts, \$23,500,000 for refinancing of District debt, and \$2,500,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance, and \$2,500,000 in revenues other than ad valorem taxes. At the election held on November 8, 2016 the electorate authorized to increase its ad valorem property taxes imposed to pay operations, maintenance and other expenses of the District by \$150,000 annually, or such greater or lesser amount as may be derived from an ad valorem mill levy not in excess of 9.508 mills (as adjusted to account for changes in law or the method by which assessed valuation is calculated occurring after 2016). The 2022 operations and maintenance mill levy is 7.108 mills. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

This 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.

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**2022 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (Continued)**

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.20% from 7.96% for property tax years 2017-2018 on April 17, 2017 with a report submitted to the State Board of Equalization. Accordingly, the mill levy has been adjusted upward to reflect the change assessed value calculation.

The District's maximum Required Mill Levy is 39.832 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2022, the adjusted maximum mill levy for debt service is 32.724 mills.

The calculation of the taxes levied is displayed on page on the Property Tax Summary page of the Budget at the adopted total mill levy of 39.832 mills.

**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 by the District.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.10%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, meeting expense, and other administrative expenses. As well as, alleyway maintenance which includes concrete and repair of alleys.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt Service**

Principal and interest payments in 2022 are provided based on the debt amortization schedule from the Series 2016 Bonds (discussed under Debts and Leases).

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On November 23, 2016, the District issued Series 2016 \$8,500,000 General Obligation Tax-Refunding Bonds (the Series 2016 Bonds). The 2016 Bonds are term bonds and bear interest at 4.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Bonds maturing on December 1, 2046 and thereafter are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2017.

The 2016 Bonds are secured by pledged revenues consisting of the Required Mill Levy, Capital Fees, that portion of the Specific Ownership Taxes allocable to the Required Mill Levy, and any other legally available moneys in that the District determines to apply as pledged revenues. The Required Mill Levy is an ad valorem mill imposed upon all taxable property of the District each year in an amount which will be sufficient to pay the principal of an interest on the 2016 Bonds when due and owing.

The District's current debt service schedule is attached for the Series 2016 Bonds.

The District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending for 2022, as defined under TABOR.

**Debt Service Reserve**

The District maintains a Debt Service Reserve as required with the issuance of the 2016 Bonds.

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

**BRADBURN METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$8,500,000 General Obligation Refunding Bonds  
Series 2016, Dated November 23, 2016  
4.00% Term Bonds Due December 1, 2046  
Interest Payable June 1 and December 1,  
Principal Due December 1**

Year Ended December 31,	Principal	Interest	Total
2022	\$ 135,000	\$ 328,887	\$ 463,887
2023	140,000	323,488	463,488
2024	155,000	317,887	472,887
2025	160,000	311,688	471,688
2026	175,000	305,287	480,287
2027	185,000	298,288	483,288
2028	200,000	290,425	490,425
2029	210,000	281,925	491,925
2030	225,000	273,000	498,000
2031	235,000	263,437	498,437
2032	255,000	253,450	508,450
2033	270,000	241,975	511,975
2034	290,000	229,825	519,825
2035	305,000	216,775	521,775
2036	330,000	203,050	533,050
2037	345,000	188,200	533,200
2038	365,000	174,400	539,400
2039	380,000	159,800	539,800
2040	410,000	144,600	554,600
2041	425,000	128,200	553,200
2042	450,000	111,200	561,200
2043	470,000	93,200	563,200
2044	500,000	74,400	574,400
2045	520,000	54,400	574,400
2046	840,000	33,600	873,600
	<u>\$ 7,975,000</u>	<u>\$ 5,301,387</u>	<u>\$ 13,276,387</u>

No assurance provided. See summary of significant assumptions.