

**RESOLUTION  
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES  
FOR THE CALENDAR YEAR 2023**

---

The Board of Directors of Bradburn Metropolitan District No. 3 (the “**Board**”), City of Westminster, Adams County, Colorado (the “**District**”), held a special meeting, via teleconference and at 4050 W 118th Pl, Westminster, CO on October 17, 2022, at the hour of 6:30PM.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank]*

NOTICE AS TO PROPOSED 2023 BUDGET

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 9.508 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2023 budget year, there is hereby levied a tax of 31.423 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2023 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.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2023 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.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

*[Remainder of Page Intentionally Left Blank]*

ADOPTED THIS 17<sup>TH</sup> DAY OF OCTOBER 2022.

**DISTRICT:**

**BRADBURN METROPOLITAN DISTRICT  
NO. 3**, a quasi-municipal corporation and political  
subdivision of the State of Colorado

By: Mike Hald  
Officer of the District

Attest:

By: Edward Chang

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

George M Rowley  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF ADAMS  
BRADBURN METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a special meeting held at 4050 W 118th Pl, Westminster, CO and via teleconference on October 17, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 17<sup>th</sup> day of October 2022.

Edward Chang

**EXHIBIT A**  
**BUDGET DOCUMENT**

BRADBURN METROPOLITAN DISTRICT NO. 3  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2023

**BRADBURN METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

01/20/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 1,230,229	\$ 1,541,442	\$ 1,458,468
REVENUES			
Property taxes	758,442	798,521	795,742
Specific ownership tax	63,471	58,505	55,702
Interest income	1,186	30,000	59,000
Total revenues	<u>823,099</u>	<u>887,026</u>	<u>910,444</u>
Total funds available	<u>2,053,328</u>	<u>2,428,468</u>	<u>2,368,912</u>
EXPENDITURES			
General Fund	45,844	490,000	238,000
Debt Service Fund	466,042	480,000	480,000
Total expenditures	<u>511,886</u>	<u>970,000</u>	<u>718,000</u>
Total expenditures and transfers out requiring appropriation	<u>511,886</u>	<u>970,000</u>	<u>718,000</u>
ENDING FUND BALANCES	<u>\$ 1,541,442</u>	<u>\$ 1,458,468</u>	<u>\$ 1,650,912</u>
EMERGENCY RESERVE	\$ 4,400	\$ 4,700	\$ 7,300
RESERVED FUND	287,200	287,200	287,200
DEBT SERVICE FUND BALANCE	822,122	1,071,009	1,256,905
TOTAL RESERVE	<u>\$ 1,113,722</u>	<u>\$ 1,362,909</u>	<u>\$ 1,551,405</u>

No assurance provided. See summary of significant assumptions.



**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

01/20/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

**ASSESSED VALUATION - ADAMS COUNTY**

Residential - Single-Family	\$ 18,237,680	\$ 19,194,230	\$ 18,653,500
Commercial	333,530	334,250	334,250
State assessed	1,010	1,680	2,570
Vacant land	195,940	171,290	171,290
Personal property	347,740	339,570	279,450
Certified Assessed Value	\$ 19,115,900	\$ 20,041,020	\$ 19,441,060

**MILL LEVY**

General	7.108	7.108	9.508
Debt Service	32.724	32.724	31.423
Total mill levy	39.832	39.832	40.931

**PROPERTY TAXES**

General	\$ 135,876	\$ 142,452	\$ 184,846
Debt Service	625,548	655,822	610,896
Levied property taxes	761,424	798,274	795,742
Adjustments to actual/rounding	(2,982)	1,382	-
Budgeted property taxes	\$ 758,442	\$ 799,656	\$ 795,742

**BUDGETED PROPERTY TAXES**

General	\$ 135,344	\$ 142,699	\$ 184,846
Debt Service	623,098	656,957	610,896
	\$ 758,442	\$ 799,656	\$ 795,742
	\$	-	

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

01/20/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 330,997	\$ 432,120	\$ 100,259
<b>REVENUES</b>			
Property taxes	135,344	142,699	184,846
Specific ownership tax	11,326	10,440	55,702
Interest income	297	5,000	4,000
Total revenues	146,967	158,139	244,548
Total funds available	477,964	590,259	344,807
<b>EXPENDITURES</b>			
General and administrative			
Accounting	17,639	24,000	25,000
Auditing	5,200	5,600	6,000
County Treasurer's fee	2,032	2,137	2,773
Dues and licenses	608	654	700
Insurance and bonds	3,247	2,990	3,200
Legal services	17,118	26,000	28,000
Election expense	-	2,498	3,000
Contingency	-	9,909	8,727
Website	-	1,710	600
Alley Maintenance	-	414,502	160,000
Total expenditures	45,844	490,000	238,000
Total expenditures and transfers out requiring appropriation	45,844	490,000	238,000
ENDING FUND BALANCE	\$ 432,120	\$ 100,259	\$ 106,807
EMERGENCY RESERVE	\$ 4,400	\$ 4,700	\$ 7,300
TOTAL RESERVE	\$ 4,400	\$ 4,700	\$ 7,300

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

01/20/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 899,232	\$ 1,109,322	\$ 1,358,209
<b>REVENUES</b>			
Property taxes	623,098	655,822	610,896
Specific ownership tax	52,145	48,065	-
Interest income	889	25,000	55,000
Total revenues	676,132	728,887	665,896
Total funds available	1,575,364	1,838,209	2,024,105
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	9,354	9,837	9,163
Paying agent fees	3,000	3,000	3,000
Contingency	-	3,276	4,349
Debt Service			
Bond interest - 2016 Bonds	333,688	328,887	323,488
Bond Principal - 2016 Bonds	120,000	135,000	140,000
Total expenditures	466,042	480,000	480,000
Total expenditures and transfers out requiring appropriation	466,042	480,000	480,000
ENDING FUND BALANCE	\$ 1,109,322	\$ 1,358,209	\$ 1,544,105
RESERVED FUND	\$ 287,200	\$ 287,200	\$ 287,200
DEBT SERVICE FUND BALANCE	822,122	1,071,009	1,256,905
TOTAL RESERVE	\$ 1,109,322	\$ 1,358,209	\$ 1,544,105

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2023 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 2023 operations and maintenance mill levy is 9.508 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  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (Continued)**

The District's maximum Required Mill Levy is 40.931 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, 2023, the adjusted maximum mill levy for debt service is 31.423 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 40.931 mills.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

**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 4%.

**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 2023 are provided based on the debt amortization schedule from the Series 2016 Bonds (discussed under Debts and Leases).

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2023 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 2023, 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**

<b>Year Ended December 31,</b>	<b>Principal</b>		<b>Interest</b>		<b>Total</b>
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
	<b>\$</b>	<b>7,840,000</b>	<b>\$</b>	<b>4,972,500</b>	<b>\$ 12,812,500</b>

No assurance provided. See summary of significant assumptions.