

**TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 AND 3**  
**2023 CONSOLIDATED ANNUAL REPORT TO**  
**THE CITY OF AURORA**

Pursuant to the First Modification to the Consolidated Service Plan of Tallyn's Reach Metropolitan District Nos. 2 and 3, the Districts are required to provide an annual report to the City of Aurora. The report is to include information concerning these matters which occurred during the prior fiscal year. In addition, the annual report is to include a summary page of the following information:

1. Assessed Value of Taxable Property within the Districts.
2. Total Acreage of Property within Districts.
3. The Districts' Indebtedness (stated separately for each class of debt).
4. The Districts' Debt Service (stated separately for each class of debt).
5. The Districts' Tax Revenue.
6. Other Revenues of the Districts.
7. Public Improvement Expenditures.
8. Other Expenditures.

**For the year ending December 31, 2023, the Districts make the following report:**

- A. **Boundary changes made or proposed.**  
There were no inclusions or exclusions in the boundaries for District Nos. 2 or 3 for 2023.
- B. **Intergovernmental Agreements with other governmental bodies entered into or proposed.**  
There were no new Intergovernmental Agreements with other governmental bodies entered into or proposed for District Nos. 2 or 3 in 2023.
- C. **Changes or proposed changes in the Districts' policies.**  
There were no changes or proposed changes in the Districts' policies for 2023.
- D. **Changes or proposed changes in the Districts' operations.**  
The Districts' operations remained the same substantively in 2023.
- E. **Any changes in the financial status of the Districts including revenue projections, or operating costs.**  
See **Exhibit A** for a copy of the Districts' 2024 budgets.
- F. **A summary of any litigation which involves the Districts.**  
To our actual knowledge, based on review of the court records in Arapahoe County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts as of December 31, 2023.

**G. Proposed plans for the year immediately following the year summarized in the annual report.**

There are no current plans for construction within the Districts for 2024.

**H. Status of Public Improvement Construction Schedule.**

No new construction occurred in 2023.

**I. List of all Facilities and Improvements constructed by the Districts that have been dedicated to and accepted by Aurora.**

No new facilities or improvements were constructed by the Districts, nor dedicated or accepted by the City of Aurora in 2023.

**J. Summary of current assessed valuation of the Districts.**

For 2023, the Districts received certifications of valuation from the Arapahoe County Assessor that reports taxable assessed valuations for collection in 2024 of:

Tallyn's Reach Metropolitan District No. 2 - \$ 25,960,404

Tallyn's Reach Metropolitan District No. 3 - \$ 82,990,438

The foregoing filing and accompanying exhibits are submitted this 26th day of February, 2024.

By: CliftonLarsonAllen LLP

By:   
Celeste Terrell, District Manager

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**Tallyn's Reach Metropolitan District Nos. 2 and 3  
Joint 2023 Summary Report**

1. **Assessed value of taxable property within the Districts.**

For 2023, the Districts received certifications of valuation from the Arapahoe County Assessor that reports taxable assessed valuations for collection in 2024 of:

Tallyn's Reach Metropolitan District No. 2 - \$ 25,960,404  
Tallyn's Reach Metropolitan District No. 3 - \$ 82,990,438

2. **Total acreage of property within the Districts.**

The total acreage of property within the Districts are 943 acres.

3. **The Districts' indebtedness (stated separately for each class of debt).**

District No. 2:

Tallyn's Reach Metropolitan District No. 2 has no outstanding debt.

District No. 3:

General Obligation Refunding Bonds, Series 2019 in the amount of \$7,255,000; balance as of December 31, 2023 - \$5,785,000.

Taxable Refunding Loan, Series 2020A in the amount of \$7,645,000; balance as of December 31, 2023 - \$6,110,000.

Taxable Refunding Loan, Series 2020B in the amount of \$16,030,000; balance as of December 31, 2023 - \$15,157,000.

Tax-Exempt Refunding Loan, Series 2021A-1 in the amount of \$6,220,000; balance as of December 31, 2023 - \$5,110,000.

Tax-Exempt Refunding Loan, Series 2021A-2 in the amount of \$8,025,000; balance as of December 31, 2022 - \$6,965,000.

4. **The Districts' debt service (stated separately for each class of debt).**

See Exhibit A for a copy of the Districts' adopted 2024 budgets.

5. **The Districts' tax revenue.**

For 2023, District No. 2 certified 5.717 mills as allowed by its Service Plan, which is expected to produce \$148,416 in revenue to be collected in 2024.

For 2023 District No. 3 certified 36.687 mills as allowed by its Service Plan, which is expected to produce \$3,044,670 in revenue to be collected in 2024.

A. Other revenues of the Districts.

See *Exhibit A* for a copy of the Districts' 2024 budgets.

B. Public improvement expenditures.

See *Exhibit A* for a copy of the Districts' 2024 budgets.

C. Other expenditures.

See *Exhibit A* for a copy of the Districts' 2024 budgets.

**EXHIBIT A**

**ADOPTED 2024 BUDGETS**

LETTER OF BUDGET TRANSMITTAL

Date: January 28, 2024

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2024 budget and budget message for TALLYN'S REACH METROPOLITAN DISTRICT NO. 2 in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 14, 2023. If there are any questions on the budget, please contact:

Celeste Terrell, District Manager  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Celeste.Terrell@claconnect.com](mailto:Celeste.Terrell@claconnect.com)

I, Celeste Terrell, District Manager of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 2 hereby certify that the attached is a true and correct copy of the 2024 budget.

By:

DocuSigned by:

*Celeste Terrell*

Celeste Terrell, District Manager

**RESOLUTION**  
**ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES**  
**FOR THE CALENDAR YEAR 2024**

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The Board of Directors of Tallyn’s Reach Metropolitan District No. 2 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference and at the Tallyn’s Reach Clubhouse, 24900 East Park Crescent Drive, Aurora, Colorado 80016 on November 14, 2023, at the hour of 5:30 p.m.

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.

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## NOTICE AS TO PROPOSED 2024 BUDGET



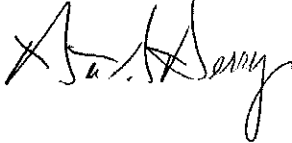
SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023.

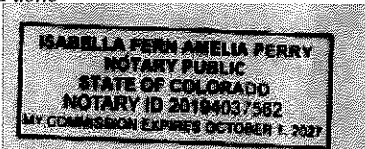
I witness whereof I have hereunto set my hand this 2nd day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 2nd day of November A.D. 2023.



Notary Public



NOTICE OF PUBLIC HEARING  
ON THE AMENDED 2023 BUDGETS  
AND NOTICE OF PUBLIC HEARING  
ON THE PROPOSED 2024 BUDGETS

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 & 3, will hold a public hearing at the Tallyn's Reach Clubhouse, 24900 E. Park Crescent Drive, Aurora, CO 80016 and via teleconference on Tuesday, November 14, 2023 at 5:30 p.m., to consider adoption of the Districts' proposed 2024 budgets (the "Proposed Budgets"), and, if necessary, adoption of amendments to the 2023 budgets (the "Amended Budgets"). This public hearing may be joined using the following teleconference information:

[https://teams.microsoft.com/join/19%3ameeting\\_ZDg0NjJINDYtMTgXNS00MGYzLTg0YzQlZmZlMTNmIGUyMDY1%40thread\\_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60d184b55fe%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZDg0NjJINDYtMTgXNS00MGYzLTg0YzQlZmZlMTNmIGUyMDY1%40thread_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60d184b55fe%22%7d)

Or call in (audio only)  
1-720-547-5281 and enter Phone Conference ID: 631 123 635#

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy, #300, Greenwood Village, CO 80111.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at [www.TallynsReachMetroDistrict.com](http://www.TallynsReachMetroDistrict.com) or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:  
TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 & 3, quasi-municipal corporations and political subdivisions of the State of Colorado  
/s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Publication: November 2, 2023  
Sentinel

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 2024. 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 2024 budget year, there is hereby levied a tax of 5.717 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 2024 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 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 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 2024 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 Arapahoe 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.

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ADOPTED NOVEMBER 14, 2023.

**DISTRICT:**

**TALLYN’S REACH METROPOLITAN DISTRICT NO. 2**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Officer of the District

DocuSigned by:  
B. J. Bell  
A0668456...

Attest:

By: \_\_\_\_\_  
General Counsel to the District

DocuSigned by:  
Brian K. Baisch  
8D237B8EB967470...

**APPROVED AS TO FORM:**

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

DocuSigned by:  
Blair M. Dickhoner  
08404333...

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
TALLYN’S REACH METROPOLITAN DISTRICT NO. 2

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 District meeting held at the Tallyn’s Reach Clubhouse, 24900 East Park Crescent Drive, Aurora, Colorado 80016 and via teleconference on November 14, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 26th day of January, 2024.

Signature \_\_\_\_\_

DocuSigned by:  
Brian K. Baisch  
8D237B8EB967470...

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

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 135,129	\$ 31,528	\$ 25,231
REVENUES			
Property taxes	740,681	230,338	148,416
Specific ownership taxes	46,762	13,820	8,905
Interest income	3,101	3,000	1,200
Total revenues	<u>790,544</u>	<u>247,158</u>	<u>158,521</u>
TRANSFERS IN	<u>109,584</u>	-	-
Total funds available	<u>1,035,257</u>	<u>278,686</u>	<u>183,752</u>
EXPENDITURES			
General Fund	252,420	253,455	151,000
Debt Service Fund	641,725	-	-
Total expenditures	<u>894,145</u>	<u>253,455</u>	<u>151,000</u>
TRANSFERS OUT	<u>109,584</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>1,003,729</u>	<u>253,455</u>	<u>151,000</u>
ENDING FUND BALANCES	<u>\$ 31,528</u>	<u>\$ 25,231</u>	<u>\$ 32,752</u>
EMERGENCY RESERVE	\$ 5,300	\$ 7,500	\$ 4,800
AVAILABLE FOR OPERATIONS	26,228	17,731	27,952
TOTAL RESERVE	<u>\$ 31,528</u>	<u>\$ 25,231</u>	<u>\$ 32,752</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Residential	\$ 22,003,724	\$ 11,868,840	\$ 14,947,152
Residential multi-family	-	9,363,600	10,247,315
Commercial	104,266	97,343	129,127
Natural resources	273	273	260
State assessed	647,150	606,890	636,550
Certified Assessed Value	<b>\$ 22,755,413</b>	<b>\$ 21,936,946</b>	<b>\$ 25,960,404</b>

**MILL LEVY**

General	7.089	10.500	5.717
Debt Service	25.461	0.000	0.000
Total mill levy	<b>32.550</b>	<b>10.500</b>	<b>5.717</b>

**PROPERTY TAXES**

General	\$ 161,313	\$ 230,338	\$ 148,416
Debt Service	579,376	-	-
Levied property taxes	740,689	230,338	148,416
Adjustments to actual/rounding	(8)	-	-
Budgeted property taxes	<b>\$ 740,681</b>	<b>\$ 230,338</b>	<b>\$ 148,416</b>

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 161,311</b>	<b>\$ 230,338</b>	<b>\$ 148,416</b>
<b>Debt Service</b>	<b>579,370</b>	<b>-</b>	<b>-</b>
	<b>\$ 740,681</b>	<b>\$ 230,338</b>	<b>\$ 148,416</b>



**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 31,528	\$ 25,231
REVENUES			
Property taxes	161,320	230,338	148,416
Specific ownership taxes	10,185	13,820	8,905
Interest income	2,859	3,000	1,200
Total revenues	<u>174,364</u>	<u>247,158</u>	<u>158,521</u>
TRANSFERS IN			
Transfers from other funds	<u>109,584</u>	-	-
Total funds available	<u>283,948</u>	<u>278,686</u>	<u>183,752</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,420	3,455	2,226
Contingency	-	-	340
Transfer to TRA - Capital	-	-	25,961
Transfer to TRA - O&M	-	-	27,181
Transfers to TRA - Admin	250,000	250,000	95,292
Total expenditures	<u>252,420</u>	<u>253,455</u>	<u>151,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>252,420</u>	<u>253,455</u>	<u>151,000</u>
ENDING FUND BALANCES	<u>\$ 31,528</u>	<u>\$ 25,231</u>	<u>\$ 32,752</u>
EMERGENCY RESERVE	\$ 5,300	\$ 7,500	\$ 4,800
AVAILABLE FOR OPERATIONS	26,228	17,731	27,952
TOTAL RESERVE	<u>\$ 31,528</u>	<u>\$ 25,231</u>	<u>\$ 32,752</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 135,129	\$ -	\$ -
REVENUES			
Property taxes	579,361	-	-
Specific ownership taxes	36,577	-	-
Interest income	242	-	-
Total revenues	616,180	-	-
Total funds available	751,309	-	-
EXPENDITURES			
General and administrative			
County Treasurer's fee	8,694	-	-
Debt Service			
Loan Interest - 2012	13,031	-	-
Loan Principal - 2012	620,000	-	-
Total expenditures	641,725	-	-
TRANSFERS OUT			
Transfers to other fund	109,584	-	-
Total expenditures and transfers out requiring appropriation	751,309	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Tallyn's Reach Metropolitan District No. 2 was organized on November 6, 1998, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide water, street, traffic and safety control, television relay and translator, transportation, parks and recreation and sanitation improvements that benefit the citizens of the District. At the time of formation, Tallyn's Reach Metropolitan District No. 1 ("District No. 1") and the Tallyn's Reach Metropolitan District No. 3 ("District No. 3") were also formed. All three districts are governed by the same Service Plan, which provides that District No. 1 is the "Operating District" and the District and District No. 3 are the "Taxing Districts". The Taxing Districts are to provide funding to the Operating District for the construction, operation and maintenance of various public improvements and the Operating District is expected to manage such construction, operation and maintenance. During 2018 the District and District No. 3 formed Tallyn's Reach Authority to perform the duties and obligations of the Operating District. Subsequently all contracts and agreements were modified such that all responsibilities and obligations of Tallyn's Reach Metropolitan District No. 1 were assigned to Tallyn's Reach Authority and Tallyn's Reach Metropolitan District No. 1 was subsequently dissolved. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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. 29-1-105 105 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.

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

**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 6.00% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.50% of property taxes.

**Intergovernmental expenditure**

Property taxes generated from the 5.717 mills levied by the District for general operating expenses, net of fees, are expected to be transferred to the Authority in the amount of \$148,434 to fund the administrative, operations and maintenance and capital improvements expenses of the Authority and the District.

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District has no debt nor operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2024 as defined under TABOR.

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

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of ARAPAHOE COUNTY, Colorado.

On behalf of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 2,

the BOARD OF DIRECTORS (taxing entity)<sup>A</sup>

of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 2 (governing body)<sup>B</sup>  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 25,960,404 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 25,960,404 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 01/08/2024 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY</b> <sup>2</sup>	<b>REVENUE</b> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>5.717</u> mills	\$ <u>148,416</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>5.717</u> mills</b>	<b>\$ <u>148,416</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>5.717</u> mills</b>	<b>\$ <u>148,416</u></b>

Contact person: Shelby Clymer Phone: ( 303)779-5710  
Signed: *Shelby Clymer* Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*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, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> 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.  
<sup>2</sup> 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 (32-1-1603 C.R.S.)**. Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
 Series: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Coupon Rate: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

2. Purpose of Issue: \_\_\_\_\_  
 Series: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Coupon Rate: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Principal Amount: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

4. Purpose of Contract: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Principal Amount: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

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

### Certificate Of Completion

Envelope Id: 6DAFE56CBEF04DA880B80FE4439B9987

Status: Completed

Subject: Complete with DocuSign: Tallyn's Reach MD 2 - 2024 Budget and Resolution (exec copy).pdf

Client Name: Tallyn's Reach Authority

Client Number: A267075

Source Envelope:

Document Pages: 18

Signatures: 5

Envelope Originator:

Certificate Pages: 5

Initials: 0

Cindy Jenkins

AutoNav: Enabled

220 S 6th St Ste 300

Enveloped Stamping: Enabled

Minneapolis, MN 55402-1418

Time Zone: (UTC-06:00) Central Time (US & Canada)

Cindy.Jenkins@claconnect.com

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### Record Tracking

Status: Original

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1/26/2024 9:00:57 AM

Cindy.Jenkins@claconnect.com

### Signer Events

BJ Pell

bjnsteve95@yahoo.com

Secretary

Security Level: Email, Account Authentication (None)

### Signature

DocuSigned by:  
  
5D0F27EA0668456...

### Timestamp

Sent: 1/26/2024 9:05:19 AM

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Signed using mobile

### Electronic Record and Signature Disclosure:

Accepted: 1/26/2024 9:11:06 AM

ID: 73def180-2cd3-44a5-9cd8-4e57a1c7e39c

Brian K. Baisch

brian.baisch@baischventures.com

Security Level: Email, Account Authentication (None)

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8D237B8EB967470...

Sent: 1/26/2024 9:11:20 AM

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Signature Adoption: Pre-selected Style  
Using IP Address: 73.217.42.113

### Electronic Record and Signature Disclosure:

Accepted: 1/26/2024 10:16:52 AM

ID: 565fe6bf-31fc-4560-9787-00749f90140c

Blair M. Dickhoner

bdickhoner@wbapc.com

White Bear Ankele Tanaka & Waldron

Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
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Sent: 1/26/2024 10:19:42 AM

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Using IP Address: 67.177.192.129

### Electronic Record and Signature Disclosure:

Accepted: 1/26/2024 10:24:44 AM

ID: 01cbba3c-d9f9-47c2-890a-3025a3c94550

Celeste Terrell

celeste.terrell@claconnect.com

District Manager

Security Level: Email, Account Authentication (None)

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6B2E5AFAE8E0422...

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<b>Editor Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	1/26/2024 9:05:19 AM
Certified Delivered	Security Checked	1/26/2024 10:30:21 AM
Signing Complete	Security Checked	1/26/2024 10:30:27 AM
Completed	Security Checked	1/26/2024 10:30:27 AM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
<b>Electronic Record and Signature Disclosure</b>		

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

**To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

## LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2024

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2024 budget and budget message for TALLYN'S REACH METROPOLITAN DISTRICT NO. 3 in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 14, 2023. If there are any questions on the budget, please contact:

Celeste Terrell, District Manager  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Celeste.Terrell@claconnect.com](mailto:Celeste.Terrell@claconnect.com)

I, Celeste Terrell, District Manager of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 3 hereby certify that the attached is a true and correct copy of the 2024 budget.

By:

DocuSigned by:

*Celeste Terrell*

Celeste Terrell, District Manager

**RESOLUTION**  
**ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES**  
**FOR THE CALENDAR YEAR 2024**

---

The Board of Directors of Tallyn’s Reach Metropolitan District No. 3 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference and at the Tallyn’s Reach Clubhouse, 24900 East Park Crescent Drive, Aurora, Colorado 80016 on November 14, 2023, at the hour of 5:30 p.m.

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.

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## NOTICE AS TO PROPOSED 2024 BUDGET

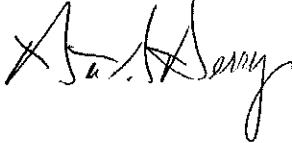
SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023.

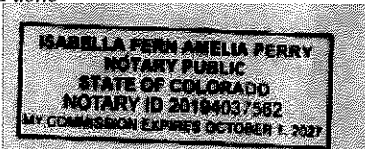
I witness whereof I have hereunto set my hand this 2nd day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 2nd day of November A.D. 2023.



Notary Public



NOTICE OF PUBLIC HEARING  
ON THE AMENDED 2023 BUDGETS  
AND NOTICE OF PUBLIC HEARING  
ON THE PROPOSED 2024 BUDGETS

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 & 3, will hold a public hearing at the Tallyn's Reach Clubhouse, 24900 E. Park Crescent Drive, Aurora, CO 80016 and via teleconference on Tuesday, November 14, 2023 at 5:30 p.m., to consider adoption of the Districts' proposed 2024 budgets (the "Proposed Budgets"), and, if necessary, adoption of amendments to the 2023 budgets (the "Amended Budgets"). This public hearing may be joined using the following teleconference information:

[https://teams.microsoft.com/join/19%3ameeting\\_ZDg0NjJlNDYtMTg0NS00MGYzLTg0YzQlZmZlMTNmIGUyMDY1%40thread\\_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60d184b55fe%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZDg0NjJlNDYtMTg0NS00MGYzLTg0YzQlZmZlMTNmIGUyMDY1%40thread_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60d184b55fe%22%7d)

Or call in (audio only)  
1-720-547-5281 and enter Phone Conference ID: 631 123 635#

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy, #300, Greenwood Village, CO 80111.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at [www.TallynsReachMetroDistrict.com](http://www.TallynsReachMetroDistrict.com) or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:  
TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 & 3, quasi-municipal corporations and political subdivisions of the State of Colorado  
/s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Publication: November 2, 2023  
Sentinel



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 2024. 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 2024 budget year, there is hereby levied a tax of 3.012 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 2024 budget year, there is hereby levied a tax of 6.121 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 2024 budget year, there is hereby levied a tax of

27.554 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 2024 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 Arapahoe 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 NOVEMBER 14, 2023.

**DISTRICT:**

**TALLYN’S REACH METROPOLITAN DISTRICT NO. 3**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Officer of the District

DocuSigned by:  
*David Patterson*  
788D19407C7A455...

Attest:

By: \_\_\_\_\_

DocuSigned by:  
*[Signature]*  
359664F3786B41D...

**APPROVED AS TO FORM:**

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_

DocuSigned by:  
*Blair M. Dickhoner*  
8123C1D5CA14A...

General Counsel to the District

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
TALLYN’S REACH 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 District meeting held at the Tallyn’s Reach Clubhouse, 24900 East Park Crescent Drive, Aurora, Colorado 80016 and via teleconference on November 14, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of January, 2024.

Signature \_\_\_\_\_

DocuSigned by:  
*[Signature]*  
359664F3786B41D...

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

**TALLYNS REACH METROPOLITAN DISTRICT NO. 3**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 978,961	\$ 757,867	\$ 583,839
REVENUES			
Property taxes	2,978,108	3,007,104	3,044,670
Specific ownership taxes	188,476	180,427	182,680
Interest income	44,042	91,000	28,900
Total revenues	<u>3,210,626</u>	<u>3,278,531</u>	<u>3,256,250</u>
Total funds available	<u>4,189,587</u>	<u>4,036,398</u>	<u>3,840,089</u>
EXPENDITURES			
General Fund	253,758	253,455	254,000
Debt Service Fund	3,177,962	3,199,104	3,250,000
Total expenditures	<u>3,431,720</u>	<u>3,452,559</u>	<u>3,504,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,431,720</u>	<u>3,452,559</u>	<u>3,504,000</u>
ENDING FUND BALANCES	<u>\$ 757,867</u>	<u>\$ 583,839</u>	<u>\$ 336,089</u>
EMERGENCY RESERVE	\$ 8,100	\$ 8,200	\$ 8,000
AVAILABLE FOR OPERATIONS	4,936	23,009	35,574
TOTAL RESERVE	<u>\$ 13,036</u>	<u>\$ 31,209</u>	<u>\$ 43,574</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Residential	\$ 66,721,032	\$ 64,954,353	\$ 80,696,914
Commercial	493,053	487,490	774,504
State assessed	1,160,030	12,810	13,170
Vacant land	74,765	74,765	120,842
Personal property	-	1,295,111	1,385,008
Certified Assessed Value	\$ 68,448,880	\$ 66,824,529	\$ 82,990,438

**MILL LEVY**

General	3.660	3.750	3.012
Debt Service	39.850	41.250	33.675
Total mill levy	43.510	45.000	36.687

**PROPERTY TAXES**

General	\$ 250,523	\$ 250,592	\$ 249,967
Debt Service	2,727,688	2,756,512	2,794,703
Levied property taxes	2,978,211	3,007,104	3,044,670
Adjustments to actual/rounding	(103)	-	-
Budgeted property taxes	\$ 2,978,108	\$ 3,007,104	\$ 3,044,670

**BUDGETED PROPERTY TAXES**

General	\$ 250,459	\$ 250,592	\$ 249,967
Debt Service	2,727,649	2,756,512	2,794,703
	\$ 2,978,108	\$ 3,007,104	\$ 3,044,670

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 13,036	\$ 31,209
REVENUES			
Property taxes	250,459	250,592	249,967
Specific ownership taxes	15,851	15,036	14,998
Interest income	484	6,000	1,400
Total revenues	<u>266,794</u>	<u>271,628</u>	<u>266,365</u>
TRANSFERS IN			
Total funds available	<u>266,794</u>	<u>284,664</u>	<u>297,574</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,758	3,455	3,750
Contingency	-	-	250
Transfers to TRA - O&M	-	-	86,884
Transfers to TRA - Admin	250,000	250,000	163,116
Total expenditures	<u>253,758</u>	<u>253,455</u>	<u>254,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>253,758</u>	<u>253,455</u>	<u>254,000</u>
ENDING FUND BALANCES	<u>\$ 13,036</u>	<u>\$ 31,209</u>	<u>\$ 43,574</u>
EMERGENCY RESERVE	\$ 8,100	\$ 8,200	\$ 8,000
AVAILABLE FOR OPERATIONS	4,936	23,009	35,574
TOTAL RESERVE	<u>\$ 13,036</u>	<u>\$ 31,209</u>	<u>\$ 43,574</u>



**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 978,961	\$ 744,831	\$ 552,630
<b>REVENUES</b>			
Property taxes	2,727,649	2,756,512	2,794,703
Specific ownership taxes	172,625	165,391	167,682
Interest income	43,558	85,000	27,500
Total revenues	2,943,832	3,006,903	2,989,885
Total funds available	3,922,793	3,751,734	3,542,515
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	40,937	41,348	41,921
Contingency	-	-	14,336
Paying agent fees	700	400	500
Debt Service			
Bond interest - Series 2019	267,200	251,700	235,450
Bond principal - Series 2019	310,000	325,000	345,000
Loan interest - 2020A	184,726	141,086	129,532
Loan principal - 2020A	508,000	545,000	553,000
Loan interest - 2020B	467,443	458,593	354,674
Loan principal - 2020B	299,000	336,000	456,000
Loan interest - Series 2021A-1	162,893	151,659	140,014
Loan principal - Series 2021A-1	410,000	425,000	445,000
Loan interest - Series 2021A-2	202,063	193,318	184,573
Loan principal - Series 2021A-2	325,000	330,000	350,000
Total expenditures	3,177,962	3,199,104	3,250,000
Total expenditures and transfers out requiring appropriation	3,177,962	3,199,104	3,250,000
ENDING FUND BALANCES	\$ 744,831	\$ 552,630	\$ 292,515

**TALLYNS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Tallyn's Reach Metropolitan District No. 3 was organized on November 6, 1998, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide water, street, traffic and safety control, television relay and translator, transportation, parks and recreation and sanitation improvements that benefit the citizens of the District. At the time of formation, Tallyn's Reach Metropolitan District No. 1 ("District No. 1") and the Tallyn's Reach Metropolitan District No. 2 ("District No. 2") were also formed. All three districts are governed by the same Service Plan, which provides that District No. 1 is the "Operating District" and the District and District No. 2 are the "Taxing Districts". The Taxing Districts are to provide funding to the Operating District for the construction, operation and maintenance of various public improvements and the Operating District is expected to manage such construction, operation and maintenance. During 2018 the District and District No. 2 formed Tallyn's Reach Authority to perform the duties and obligations of the Operating District. Subsequently all contracts and agreements were modified such that all responsibilities and obligations of Tallyn's Reach Metropolitan District No. 1 were assigned to Tallyn's Reach Authority and Tallyn's Reach Metropolitan District No. 1 was subsequently dissolved. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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. 29-1-105 105 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 property taxes is reflected on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**TALLYNS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

**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 6% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds have been estimated at historical interest rates earnings.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.50% of property taxes.

**TALLYS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Intergovernmental expenditure**

Property taxes generated from the 3.012 mills levied by the District for general operating expenses, net of fees, are expected to be transferred to the Authority in the amount of \$250,000 to fund the administrative expenses of the Authority and the District.

**Debt Service**

Amounts budgeted for debt service are based on the amortization schedule for the 2021A-1, 2021A-2, 2020A, and 2020B Loans and 2019 Bond, which are attached.

**Debt and Leases**

**\$6,220,000 Tax-Exempt Refunding Loan - 2021A-1**

On May 12, 2021 ("Closing Date"), the District entered into a Loan Agreement ("2021A-1 Loan") with BBVA Mortgage Corporation ("Lender") for a loan of \$6,220,000. The 2021A-1 Tax-Exempt Loan is evidenced by a promissory note. The 2021A-1 Loan was issued to provide funds to refund the District's previous Bonds. The 2021A-1 Loan matures on December 1, 2037. Principal payments are due on December 1 of each year beginning December 1, 2021. Interest is payable on June 1 and December 1 of each year beginning June 1, 2021. The 2021A-1 Loan bears interest at a rate of 2.74% per annum calculated on the basis of a 360-day year and the actual number of days elapsed in the applicable accrual period. The District may, at its option, prepay the 2021A-1 Loan in whole on any interest payment date before June 1, 2026 at a prepayment price equal to par plus accrued interest thereon together with any applicable Yield Maintenance Fee that may apply. If such prepayment occurs on or after December 1, 2026, the prepayment price shall equal par plus accrued interest thereon together with any applicable Yield Maintenance Fee but only through and including June 1, 2029. The District may, at its option, prepay the 2021A-1 loan in part by up to 10% of the initial par amount each year at a prepayment price equal to such principal amount plus accrued interest thereon without Premium or Yield Maintenance Fee. Any partial prepayment in excess of such permitted partial prepayment amount each year shall also be permitted but shall be subject only to any applicable Yield Maintenance Fee that may apply to such additional partial prepayment amount and then only if such additional partial prepayments occur prior to December 1, 2029. Upon an Event of Default, the Loans shall, if elected by the Lender, bear interest at a rate per annum equal to the interest rate then in effect on the Loans plus 4.00%. If interest on the Loans (following any applicable Conversion Date) is determined to not be exempt from taxation as a result of any action or omission of action on the part of the District as provided, then the interest rate on the Loans, if elected by the Lender, shall convert to a rate per annum equal to the rate otherwise then in effect on each of the Loans divided by 79%.

**TALLYS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

**\$8,020,000 Tax-Exempt Refunding Loan - 2021A-2**

On May 12, 2021 (“Closing Date”), the District entered into a Loan Agreement (“2021A-2 Loan”) with BBVA Mortgage Corporation (“Lender”) for a loan of \$8,020,000. The 2021A-2 Tax-Exempt Loan is evidenced by a promissory note. The 2021A-2 Loan was issued to provide funds to refund the District’s previous Bonds. The 2021A-2 Loan matures on December 1, 2035. Principal payments are due on December 1 of each year beginning December 1, 2021. Interest is payable on June 1 and December 1 of each year beginning June 1, 2021. The 2021A-2 Loan bears interest at a rate of 2.65% per annum calculated on the basis of a 360-day year and the actual number of days elapsed in the applicable accrual period. The District may, at its option, prepay the 2021A-2 Loan in whole on any interest payment date before June 1, 2026 at a prepayment price equal to par plus accrued interest thereon together with any applicable Yield Maintenance Fee that may apply. If such prepayment occurs on or after December 1, 2026, the prepayment price shall equal par plus accrued interest thereon together with any applicable Yield Maintenance Fee but only through and including June 1, 2028. The District may, at its option, prepay the 2021A-2 loan in part by up to 10% of the initial par amount each year at a prepayment price equal to such principal amount plus accrued interest thereon without Premium or Yield Maintenance Fee. Any partial prepayment in excess of such permitted partial prepayment amount each year shall also be permitted but shall be subject only to any applicable Yield Maintenance Fee that may apply to such additional partial prepayment amount and then only if such additional partial prepayments occur prior to December 1, 2028. Upon an Event of Default, the Loans shall, if elected by the Lender, bear interest at a rate per annum equal to the interest rate then in effect on the Loans plus 4.00%. If interest on the Loans (following any applicable Conversion Date) is determined to not be exempt from taxation as a result of any action or omission of action on the part of the District as provided, then the interest rate on the Loans, if elected by the Lender, shall convert to a rate per annum equal to the rate otherwise then in effect on each of the Loans divided by 79%.

**\$7,645,000 Tax-Exempt Refunding Loan - 2020A**

On November 20, 2020 (“Closing Date”), the District entered into a Loan Agreement (“2020A Loan”) with BBVA Mortgage Corporation (“Lender”) for a loan of \$7,645,000. The 2020A Tax-Exempt Loan is evidenced by a promissory note. The 2020A Loan was issued to provide funds to refund the District’s previous Bonds. The 2020A Loan matures on December 1, 2033. Principal payments are due on December 1 of each year beginning December 1, 2021. Interest is payable on June 1 and December 1 of each year beginning June 1, 2021. The 2020A Loan bears interest at a rate of 2.12% per annum calculated on the basis of a 360-day year and the actual number of days elapsed in the applicable accrual period. The District may, at its option, prepay the 2020A Loan in whole or in part on any interest payment date at a prepayment price equal to the sum of the (a) the principal so prepaid; (b) accrued interest thereon at the rate then borne by the 2020A Loan to the date of such prepayment. Upon an Event of Default, the Loans shall, if elected by the Lender, bear interest at a rate per annum equal to the interest rate then in effect on the Loans plus 4.00%. If interest on the Loans (following any applicable Conversion Date) is determined to not be exempt from taxation as a result of any action or omission of action on the part of the District as provided, then the interest rate on the Loans, if elected by the Lender, shall convert to a rate per annum equal to the rate otherwise then in effect on each of the Loans divided by 79%.

**TALLYS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

**\$16,030,000 Taxable Refunding Loan - 2020B**

On November 20, 2020 ("Closing Date"), the District entered into a Loan Agreement ("2020B Loan") with BBVA Mortgage Corporation ("Lender") for a loan of \$16,030,000. The 2020B Taxable (Convertible to Tax-Exempt) Loan is evidenced by a promissory note. The 2020B Loan was issued to provide funds to refund the District's previous Bonds. The 2020B Loan matures on December 1, 2038. Principal payments are due on December 1 of each year beginning December 1, 2021. Interest is payable on June 1 and December 1 of each year beginning June 1, 2021. The 2020B Loan bears interest at a rate of 2.96% per annum calculated on the basis of a 360-day year and the actual number of days elapsed in the applicable accrual period. The 2020B Loan became tax-exempt on September 1, 2023, and the interest rate converted to 2.34% per annum. The District may, at its option, prepay the 2020B Loan in whole or in part on any interest payment date at a prepayment price equal to the sum of the (a) the principal so prepaid; (b) accrued interest thereon at the rate then borne by the 2020B Loan to the date of such prepayment. Upon an Event of Default, the Loans shall, if elected by the Lender, bear interest at a rate per annum equal to the interest rate then in effect on the Loans plus 4.00%. If interest on the Loans (following any applicable Conversion Date) is determined to not be exempt from taxation as a result of any action or omission of action on the part of the District as provided, then the interest rate on the Loans, if elected by the Lender, shall convert to a rate per annum equal to the rate otherwise then in effect on each of the Loans divided by 79%.

**\$7,255,000 General Obligation Refunding Bonds - 2019**

On June 12, 2019, the District issued \$7,255,000 General Obligation Refunding Bonds Series 2019 ("Series 2019 Bonds") at a premium of \$867,660 with maturities through December 1, 2036. Interest rates on the Series 2019 Bonds range between 2.00% and 5.00% with yields ranging between 1.70% and 3.12%. Interest is payable on June 1 and December 1 of each year beginning December 1, 2019. Proceeds of the bond issue were used to fully refund the outstanding Series 2007 bonds and pay costs of issuance of the Series 2019 Bonds.

The Series 2019 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2034, and 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, commencing on December 1, 2029, upon payment of the principal amount thereof (without redemption premium) plus accrued interest.

The Pledged Revenue for the repayment of all debt is a debt service mill levy fixed at 54.500 mills (which can be adjusted to account for changes in law) and specific ownership taxes.

The District refunded the Series 2007 Bonds to reduce its total future debt service payments by \$1,843,270 and to obtain an economic gain (difference between the present values of the debt service payments between the old and new debt) of \$1,476,431.

The District has no operating or capital leases.

**TALLYNS REACH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2024 as defined under TABOR.

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

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$6,220,000 Tax-Exempt Refunding Loan 2021A-1  
Dated May 12, 2021  
Principal due December 1  
Interest Rate 2.74% Payable  
June 1 and December 1**

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 445,000	\$ 140,014	\$ 585,014
2025	365,000	127,821	492,821
2026	290,000	117,820	407,820
2027	295,000	109,874	404,874
2028	310,000	101,791	411,791
2029	320,000	93,297	413,297
2030	340,000	84,529	424,529
2031	350,000	75,213	425,213
2032	365,000	65,623	430,623
2033	375,000	55,622	430,622
2034	395,000	45,347	440,347
2035	405,000	34,524	439,524
2036	425,000	23,427	448,427
2037	430,000	11,782	441,782
	<u>\$ 5,110,000</u>	<u>\$ 1,086,684</u>	<u>\$ 6,196,684</u>



**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$8,020,000 Tax-Exempt Refunding Loan 2021A-2  
Dated May 12, 2021  
Principal due December 1  
Interest Rate 2.65% Payable  
June 1 and December 1**

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 350,000	\$ 184,573	\$ 534,573
2025	510,000	175,298	685,298
2026	640,000	161,783	801,783
2027	660,000	144,823	804,823
2028	690,000	127,333	817,333
2029	715,000	109,048	824,048
2030	715,000	90,100	805,100
2031	495,000	71,153	566,153
2032	520,000	58,035	578,035
2033	535,000	44,255	579,255
2034	560,000	30,078	590,078
2035	575,000	15,238	590,238
	<u>\$ 6,965,000</u>	<u>\$ 1,211,713</u>	<u>\$ 8,176,713</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$7,645,000 Tax-Exempt Refunding Loan 2020A  
Dated November 20, 2020  
Principal due December 1  
Interest Rate 2.12% Payable  
June 1 and December 1**

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 553,000	\$ 129,532	\$ 682,532
2025	566,000	117,808	683,808
2026	577,000	105,809	682,809
2027	603,000	93,577	696,577
2028	603,000	80,793	683,793
2029	625,000	68,010	693,010
2030	625,000	54,760	679,760
2031	639,000	41,510	680,510
2032	658,000	27,963	685,963
2033	661,000	14,013	675,013
	<u>\$ 6,110,000</u>	<u>\$ 733,775</u>	<u>\$ 6,843,775</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$16,030,000 Taxable Refunding Loan 2020B  
Dated November 20, 2020  
Principal due December 1  
Interest Rate 2.34% Payable  
June 1 and December 1**

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 456,000	\$ 354,674	\$ 810,674
2025	468,000	344,003	812,003
2026	523,000	333,052	856,052
2027	521,000	320,814	841,814
2028	584,000	308,623	892,623
2029	591,000	294,957	885,957
2030	662,000	281,128	943,128
2031	673,000	265,637	938,637
2032	730,000	249,888	979,888
2033	757,000	232,806	989,806
2034	1,495,000	215,093	1,710,093
2035	1,531,000	180,110	1,711,110
2036	1,609,000	144,285	1,753,285
2037	2,229,000	106,634	2,335,634
2038	2,328,000	54,475	2,382,475
	<u>\$ 15,157,000</u>	<u>\$ 3,686,179</u>	<u>\$ 18,843,179</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$7,255,000 General Refunding Loan 2019  
Dated June 5, 2019  
Principal due December 1  
Interest Rate 2.00% - 5.00% Payable  
June 1 and December 1**

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 345,000	\$ 235,450	\$ 580,450
2025	360,000	218,200	578,200
2026	365,000	211,000	576,000
2027	380,000	196,400	576,400
2028	400,000	181,200	581,200
2029	415,000	163,950	578,950
2030	435,000	143,200	578,200
2031	460,000	121,450	581,450
2032	480,000	98,450	578,450
2033	505,000	74,450	579,450
2034	530,000	49,200	579,200
2035	545,000	33,300	578,300
2036	565,000	16,950	581,950
	<u>\$ 5,785,000</u>	<u>\$ 1,743,200</u>	<u>\$ 7,528,200</u>

**TALLYN'S REACH METROPOLITAN DISTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<u>Year Ended</u>	<b>Grand Totals</b>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2024	\$ 2,149,000	\$ 1,044,243	\$ 3,193,243
2025	2,269,000	983,130	3,252,130
2026	2,395,000	929,464	3,324,464
2027	2,459,000	865,488	3,324,488
2028	2,587,000	799,740	3,386,740
2029	2,666,000	729,262	3,395,262
2030	2,777,000	653,717	3,430,717
2031	2,617,000	574,963	3,191,963
2032	2,753,000	499,959	3,252,959
2033	2,833,000	421,146	3,254,146
2034	2,980,000	339,718	3,319,718
2035	3,056,000	263,172	3,319,172
2036	2,599,000	184,662	2,783,662
2037	2,659,000	118,416	2,777,416
2038	2,328,000	54,475	2,382,475
	<u>\$ 39,127,000</u>	<u>\$ 8,461,551</u>	<u>\$ 47,588,551</u>

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of ARAPAHOE COUNTY, Colorado.

On behalf of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 3,

the BOARD OF DIRECTORS (taxing entity)<sup>A</sup>

of the TALLYN'S REACH METROPOLITAN DISTRICT NO. 3 (governing body)<sup>B</sup>  
 (local government)<sup>C</sup>


**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 82,990,438  
(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 82,990,438  
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 01/08/2024 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> <sup>2</sup>	<u>REVENUE</u> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>3.012</u> mills	\$ <u>249,967</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>3.012</u> mills	\$ <u>249,967</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>6.121</u> mills	\$ <u>507,984</u>
4. Contractual Obligations <sup>K</sup>	<u>27.554</u> mills	\$ <u>2,286,719</u>
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<u>36.687</u> mills	\$ <u>3,044,670</u>

Contact person: Shelby Clymer Phone: ( 303)779-5710  
 Signed:  Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*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, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> 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.  
<sup>2</sup> 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 (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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<sup>J</sup>:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | Refunding Series 2007 Bonds                    |
|    | Series:           | Series 2019 General Obligation Refunding Bonds |
|    | Date of Issue:    | June 12, 2019                                  |
|    | Coupon Rate:      | 2.000% - 5.000%                                |
|    | Maturity Date:    | 12/01/2036                                     |
|    | Levy:             | 6.121  |
|    | Revenue:          | \$ 507,984                                     |
|    |                   |  |
| 2. | Purpose of Issue: | _____  |
|    | Series:           | _____  |
|    | Date of Issue:    | _____  |
|    | Coupon Rate:      | _____  |
|    | Maturity Date:    | _____  |
|    | Levy:             | _____  |
|    | Revenue:          | _____  |

**CONTRACTS<sup>K</sup>:**

- |    |                      |  |
|----|----------------------|--|
| 3. | Purpose of Contract: | Refunding Series 2012 and Series 2013 Bonds                |
|    | Title:               | Taxable (Converting to Tax-Exempt) Refunding Loan – 2020A  |
|    | Date:                | November 20, 2020  |
|    | Principal Amount:    | \$ 7,645,000   |
|    | Maturity Date:       | December 1, 2033   |
|    | Levy:                | 7.198  |
|    | Revenue:             | \$ 597,365   |
|    |                      |  |
| 4. | Purpose of Contract: | Refunding Series 2012 and Series 2013 Bonds                |
|    | Title:               | Taxable (Convertible to Tax-Exempt) Refunding Loan – 2020B |
|    | Date:                | November 20, 2020  |
|    | Principal Amount:    | \$ 16,030,000  |
|    | Maturity Date:       | December 1, 2038   |
|    | Levy:                | 8.550  |
|    | Revenue:             | \$ 709,569   |

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

**CERTIFICATION OF TAX LEVIES, continued****THIS SECTION APPLIES TO TITLE 32, ARTICLE \_\_\_\_\_ 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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:****CONTRACTS<sup>K</sup>:**

- |    |                      |   |
|----|----------------------|---|
| 5. | Purpose of Contract: | <u>Refunding Series 2016 Bonds</u>  |
|    | Title:               | <u>Taxable (Converting to Tax-Exempt) Refunding Loan – Series 2021A-1</u> |
|    | Date:                | <u>May 18, 2021</u>   |
|    | Principal Amount:    | <u>\$6,220,000</u>  |
|    | Maturity Date:       | <u>December 1, 2037</u>   |
|    | Levy:                | <u>6.169</u>  |
|    | Revenue:             | <u>\$511,968</u>  |
|    |                      |   |
| 6. | Purpose of Contract: | <u>Refunding Series 2016 Bonds</u>  |
|    | Title:               | <u>Tax-Exempt Refunding Loan – Series 2021A-2</u>                         |
|    | Date:                | <u>May 18, 2021</u>   |
|    | Principal Amount:    | <u>\$8,025,000</u>  |
|    | Maturity Date:       | <u>December 1, 2035</u>   |
|    | Levy:                | <u>5.637</u>  |
|    | Revenue:             | <u>\$467,817</u>  |

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



### Certificate Of Completion

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Document Pages: 28

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Envelope Originator:

Certificate Pages: 5

Initials: 0

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Enveloped Stamping: Enabled

Minneapolis, MN 55402-1418

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David Patterson

david.patterson@falck.com

Vice President

Falck Rocky Mountain, Inc.

Security Level: Email, Account Authentication (None)

### Signature

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Signature Adoption: Pre-selected Style

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Mike Dell'Orfano

mdellorfano@comcast.net

President, Chair

Security Level: Email, Account Authentication (None)

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359664F3786B41D...

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Signed using mobile

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### Electronic Record and Signature Disclosure:

Accepted: 1/29/2024 4:00:56 PM

ID: e1a9bf98-175d-43b9-b16f-8a6017312244

Blair M. Dickhoner

bdickhoner@wbapc.com

White Bear Ankele Tanaka & Waldron

Security Level: Email, Account Authentication (None)

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DBCBC53D5CA84CA...

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ID: 12de291d-7467-4764-af1e-3dd2cd3803fe

Celeste Terrell

celeste.terrell@claconnect.com

District Manager

Security Level: Email, Account Authentication (None)

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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	1/30/2024 12:18:34 PM

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Client Number: A267075	
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Document Pages: 61	Signatures: 1
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	2/26/2024 3:27:39 PM
Payment Events	Status	Timestamps