

CERTIFIED COPY OF RESOLUTION TO ADOPT BUDGET AND APPROPRIATE FUNDS FOR THE CUNDALL FARMS METROPOLITAN DISTRICT (2023)

STATE OF COLORADO)
) ss.
ADAMS COUNTY)

The Board of Directors of the Cundall Farms Metropolitan District, Adams County, Colorado held a regular meeting on Tuesday, November 1, 2022 at 5:30 p.m., by Zoom.

The following members of the Board of Directors were in attendance:

President:	Darren Fresquez
Vice President:	Reuben Patrick Maes
Secretary/Treasurer:	David Stribling
Director:	Bradley Mark Nelson
Director:	Paula Jurhs

Absent: None.

Also in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; and Alyssa Ferreira, CliftonLarsonAllen LLP; and Melissa Kupferer, Advance HOA Management.

Counsel reported that, prior to the meeting, he notified each of the Directors of the date, time and place of this meeting and the purpose for which it was called. He further reported that this meeting is a regular meeting of the Board of Directors of the District and that a Notice of Regular Meeting has been posted on the District’s website at least 24 hours prior to the meeting and to the best of his knowledge, remains posted to the date of this meeting. A copy of the Notice of Regular Meeting and a copy of the published Notice as to Public Hearing re Proposed 2023 Budget and Amended 2022 Budget are incorporated into these proceedings.

NOTICE OF REGULAR MEETING
AND
NOTICE AS TO PUBLIC HEARING RE
PROPOSED 2023 BUDGET AND AMENDED 2022 BUDGET

**NOTICE OF REGULAR MEETING
- CUNDALL FARMS METROPOLITAN DISTRICT -**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **CUNDALL FARMS METROPOLITAN DISTRICT** of the County of Adams, State of Colorado, will hold a regular meeting at 5:30 p.m., on Tuesday, November 1, 2022 at 5:30 p.m. by Zoom. The meeting is being held for the purpose of approving the proposed 2023 budget and if necessary, amending the 2022 budget, and conducting such other business as may come before the Board. All meetings are open to the Public.

To access this meeting, visit www.zoom.us, click the Join the Meeting link, and use the following information:

Link: <https://us02web.zoom.us/j/89119812941>

Meeting ID: 891 1981 2941

Phone: 1-719-359-4580

BY ORDER OF THE BOARD OF DIRECTORS:
CUNDALL FARMS METROPOLITAN DISTRICT
By: /s/ SETER & VANDER WALL, P.C.

AGENDA

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures
3. Approval of Agenda
 - Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
4. Approval of Meeting Minutes – September 19, 2022 Special Meeting (enclosure)
5. Presentation 2023 Landscaping Management Proposal - Shad Parrish, BrightView Landscaping
6. Director Matters
 - a. Consider CO Smart Landscape Proposal for Storm Drain Clean-out (enclosure)
 - b. Other
7. Financial Matters
 - a. Consider Ratification of Cash Position and Interim Claims Report (enclosures)
 - b. Review and Consider CliftonLarsonAllen’s Master Service Agreement/Statement of Work
 - c. Other
8. Public Hearing re Proposed 2023 Budget and (if necessary) Amended 2022 Budget (enclosures)
9. Management Matters
 - a. Discussion regarding BrightView Landscaping Irrigation Analysis (enclosures)
 - b. Consider Rocky Mountain Wildlife Services – Prairie Dog Control 2022-2023 (enclosure)
 - c. Discuss 2023 Landscape Maintenance Service
 - d. Other
10. Colorado Family and Medical Leave Insurance (FAMLI) Program
 - a. Notice and Public Hearing re Participation in FAMLI Program (enclosure)
 - b. Consider Resolution re FAMLI Program/Decline Participation (enclosure)
 - c. Other
11. Legal Matters
 - a. Discuss Insurance Claim for February 2022 Damage to Monument
 - b. Ratification of Annual Report for 2021(enclosure)
 - c. Ratification of Holiday Lighting Contract with Mile High Lighting Events, LLC (enclosure)
 - d. Consider Resolution Authorizing District Debit Card (enclosure)
 - e. Consider Resolution Calling May 2023 Director Election (enclosure)
 - f. Consider Resolution re NorthPark 25 (enclosure)
 - g. Other
12. Adjourn **NEXT REGULAR MEETING: Tuesday, January 3, 2023 at 5:30 P.M.**

**NOTICE AS TO PUBLIC HEARING RE
PROPOSED 2023 BUDGET AND AMENDED 2022 BUDGET**

NOTICE IS HEREBY GIVEN that a proposed 2023 budget has been submitted to the **CUNDALL FARMS METROPOLITAN DISTRICT** for the fiscal year 2023. A copy of such proposed budget and, if necessary, an amended 2022 budget have been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget and, if necessary, amended budget, will be considered at a regular meeting of the Cundall Farms Metropolitan District to be held at 5:30 P.M. on Tuesday, November 1, 2022. The meeting will be held by **Zoom video/teleconference Meeting ID: 891 1981 2941 Telephone: 1-719-359-4580**. Any interested elector within the Cundall Farms Metropolitan District may inspect the proposed budget and, if necessary, the amended budget and file or register any objections at any time prior to the final adoption of the proposed 2023 budget and, if necessary, the 2022 amended budget.

BY ORDER OF THE BOARD OF DIRECTORS:
CUNDALL FARMS METROPOLITAN DISTRICT

By: /s/ SETER & VANDER WALL, P.C.
Attorneys for the District

Publish in: *Northglenn/Thornton Sentinel*
Publish on: Thursday, October 20, 2022

Thereupon, Director Fresquez introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, LEVYING PROPERTY TAXES FOR COLLECTION IN THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CUNDALL FARMS METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023.

WHEREAS, the Board of Directors of the Cundall Farms Metropolitan District has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 1, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CUNDALL FARMS METROPOLITAN DISTRICT OF ADAMS COUNTY, COLORADO:

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Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, amended and attached hereto and incorporated herein is approved and adopted as the budget of the Cundall Farms Metropolitan District for fiscal year 2023.

Section 3. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses from property tax revenue is \$225,265 and that the 2022 valuation for assessment, as certified by the Adams County Assessor is \$13,963,020. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 16.133 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 4. Levy of Debt Retirement Expenses. That the foregoing budget indicated that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense from property tax revenue is \$631,659 and that the 2022 valuation for assessment, as certified by the Adams County Assessor is \$13,963,020. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 45.238 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 5. Certification to County Commissioners. That the Secretary of the District or its designee is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, the mill levy for the District hereinabove determined and set forth on the Certification of Tax Levies for Non-School Governments attached hereto.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the budget shall be certified by the Secretary of the District, and made a part of the public records of the Cundall Farms Metropolitan District.

The foregoing Resolution was seconded by Director Nelson.

RESOLUTION APPROVED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2022.

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Cundall Farms Metropolitan District
2023 Budget Resolution
Signature Page

CUNDALL FARMS METROPOLITAN DISTRICT

By: 
Dafren Fresquez, President

ATTEST:

By: _____
David Stribling, Secretary

Cundall Farms Metropolitan District
2025 Budget Resolution
Second Page

CUNDALL FARMS METROPOLITAN DISTRICT

By 
David Stovring, Secretary

WITNESSETH

By 
David Stovring, Secretary

STATE OF COLORADO
COUNTY OF ADAMS
CUNDALL FARMS METROPOLITAN DISTRICT

I, David Stribling, as Secretary, hereby certify that I am a Director and the duly elected and qualified Secretary of the Cundall Farms Metropolitan District, and that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board of Directors of the Cundall Farms Metropolitan District held on November 1, 2022, at Adams County, Colorado, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were in attendance at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 1st day of November, 2022.



David Stribling, Secretary

EXHIBIT A

**BUDGET DOCUMENT
AND
BUDGET MESSAGE**

CUNDALL FARMS METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2023

**CUNDALL FARMS METROPOLITAN DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 1,829,118	\$ 772,280	\$ 883,869
REVENUES			
Property Taxes	901,745	856,925	865,352
Specific Ownership Taxes	80,230	72,725	60,575
Interest Income	813	6,300	15,000
Operations Fees	204,168	204,168	204,168
Other Revenue	20,861	30,000	35,000
Working Capital	19,500	10,000	13,000
Loan Issuance	13,980,000	-	-
Total revenues	<u>15,207,317</u>	<u>1,180,118</u>	<u>1,193,095</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>20,000</u>
Total funds available	<u>17,036,435</u>	<u>1,952,398</u>	<u>2,096,964</u>
EXPENDITURES			
General Fund	89,466	83,227	90,000
Operations Fund	550,356	308,000	389,000
Debt Service Fund	15,624,333	677,302	700,000
Total expenditures	<u>16,264,155</u>	<u>1,068,529</u>	<u>1,179,000</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>20,000</u>
Total expenditures and transfers out requiring appropriation	<u>16,264,155</u>	<u>1,068,529</u>	<u>1,199,000</u>
ENDING FUND BALANCES	<u>\$ 772,280</u>	<u>\$ 883,869</u>	<u>\$ 897,964</u>
Emergency Reserve	\$ 5,000	\$ 7,400	\$ 7,300
Operations Fee Fund Reserve	7,400	7,400	7,700
25% Reserve Amount (per 2021 Reserve Study)	-	24,250	24,250
Debt Service Reserve Fund	437,333	437,333	437,333
Available for Operations	325,578	400,560	418,251
TOTAL RESERVE	<u>\$ 775,311</u>	<u>\$ 876,943</u>	<u>\$ 894,834</u>

No assurance provided. See summary of significant assumptions.

**CUNDALL FARMS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

ASSESSED VALUATION

Residential	\$ 13,465,430	\$ 13,848,700	\$ -
Residential - Single Family	-	-	13,458,780
State assessed	4,560	1,810	5,110
Vacant land	29,220	210	210
Personal property	161,780	112,300	191,230
Oil & gas	50	-	-
Certified Assessed Value	\$ 13,661,040	\$ 13,963,020	\$ 13,655,330

MILL LEVY

General	11.133	16.133	16.133
Debt Service	55.664	45.238	47.238
Total mill levy	66.797	61.371	63.371

PROPERTY TAXES

General	\$ 152,088	\$ 225,266	\$ 220,302
Debt Service	760,428	631,659	645,050
Levied property taxes	912,516	856,925	865,352
Adjustments to actual/rounding	(5,629)	-	-
Refunds and abatements	(5,142)	-	-
Budgeted property taxes	\$ 901,745	\$ 856,925	\$ 865,352

BUDGETED PROPERTY TAXES

General	\$ 150,293	\$ 225,266	\$ 220,302
Debt Service	751,452	631,659	645,050
Total	\$ 901,745	\$ 856,925	\$ 865,352

**CUNDALL FARMS METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 44,458	\$ 118,728	\$ 281,992
REVENUES			
Property Taxes	150,293	225,266	220,302
Specific Ownership Taxes	13,372	19,125	15,421
Interest Income	71	2,100	5,000
Total revenues	163,736	246,491	240,723
Total funds available	208,194	365,219	522,715
EXPENDITURES			
Accounting	30,000	30,000	30,000
Audit	4,850	5,000	5,500
County Treasurer's Fees	2,256	3,379	3,305
Dues	580	352	550
Election Expense	-	751	5,000
Insurance	7,944	7,745	9,000
Legal	34,530	35,000	35,000
Legal - Special Counsel	7,979	-	-
Miscellaneous	-	-	645
Website	1,327	1,000	1,000
Total expenditures	89,466	83,227	90,000
TRANSFERS OUT			
Transfers to other fund	-	-	20,000
Total expenditures and transfers out requiring appropriation	89,466	83,227	110,000
ENDING FUND BALANCE	\$ 118,728	\$ 281,992	\$ 412,715
Emergency Reserve	\$ 5,000	\$ 7,400	\$ 7,300
Available for Operations	113,728	274,592	405,415
TOTAL RESERVE	\$ 118,728	\$ 281,992	\$ 412,715

No assurance provided. See summary of significant assumptions.

**CUNDALL FARMS METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 524,904	\$ 219,250	\$ 157,618
REVENUES			
Operations Fees	204,168	204,168	204,168
Other Revenue	20,861	30,000	35,000
Working Capital	19,500	10,000	13,000
Interest Income	173	2,200	4,000
Total revenues	<u>244,702</u>	<u>246,368</u>	<u>256,168</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>20,000</u>
Total funds available	<u>769,606</u>	<u>465,618</u>	<u>433,786</u>
EXPENDITURES			
General and Administrative			
Community Activities	12,231	13,500	15,000
District Management - Contract	18,000	18,660	19,656
District Management - Costs	5,852	3,000	5,000
Insurance	15,715	17,853	20,000
Legal	12,649	13,000	13,000
Miscellaneous / Contingency	-	1,187	4,474
Holiday Lighting	-	5,200	4,000
Landscape Maintenance			
Landscape Maintenance - Contract	70,734	73,500	75,370
Landscape Replacements	19,928	18,000	-
Tree Replacements	239,293	-	-
Grounds and Park Maintenance			
Basketball Court Maintenance	-	-	60,000
Irrigation Repairs & Improvements	27,544	29,000	25,000
Grounds Maintenance	24,039	16,000	20,000
Reserve Study	2,080	-	-
Playground Inspection & Repair	857	-	2,000
Snow Removal	6,944	20,000	25,000
Tract Regrade	-	-	26,000
Utilities			
Electricity	3,527	4,100	4,500
Water	90,963	75,000	70,000
Total expenditures	<u>550,356</u>	<u>308,000</u>	<u>389,000</u>
Total expenditures and transfers out requiring appropriation	<u>550,356</u>	<u>308,000</u>	<u>389,000</u>
ENDING FUND BALANCE	<u>\$ 219,250</u>	<u>\$ 157,618</u>	<u>\$ 44,786</u>
Operations Fee Fund Reserve	\$, 7,400	\$, 7,400	\$, 7,700
25% Reserve Amount (per 2021 Reserve Study)	-	24,250	24,250
Available for Operations	<u>211,850</u>	<u>125,968</u>	<u>12,836</u>
TOTAL RESERVE	<u>\$ 219,250</u>	<u>\$ 157,618</u>	<u>\$ 44,786</u>

No assurance provided. See summary of significant assumptions.

**CUNDALL FARMS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,259,756	\$ 434,302	\$ 444,259
REVENUES			
Property Taxes	751,452	631,659	645,050
Specific Ownership Taxes	66,858	53,600	45,154
Interest Income	569	2,000	6,000
Loan Issuance	13,980,000	-	-
Total revenues	<u>14,798,879</u>	<u>687,259</u>	<u>696,204</u>
Total funds available	<u>16,058,635</u>	<u>1,121,561</u>	<u>1,140,463</u>
EXPENDITURES			
General and Administrative			
County Treasurer's Fees	11,281	9,475	9,676
Repay Developer Advance	350,000	-	-
Paying Agent Fees	8,000	8,000	8,000
Contingency	-	-	3,911
Debt Service			
Series 2017 Bonds:			
Bond Refunding Payment	14,461,187	-	-
2021 Loan:			
Loan Issue Costs	219,373	-	-
Loan Principal 2021A-1	290,000	175,000	280,000
Loan Interest 2021A-1	267,584	467,126	380,915
Loan Principal 2021A-2	11,000	7,000	7,000
Loan Interest 2021A-2	5,908	10,701	10,498
Total expenditures	<u>15,624,333</u>	<u>677,302</u>	<u>700,000</u>
Total expenditures and transfers out requiring appropriation	<u>15,624,333</u>	<u>677,302</u>	<u>700,000</u>
ENDING FUND BALANCE	<u>\$ 434,302</u>	<u>\$ 444,259</u>	<u>\$ 440,463</u>
Debt Service Reserve Fund	<u>\$ 437,333</u>	<u>\$ 437,333</u>	<u>\$ 437,333</u>

No assurance provided. See summary of significant assumptions.

**CUNDALL FARMS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court of Adams County, Colorado on December 1, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, fire protection, security, television relay and translation, and mosquito control. The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City of Thornton. The District is not authorized to plan for, design acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as part of a street construction project, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City of Thornton.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties, as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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%.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**CUNDALL FARMS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected.

Operations Fee

The District collects a fee of \$47.00 per month from homeowners and a transfer fee of \$500 from each new homeowner at closing. The fees are used to cover the landscaping and maintenance costs of the District. The District has 362 homes.

Working Capital

The District collects a \$500 working capital fee upon the transfer of each residential unit.

Expenditures

Administrative Expenditures

Administration expenses include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, dues and other administrative expenses.

Maintenance Expenditures

Anticipated maintenance expenditures are shown on the Operations Fee Fund page of the budget. Homeowners contract separately for trash removal.

Debt and Leases

On May 18, 2021, the District entered into a Loan Agreement with BBVA Mortgage Corporation in connection with the issuance of Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible To Unlimited Tax) Refunding Loan, Series 2021A-1 (Series 2021A-1 Loan) and General Obligation (Limited Tax Convertible To Unlimited Tax) Improvement Loan, Series 2021A-2 (Series 2021A-2 Loan).

The Series 2021A-1 Loan (\$13,600,000) bears taxable interest rate of 3.67% (through September 21, 2022) and tax-exempt interest rate of 2.90% (after September 21, 2022), with interest payments calculated based on a 360-day year and the actual days elapsed in each period made on June 1 and December 1 of each year, and principal payments on December 1 of each year. Proceeds were used for the purposes of cancelling the District's Series 2017 Bonds, providing an initial deposit to the Reserve Fund, and paying the costs of issuance.

The Series 2021A-2 Loan (\$380,000) bears an interest rate of 2.90%, with interest payments calculated based on a 360-day year and the actual days elapsed in each period made on June 1 and December 1 of each year, and principal payments on December 1 of each year. Proceeds were used for the purposes of repaying the Developer (see below), providing an initial deposit to the Reserve Fund, and paying the costs of issuance.

**CUNDALL FARMS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The District and Cundall Farms, LLC (the Developer) entered into an Agreement In the Nature of An Accord Concerning Developer Advance and Infrastructure Agreements. Pursuant to this agreement, the District will pay the Developer, and the Developer accepts, the sum of \$350,000 upon closing of the Series 2021A-1 Loan and Series 2021A-2 Loan as full satisfaction of the District's obligations under certain funding agreements. In May 2021, at loan closing and upon payment of the \$350,000 to the Developer, all outstanding Developer Advances, principal and accrued interest, have been cancelled and funding agreements were terminated and no longer in effect.

Debt service schedules for the Series 2021A-1 Loan and Series 2021A-2 are attached.

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment. Such Emergency Reserve is an integral part of Ending Fund Balance of the District's operations.

Debt Service Reserve

The Debt Service Reserve Requirement on the 2021A-1 Bonds is \$425,838 and the Debt Service Reserve Requirement on the 2021A-2 Loan is \$11,495.

Operations Fee Fund Reserve

The District has provided a reserve for operating contingencies. This reserve is included as part of the District's Operations Fee Fund Balance.

This information is an integral part of the budget.

**CUNDALL FARMS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$13,600,000
Taxable (Convertible to Tax-Exempt)
General Obligation (Limited Tax Convertible To Unlimited Tax) Refunding Loan
Series 2021A-1
Dated May 18, 2021
Interest Rate of 2.90%
Payable June 1 and December 1
Principal due December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 280,000	\$ 380,915	\$ 660,915
2024	265,000	372,795	637,795
2025	270,000	365,110	635,110
2026	295,000	357,280	652,280
2027	300,000	348,725	648,725
2028	325,000	340,025	665,025
2029	335,000	330,600	665,600
2030	355,000	320,885	675,885
2031	365,000	310,590	675,590
2032	390,000	300,005	690,005
2033	405,000	288,695	693,695
2034	430,000	276,950	706,950
2035	440,000	264,480	704,480
2036	400,000	326,175	726,175
2037	345,000	372,600	717,600
2038	375,000	357,075	732,075
2039	390,000	340,200	730,200
2040	425,000	322,650	747,650
2041	445,000	303,525	748,525
2042	480,000	283,500	763,500
2043	500,000	261,900	761,900
2044	545,000	239,400	784,400
2045	565,000	214,875	779,875
2046	610,000	189,450	799,450
2047	635,000	162,000	797,000
2048	680,000	133,425	813,425
2049	710,000	102,825	812,825
2050	760,000	70,875	830,875
2051	815,000	36,675	851,675
	<u>\$ 13,135,000</u>	<u>\$ 7,974,205</u>	<u>\$ 21,109,205</u>

No assurance provided. See summary of significant assumptions.

**CUNDALL FARMS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$380,000

General Obligation (Limited Tax Convertible To Unlimited Tax) Improvement Loan

Series 2021A-2

Dated May 18, 2021

Interest Rate of 2.90%

Payable June 1 and December 1

Principal due December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 7,000	\$ 10,498	\$ 17,498
2024	7,000	10,295	17,295
2025	8,000	10,092	18,092
2026	8,000	9,860	17,860
2027	8,000	9,628	17,628
2028	9,000	9,396	18,396
2029	9,000	9,135	18,135
2030	10,000	8,874	18,874
2031	10,000	8,584	18,584
2032	11,000	8,294	19,294
2033	11,000	7,975	18,975
2034	12,000	7,656	19,656
2035	12,000	7,308	19,308
2036	11,000	9,019	20,019
2037	10,000	10,305	20,305
2038	10,000	9,855	19,855
2039	11,000	9,405	20,405
2040	12,000	8,910	20,910
2041	12,000	8,370	20,370
2042	13,000	7,830	20,830
2043	14,000	7,245	21,245
2044	15,000	6,615	21,615
2045	16,000	5,940	21,940
2046	17,000	5,220	22,220
2047	17,000	4,455	21,455
2048	19,000	3,690	22,690
2049	20,000	2,835	22,835
2050	21,000	1,935	22,935
2051	22,000	990	22,990
	<u>\$ 362,000</u>	<u>\$ 220,214</u>	<u>\$ 582,214</u>

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ADAMS COUNTY, Colorado.

On behalf of the CUNDALL FARMS METROPOLITAN DISTRICT,
 (taxing entity)^A

the BOARD OF DIRECTORS
 (governing body)^B

of the CUNDALL FARMS METROPOLITAN DISTRICT
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 13,655,330 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ 13,655,330 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/13/2022 for budget/fiscal year 2023.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>16.133</u> mills	<u>\$ 220,302</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	16.133 mills	\$ 220,302
3. General Obligation Bonds and Interest ^J	<u>47.238</u> mills	<u>\$ 645,050</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	63.371 mills	\$865,352

Contact person: (print) Darren Fresquez Daytime phone: (303) 779-5710

Signed:  Title: Board Member

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.

¹ 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.
² 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:

1. Purpose of Issue: Refunding/ Capital Improvements
 Series: Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021A-1
 Date of Issue: May 18, 2021
 Coupon Rate: 3.67% (taxable)/2.90% (tax-exempt)
 Maturity Date: 12/1/2051
 Levy: 46.020
 Revenue: \$628,418

2. Purpose of Issue: Capital Improvements
 Series: General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan, Series 2021A-2
 Date of Issue: May 18, 2021
 Coupon Rate: 2.90%
 Maturity Date: 12/1/2051
 Levy: 1.218
 Revenue: \$16,632

3. Purpose of Issue: _____
 Series: _____
 Date of Issue: _____
 Coupon Rate: _____
 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.