

LETTER OF BUDGET TRANSMITTAL

Date: January 21, 2021

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

Attached are the 2021 budget and budget message for CCP METROPOLITAN DISTRICT NO. 3 in the County of Adams, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 4, 2020. If there are any questions on the budget, please contact:

Denise Denslow, District Manager
CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Telephone number: 303-779-5710
Denise.Denslow@claconnect.com

I, Denise Denslow, District Manager of the CCP Metropolitan District No. 3 hereby certify that the attached is a true and correct copy of the 2021 budget.

By:

DocuSigned by:

Denise Denslow

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Denise Denslow, District Manager

RESOLUTION NO. 2020-12-03

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF CCP METROPOLITAN
DISTRICT NO. 3, ADAMS COUNTY, COLORADO, PURSUANT TO SECTION 29-1-
108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE
BUDGET YEAR 2021**

A. The Board of Directors of CCP Metropolitan District No. 3 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2020 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 4, 2020, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CCP METROPOLITAN DISTRICT NO. 3, ADAMS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 4, 2020.

CCP METROPOLITAN DISTRICT NO. 3

By: DocuSigned by:
Sarah Laverty
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President

Attest:

By: DocuSigned by:
Denise Denlow
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Secretary

EXHIBIT A

Budget

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

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

12/15/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 1,071,992	\$ 1,191,534	\$ 1,395,262
REVENUES			
Property taxes	4,887	5,702	5,247
Property taxes DURA	652,989	761,597	700,348
Specific ownership tax	53,344	62,417	50,138
Loan issuance	2,900,000	3,095,000	-
Interest income	7,406	2,394	1,750
Intergovernmental revenue from CCP No. 1	40,075	142,736	125,910
Intergovernmental revenue from CCP No. 1 DURA	7,962	114,629	134,410
Other revenue	98,570	420,000	-
Total revenues	<u>3,765,233</u>	<u>4,604,475</u>	<u>1,017,803</u>
TRANSFERS IN	<u>323</u>	<u>1,249,986</u>	<u>-</u>
Total funds available	<u>4,837,548</u>	<u>7,045,995</u>	<u>2,413,065</u>
EXPENDITURES			
General Fund	229,577	220,326	282,494
Debt Service Fund	513,749	778,367	829,999
Capital Projects Fund	2,902,365	3,402,054	-
Total expenditures	<u>3,645,691</u>	<u>4,400,747</u>	<u>1,112,493</u>
TRANSFERS OUT	<u>323</u>	<u>1,249,986</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>3,646,014</u>	<u>5,650,733</u>	<u>1,112,493</u>
ENDING FUND BALANCES	<u>\$ 1,191,534</u>	<u>\$ 1,395,262</u>	<u>\$ 1,300,572</u>
EMERGENCY RESERVE	\$ 10,000	\$ 9,100	\$ 6,900
AVAILABLE FOR OPERATIONS	167,075	540,764	479,517
INSURANCE	100,000	100,000	100,000
XCEL LANDSCAPING	11,433	-	-
MAINTENANCE RESERVE	5,000	10,000	20,000
DEBT SERVICE RESERVE FUND	450,000	450,000	450,000
CAPITALIZED INTEREST	-	190,162	96,383
TOTAL RESERVE	<u>\$ 743,508</u>	<u>\$ 1,300,026</u>	<u>\$ 1,152,800</u>

No assurance provided. See summary of significant assumptions.

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

12/15/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION - ADAMS			
Commercial	\$ 97,550	\$ 54,030	\$ 54,070
Industrial	-	59,880	59,930
Personal property	16,140	22,080	20,510
State assessed	-	-	20
DURA	15,417,040	18,440,520	18,231,110
	<u>15,530,730</u>	<u>18,576,510</u>	<u>18,365,640</u>
Adjustments	(15,417,040)	(18,440,520)	(18,231,110)
Certified Assessed Value	<u>\$ 113,690</u>	<u>\$ 135,990</u>	<u>\$ 134,530</u>
MILL LEVY			
General	13.000	12.000	9.000
Debt Service	30.000	30.000	30.000
Total mill levy	<u>43.000</u>	<u>42.000</u>	<u>39.000</u>
PROPERTY TAXES			
General	\$ 1,478	\$ 1,632	\$ 1,211
Debt Service	3,411	4,080	4,036
Levied property taxes	<u>4,889</u>	<u>5,712</u>	<u>5,247</u>
Adjustments to actual/rounding	(2)	276	-
Refunds and abatements	-	(286)	-
Budgeted property taxes	<u>\$ 4,887</u>	<u>\$ 5,702</u>	<u>\$ 5,247</u>
ASSESSED VALUATION - DENVER			
Commercial	-	-	-
Vacant land	-	-	-
Certified Assessed Value	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
MILL LEVY			
General	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Debt Service	-	-	-
Levied property taxes	<u>-</u>	<u>-</u>	<u>-</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ 1,477	\$ 1,629	\$ 1,211
Debt Service	3,410	4,073	4,036
	<u>\$ 4,887</u>	<u>\$ 5,702</u>	<u>\$ 5,247</u>

No assurance provided. See summary of significant assumptions.

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

12/15/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 191,088	\$ 293,508	\$ 659,864
REVENUES			
Property taxes	1,477	1,629	1,211
Property taxes DURA	197,415	217,599	161,619
Specific ownership tax	16,127	17,833	11,570
Interest income	5,721	1,800	1,400
Intergovernmental revenue from CCP No. 1	10,854	36,443	25,755
Intergovernmental revenue from CCP No. 1 DURA	2,156	29,267	27,492
Other revenue	98,570	-	-
Total revenues	332,320	304,571	229,047
TRANSFERS IN			
Transfers from other funds	-	420,000	-
Total funds available	523,408	1,018,079	888,911
EXPENDITURES			
General and administrative			
Accounting	46,907	45,000	45,000
Auditing	6,500	5,200	6,000
County treasurer's fee	22	24	18
District management	10,175	20,000	27,000
Dues and licenses	6,738	6,996	7,500
Election expense	-	1,409	-
Insurance and bonds	6,458	7,697	8,500
Legal services	17,675	30,000	20,000
Miscellaneous	1,287	1,000	1,000
Operations and maintenance			
Dentention pond maintenance	2,738	20,000	20,000
Design review committee	-	2,000	3,000
Electricity - lighting/irrigation/signage	1,974	2,000	2,000
Engineering	771	250	-
Environmental compliance	6,838	6,500	15,000
Landscaping	92,356	42,000	85,000
Lighting maintenance/inspection	-	250	500
Property management	3,600	-	-
Snow removal	10,000	10,000	13,000
Water/sewer	15,538	20,000	20,000
Contingency	-	-	8,976
Total expenditures	229,577	220,326	282,494
TRANSFERS OUT			
Transfers to other fund	323	137,889	-
Total expenditures and transfers out requiring appropriation	229,900	358,215	282,494
ENDING FUND BALANCE	\$ 293,508	\$ 659,864	\$ 606,417
EMERGENCY RESERVE	\$ 10,000	\$ 9,100	\$ 6,900
AVAILABLE FOR OPERATIONS	167,075	540,764	479,517
INSURANCE	100,000	100,000	100,000
XCEL LANDSCAPING	11,433	-	-
MAINTENANCE RESERVE	5,000	10,000	20,000
TOTAL RESERVE	\$ 293,508	\$ 659,864	\$ 606,417

No assurance provided. See summary of significant assumptions.

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

12/15/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 879,180	\$ 898,026	\$ 735,398
REVENUES			
Property taxes	3,410	4,073	4,036
Property taxes DURA	455,574	543,998	538,729
Specific ownership tax	37,217	44,584	38,568
Interest income	1,367	450	350
Intergovernmental revenue from CCP No. 1	29,221	106,293	100,155
Intergovernmental revenue from CCP No. 1 DURA	5,806	85,362	106,918
Total revenues	532,595	784,760	788,756
TRANSFERS IN			
Transfers from capital projects fund	-	261,538	-
Total funds available	1,411,775	1,944,324	1,524,154
EXPENDITURES			
Debt Service			
2018 Loan interest	380,315	435,429	420,907
2020 Loan interest	-	71,376	93,779
2018 Loan principal	125,000	269,000	308,000
2018 Loan non-use fee	8,287	-	-
Contingency	-	-	4,652
County treasurer's fee	51	62	61
Miscellaneous	96	-	100
Paying agent fees	-	2,500	2,500
Total expenditures	513,749	778,367	829,999
TRANSFERS OUT			
Transfers to other fund	-	430,559	-
Total expenditures and transfers out requiring appropriation	513,749	1,208,926	829,999
ENDING FUND BALANCE	\$ 898,026	\$ 735,398	\$ 694,155
DEBT SERVICE RESERVE FUND	\$ 450,000	\$ 450,000	\$ 450,000
CAPITALIZED INTEREST	-	190,162	96,383
TOTAL RESERVE	\$ 450,000	\$ 640,162	\$ 546,383

No assurance provided. See summary of significant assumptions.

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

12/15/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,724	\$ -	\$ -
REVENUES			
Loan issuance	2,900,000	3,095,000	-
Interest income	318	144	-
Other revenue	-	420,000	-
Total revenues	<u>2,900,318</u>	<u>3,515,144</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>323</u>	<u>568,448</u>	<u>-</u>
Total funds available	<u>2,902,365</u>	<u>4,083,592</u>	<u>-</u>
EXPENDITURES			
Capital Projects			
Lawsuit expense	302,365	53,500	-
Legal services	-	-	-
Loan issue costs	15,000	159,733	-
Repay developer advance principal	2,063,160	3,097,343	-
Repay developer advance interest	521,840	91,478	-
Total expenditures	<u>2,902,365</u>	<u>3,402,054</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>681,538</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,902,365</u>	<u>4,083,592</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

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

Services Provided

The District (formerly GCC Metropolitan District No. 3) a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County, Colorado recorded on January 22, 2015, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Board of County Commissioners of Adams County on July 22, 2014. The District's service area is located within Adams County, Colorado.

The District was organized in conjunction with CCP Metropolitan District Nos. 1, 2 and 4 (collectively with District No. 3, "the Districts"). The Districts were established to manage, implement and coordinate the financing, acquisition, construction, completion, and operation and maintenance of all public improvements and services within the Districts' boundaries.

On November 4, 2014, the District's voters authorized total indebtedness of \$225,000,000 with \$25,000,000 for each of the following listed facilities; street improvements, water, storm or sanitary sewer, parks and recreation, traffic and safety control, mosquito control, public transportation, security services, and operations and maintenance. Voters also authorized indebtedness of \$25,000,000 for refunding of debt and \$25,000,000 for intergovernmental contracts. Pursuant to the Service Plan, the aggregate debt of the Districts for funding costs of improvements shall not exceed \$25,000,000. Additionally, the maximum debt mill levy is 50 mills as adjusted. The election also approved an annual increase in ad valorem property taxes of \$5,000,000 and an increase in fees of \$5,000,000 to pay the District's operation and maintenance costs. The electors further authorized an increase in ad valorem property taxes of \$5,000,000 to pay expenses pursuant to intergovernmental agreements.

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 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.

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

Revenues – (continued)

Property Taxes – DURA

On January 29, 2015, the Districts entered into a Cooperation Agreement with Denver Urban Renewal Authority (DURA). In consideration of the Districts providing Public Improvements and services to the property encompassed by the Inclusion Area and the Urban Redevelopment Plan, DURA agrees to remit, on a monthly basis, all District Property Tax Increment Revenues, to the extent DURA receives the same.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurers, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurers to all taxing entities within the Counties. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by Adams County and DURA.

Expenditures

Administrative and Operating Expenditures

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, engineering, and insurance. Estimated expenditures related to landscaping, irrigation, snow removal, utilities, and other common area maintenance were also included the General Fund budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments in 2021 are provided based on the attached debt amortization schedules of the 2018 and 2020 Loan.

Developer Advances

The District and Globeville entered into the 2015 Operation Funding Agreement (the "2015 OFA") on January 29, 2015 with an effective date of January 21, 2015, pursuant to which Globeville agreed to advance funds necessary to fund the District's operations and maintenance expenses. The District agreed to repay the advances to the extent it has funds available from the imposition of its taxes, fees, rate, tolls, penalties, and charges and from any other revenue legally available, subject to annual budget and appropriation. Simple interest accrued on each Advance from the date of deposit into the District's account, until paid, at the rate of 7.0% per annum. This agreement terminated June 26, 2020.

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

Expenditures – (continued)

Developer Advances (continued)

See reconciliation of Developer Advances below:

	Balance				Balance
	December 31,				December 31,
	2019	Additions	Retirements		2020
Developer Advances - Capital					
Principal	\$ 3,097,343	\$ -	\$ 3,097,343		\$ -
Interest	54,650	36,828	91,478		-
	<u>\$ 3,151,993</u>	<u>\$ 36,828</u>	<u>\$ 3,188,821</u>		<u>\$ -</u>

Debt and Leases

2018 Loan

The District executed a promissory note evidencing the indebtedness of the Loan Agreement between Compass Mortgage Corporation (the “Lender”) and the District dated March 28, 2018 (the “Loan”) in a maximum principal amount equal to \$12,500,000.

The Initial Funded Amount advanced under the Loan was \$9,600,000 with subsequent Advances in 2019 totaling \$2,900,000. The proceeds of which were used to: (i) reimburse the Developer for a portion of the funds advanced for the costs of capital infrastructure improvements; (ii) provide capitalized interest; (iii) provide a Reserve Fund; and (iv) pay costs of issuance of the Loan.

The Initial Funded Amount bears interest at a Fixed Rate of 3.55%. The subsequent Advances bears interest at a Fixed Rate of 3.72% and 2.98%, respectively. At the District’s option, to be exercised in each Advance Request Certificate, each Advance may bear interest at either a Fixed Rate or the Variable Rate as calculated below. If elected by the District, the Fixed Rate applicable to any Advance Amount shall be determined by the Lender and agreed to by the District on the applicable Advance Date.

On March 2, 2020, the District executed the First Amendment to the Loan Agreement with the Lender and the Loan. The First Amendment increased the maximum aggregate principal of the Loan by making an additional advance of \$3,095,000. The Additional Advance Amount bears interest at a Fixed Rate of 3.03% and will be used in the same manner as the Initial Funded Amount. Upon execution of the Amendment, the Loan was cancelled and replaced with a new Loan (the “New Loan”).

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

Debt and Leases – (continued)

2018 Loan (continued)

Variable Rate means a rate of interest which varies periodically and is not fixed, which shall be a rate equal to either (i) the sum of 1.40% plus 79% of LIBOR, so long as LIBOR is the applicable Index, (ii) the sum of 1.40% plus 79% of the index that is the replacement for LIBOR, if such replacement index is the applicable Index, or (iii) the sum of 1.52% plus 79% of the Federal Funds Rate if the Federal Funds Rate is the applicable index. The applicable Variable Rate shall be initially calculated as of (x) each Advance Date with respect to an Advance that will be bearing interest at the Variable Rate and (y) the Maturity Date with respect to the Post-Maturity Default Period, as applicable, and resetting on each Interest Reset Date. The Interest Reset Date is June 1 and December 1.

Interest on the Loan is payable semi-annually on June 1 and December 1 of each year, beginning on June 1, 2018. All interest is calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period. Interest not paid when due shall remain due and owing, but shall not compound or bear additional interest.

Annual principal payments are due on December 1 of each year, beginning on December 1, 2019 with final maturity on March 28, 2025. The Loan is subject to optional redemption on any June 1 or December 1 after the third anniversary of the Closing Date upon payment of principal, accrued interest, a Prepayment Premium of 3% of any principal amount of the Loan Balance that is prepaid, and a Yield Maintenance Fee, if any, as described in the Loan Agreement.

The Loan is secured by and payable solely from and to the extent of the Pledged Revenue, which includes moneys derived from the following sources, net of costs of collection: (i) the Required Mill Levy; (ii) the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy; (iii) The Pledge Agreement Revenues; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue.

Required Mill Levy means:

(a) prior to the time when the Debt to Assessed Ratio is 50% or less, a mill levy imposed each year in an amount which maintains the Debt Mill Levy Ratio and which, when combined with (i) moneys held in the Revenue Fund not required to be applied to the payment of the Loan in the then-current Fiscal Year, and (ii) Pledge Agreement Revenues to be received from District No. 1 pursuant to the Pledge Agreement, will generate tax revenues of not less than the Estimated Debt Requirements for the next Fiscal Year, but not in excess of 50 mills, and not less than 30 mills.

However, if the District fails to provide the Refinancing Certificate to the Lender prior to the District's certification of the Required Mill Levy for collection in Fiscal Year 2025, then the "Required Mill Levy" to be imposed in Fiscal Year 2024 and any Fiscal Year thereafter in which the Loan Balance remains unpaid, unsatisfied and undischarged, shall be no less than 50 mills without maintaining the Debt Mill Levy Ratio.

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

Debt and Leases – (continued)

2018 Loan (continued)

In the event the method of calculating assessed valuation is changed after January 1, 2014, the maximum and minimum mill levies will be increased or decreased to reflect such changes so that to the extent possible, the actual revenues generated by the minimum or maximum mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes (a “Gallagher Adjustment”). For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

(b) once the Debt to Assessed Ratio is 50% or less, a mill levy imposed each year in an amount which maintains the Debt Mill Levy Ratio and which, when combined with (i) moneys in the Revenue Fund not required to be applied to the payment of the Loan in the then-current Fiscal Year, and (ii) Pledge Agreement Revenues to be received from District No. 1 pursuant to the Pledge Agreement, will generate tax revenues of not less than the Estimated Debt Requirements for the next Fiscal Year, without limitation of rate and in amounts sufficient to make such payments when due.

However, if the District fails to provide the Refinancing Certificate to the Lender prior to the District’s certification of the Required Mill Levy for collection in Fiscal year 2025, then the “Required Mill Levy” to be imposed in 2024 and in any year thereafter in which the Loan remains unpaid, unsatisfied and undischarged, shall be an amount sufficient to pay the Estimated Debt Requirements, but not higher than 75 mills (exclusive of an operations and maintenance mill levy of the District of not higher than 15 mills) which mill levy shall not be subject to the Gallagher Adjustment.

For tax collection year 2021, the adjusted Required Mill Levy is 30.

Debt to Assessed Ratio is defined in the Loan Agreement as the ratio derived by dividing the then-outstanding Debt of the District and District No. 1 (except for the debt created by the Pledge Agreement) by the most recent Final Assessed Valuation of all taxable property in the District and in District No. 1, as such Final Assessed Valuation is certified from time to time by the Assessors.

Debt Mill Levy Ratio means the relationship of the Capital Mill Levy, imposed by District No. 1, to the Required Mill Levy, imposed by the District, represented by the imposition of the Capital Levy in the amount which is five (5) mills greater than the amount of the Required Mill Levy. The Capital Levy may not be in excess of 50 mills and not less than 35 mills, as adjusted.

The District entered into a Pledge Agreement with District No. 1 on March 28, 2018, pursuant to which the District agrees to finance public improvements by incurring the Loan and District No. 1 agrees to impose the Capital Mill Levy and remit all resulting Pledge Agreement Revenues to the Lender.

The Loan is further secured by the Reserve Fund which was initially funded on the closing Date of the Loan from the proceeds of the Initial Funded Amount in the amount of the Reserve Requirement of \$450,000.

**CCP METROPOLITAN DISTRICT NO. 3
2021 ADOPTED 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 as defined under TABOR.

Debt Service Reserve

The District maintains a Debt Service Reserve as required by the 2018 Loan.

This information is an integral part of the accompanying budget.

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

Bonds and Interest Maturing in the Year Ending <u>December 31,</u>	\$9,600,000 Tax Exempt Loan Draw #1 Dated March 28, 2018 Series 2018 Interest Rate of 3.55% Payable June 1 and December 1 Principal Due December 1			\$902,871 Tax Exempt Loan Draw #2 Dated March 7, 2019 Series 2018 Interest Rate of 3.72% Payable June 1 and December 1 Principal Due December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 250,000	\$ 327,457	\$ 577,457	\$ 18,057	\$ 33,713	\$ 51,770
2022	265,000	318,898	583,898	27,086	33,032	60,118
2023	275,000	309,360	584,360	31,600	32,010	63,610
2024	300,000	300,283	600,283	31,600	30,903	62,503
2025	8,145,000	92,531	8,237,531	785,498	9,497	794,995
Total	<u>\$ 9,235,000</u>	<u>\$ 1,348,529</u>	<u>\$ 10,583,529</u>	<u>\$ 893,841</u>	<u>\$ 139,154</u>	<u>\$1,032,995</u>

No assurance provided. See summary of significant assumptions.

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

Bonds and Interest Maturing in the Year Ending <u>December 31,</u>	\$1,997,129 Tax Exempt Loan Draw #3 Dated September 27, 2019 Series 2018 Interest Rate of 2.98% Payable June 1 and December 1 Principal Due December 1			\$3,095,000 Tax Exempt Loan Dated March 2, 2020 Series 2020 Interest Rate of 3.03% Payable June 1 and December 1 Principal Due December 1			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2021	\$ 39,943	\$ 59,738	\$ 99,681	\$ -	\$ 93,779	\$ 93,779	\$ 308,000	\$ 514,686	\$ 822,686
2022	59,914	58,531	118,445	-	93,779	93,779	352,000	504,239	856,239
2023	69,900	56,721	126,621	35,000	93,779	128,779	411,500	491,870	903,370
2024	69,900	54,758	124,658	40,000	92,718	132,718	441,500	478,662	920,162
2025	1,737,502	16,828	1,754,330	3,020,000	23,566	3,043,566	13,688,000	142,422	13,830,422
Total	<u>\$ 1,977,159</u>	<u>\$ 246,575</u>	<u>\$ 2,223,734</u>	<u>\$ 3,095,000</u>	<u>\$ 397,621</u>	<u>\$ 3,492,621</u>	<u>\$ 15,201,000</u>	<u>\$ 2,131,879</u>	<u>\$ 17,332,879</u>

No assurance provided. See summary of significant assumptions.

I, Denise Denslow, hereby certify that I am the duly appointed Secretary of the CCP Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the CCP Metropolitan District No. 3 held on December 4, 2020.

DocuSigned by:

Denise Denslow

77517AF0E925439...

Secretary

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

CCP Metro District (cla) **
c/o Clifton Larson Allen
8390 E. Crescent Parkway, Suite 500
Greenwood Village CO 80111

Description: No. 707058 PROPOSED 2021 BUDGETS

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Northglenn-Thornton Sentinel, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/19/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



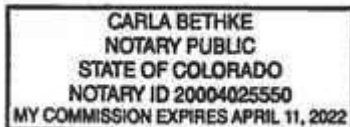
For the Northglenn-Thornton Sentinel

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/19/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-956333

Carla Bethke
Notary Public
My commission ends April 11, 2022



Public Notice

NOTICE AS TO PROPOSED 2021 BUDGETS AND AMENDMENT OF 2020 BUDGETS

CCP METROPOLITAN DISTRICT
NOS. 1 AND 3
DENVER AND ADAMS COUNTIES,
COLORADO

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that proposed budgets have been submitted to the Boards of Directors of the CCP Metropolitan District Nos. 1 and 3 (the "Districts") for the ensuing year of 2021. The necessity may also arise for the amendment of the 2020 budgets of the Districts. Copies of the proposed 2021 budgets and 2020 amended budgets (if appropriate) are on file in the office of the Districts' Accountant, CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same are available for public inspection. Such proposed 2021 budgets and 2020 amended budgets will be considered at a special meeting to be held **Friday, December 4, 2020 at 1:00 p.m.** Any interested elector within the Districts may, at any time prior to the final adoption of the 2021 budgets and 2020 amended budgets, inspect the 2021 budgets and 2020 amended budgets and file or register any objections thereto.

DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THESE MEETINGS WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICTS' REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON

You can attend the meetings in any of the following ways:

1. To attend via Videoconference, e-mail cindy.jenkins@CLAconnect.com to obtain a link to the videoconference.
2. To attend via telephone, dial 1-720-547-5281 and enter the following additional information:
 - a. Conference ID: 534 173 709#

CCP METROPOLITAN DISTRICT
NOS. 1 AND 3
/s/ Denise Denslow

Legal Notice No. 707058
First Publication: November 19, 2020
Last Publication: November 19, 2020
Publisher: Northglenn-Thornton Sentinel

RESOLUTION NO. 2020-12-04

RESOLUTION TO SET MILL LEVIES

**RESOLUTION OF THE CCP METROPOLITAN DISTRICT NO. 3 LEVYING
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE
YEAR 2020, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2021
BUDGET YEAR**

A. The Board of Directors of the CCP Metropolitan District No. 3 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 4, 2020.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the CCP Metropolitan District No. 3, Adams County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of Commissions of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on December 4, 2020.

CCP METROPOLITAN DISTRICT NO. 3

By: DocuSigned by:
Sarah Laverty
E0169BB63F8C426...
President

Attest:

By: DocuSigned by:
Denise Denlow
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Secretary

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ADAMS COUNTY, Colorado.

On behalf of the CCP METROPOLITAN DISTRICT NO. 3,
 (taxing entity)^A

the BOARD OF DIRECTORS
 (governing body)^B

of the CCP METROPOLITAN DISTRICT NO. 3
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 18,365,640 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: \$ 134,530 (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: 12/08/2020 for budget/fiscal year 2021.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>9.000</u> mills	\$ <u>1,211</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>9.000</u> mills	\$ <u>1,211</u>
3. General Obligation Bonds and Interest ^J	<u>30.000</u> mills	\$ <u>4,036</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]	<u>39.000</u> mills	\$ <u>5,247</u>

Contact person: (print) Jason Carroll Daytime phone: (303) 779-5710

Signed:  Title: Accountant for the District

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^J:**

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public infrastructure improvements |
| | Series: | Loan Agreement with Compass Mortgage Corporation |
| | Date of Issue: | March 28, 2018 |
| | Coupon Rate: | 2.98 - 3.72% |
| | Maturity Date: | March 28, 2025 |
| | Levy: | 26.580 |
| | Revenue: | \$3,576 |
| | | |
| 2. | Purpose of Issue: | Public Infrastructure Improvements |
| | Series: | Additional Advance Amount (to Original Loan "Loan" dated March 28, 2018) |
| | Date of Issue: | March 2, 2020 |
| | Coupon Rate: | 3.03% |
| | Maturity Date: | March 28, 2025 |
| | Levy: | 3.420 |
| | Revenue: | \$460 |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 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.

I, Denise Denslow, hereby certify that I am the duly appointed Secretary of the CCP Metropolitan District No. 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2021, duly adopted at a meeting of the Board of Directors of the CCP Metropolitan District No. 3 held on December 4, 2020.

DocuSigned by:

Denise Denslow

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Secretary