

BRADBURN METROPOLITAN DISTRICT NO. 3

2020 ANNUAL REPORT TO THE CITY OF WESTMINSTER

Pursuant to the Consolidated Service Plan for Bradburn Metropolitan District Nos. 1, 2 and 3, as modified by the First Modification and Second Modification to the Original Consolidated Service Plan, Bradburn Metropolitan District No. 3 (the “District”) reports the following information to the City of Westminster for the year ending December 31, 2020.

1. Boundary changes made or proposed.

There were no boundary changes made or proposed in 2020.

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

The District did not enter into any Intergovernmental Agreements in 2020.

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

There were no changes or proposed changes in the Districts’ policies in 2020.

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

There were no changes or proposed changes in the Districts’ operations in 2020.

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

Please see the District’s adopted 2020 budget, attached as **Exhibit A**.

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

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2020.

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

The District does not anticipate constructing any public improvements in 2021.

8. Status of Public Improvement Construction Schedule.

There were no public improvements constructed by the District in 2020.

9. The assessed valuation of the District in 2020 was:

\$19,111,300.00

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

A copy of the District's 2021 budget is attached as **Exhibit B**.

EXHIBIT A
2020 Budget



CliftonLarsonAllen LLP
CLAconnect.com

Accountant's Report

Board of Directors
Bradburn Metropolitan District No. 3

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Bradburn Metropolitan District No. 3 for the year ending December 31, 2020, including the estimate of comparative information for the year ended December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Bradburn Metropolitan District No. 3.

A handwritten signature in black ink that reads 'CliftonLarsonAllen LLP'.

Greenwood Village, Colorado
January 10, 2020

BRADBURN METROPOLITAN DISTRICT NO. 3
SUMMARY
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,

1/10/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ 427,448	\$ 670,818	\$ 831,128
REVENUES			
Property taxes	664,548	674,110	761,241
Specific ownership tax	57,858	51,700	60,936
Interest income	15,055	17,500	12,400
Total revenues	737,461	743,310	834,577
Total funds available	1,164,909	1,414,128	1,665,705
EXPENDITURES			
General Fund	39,111	128,000	256,000
Debt Service Fund	454,980	455,000	467,500
Total expenditures	494,091	583,000	723,500
Total expenditures and transfers out requiring appropriation	494,091	583,000	723,500
ENDING FUND BALANCES	\$ 670,818	\$ 831,128	\$ 942,205
EMERGENCY RESERVE	\$ 4,000	\$ 4,000	\$ 4,400
RESERVED FUND	287,200	287,200	287,200
SURPLUS FUND	241,318	395,634	600,000
DEBT SERVICE FUND BALANCE	-	-	14,594
TOTAL RESERVE	\$ 532,518	\$ 686,834	\$ 906,194

This financial information should be read only in connection with the accompanying accountants compilation report and summary of significant assumptions.

BRADBURN METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,

1/10/20

ACTUAL	ESTIMATED	BUDGET
2018	2019	2020

ASSESSED VALUATION - ADAMS COUNTY

Residential	\$ 16,141,750	\$ 16,077,780	\$ 18,186,510
Commercial	39,820	349,100	294,700
State assessed	1,070	960	1,020
Vacant land	238,720	238,720	296,600
Personal property	262,410	257,280	332,470
Certified Assessed Value	<u>\$ 16,683,770</u>	<u>\$ 16,923,840</u>	<u>\$ 19,111,300</u>

MILL LEVY

General	7.108	7.108	7.108
Debt Service	32.724	32.724	32.724
Total mill levy	<u>39.832</u>	<u>39.832</u>	<u>39.832</u>

PROPERTY TAXES

General	\$ 118,588	\$ 120,294	\$ 135,843
Debt Service	545,960	553,816	625,398
Budgeted property taxes	<u>\$ 664,548</u>	<u>\$ 674,110</u>	<u>\$ 761,241</u>

BUDGETED PROPERTY TAXES

General	\$ 118,588	\$ 120,294	\$ 135,843
Debt Service	545,960	553,816	625,398
	<u>\$ 664,548</u>	<u>\$ 674,110</u>	<u>\$ 761,241</u>

This financial information should be read only in connection with the accompanying accountants compilation report and summary of significant assumptions.

BRADBURN METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,

1/10/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ 50,229	\$ 142,300	\$ 148,294
REVENUES			
Property taxes	118,588	120,294	135,843
Specific ownership tax	10,325	9,200	10,874
Interest income	2,269	4,500	1,400
Total revenues	131,182	133,994	148,117
Total funds available	181,411	276,294	296,411
EXPENDITURES			
General and administrative			
Accounting	16,451	19,000	18,500
Auditing	4,725	4,950	5,200
County Treasurer's fee	1,779	1,805	2,039
Dues and licenses	372	510	550
Insurance and bonds	2,848	2,909	3,500
Legal services	11,933	18,000	20,000
Election expense	1,003	-	1,500
Contingency	-	5,826	4,711
Alley Maintenance	-	75,000	200,000
Total expenditures	39,111	128,000	256,000
Total expenditures and transfers out requiring appropriation	39,111	128,000	256,000
ENDING FUND BALANCE	\$ 142,300	\$ 148,294	\$ 40,411
EMERGENCY RESERVE	\$ 4,000	\$ 4,000	\$ 4,400
TOTAL RESERVE	\$ 4,000	\$ 4,000	\$ 4,400

This financial information should be read only in connection with the accompanying accountants compilation report and summary of significant assumptions.

BRADBURN METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,

1/10/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ 377,219	\$ 528,518	\$ 682,834
REVENUES			
Property taxes	545,960	553,816	625,398
Specific ownership tax	47,533	42,500	50,062
Interest income	12,786	13,000	11,000
Total revenues	606,279	609,316	686,460
Total funds available	983,498	1,137,834	1,369,294
EXPENDITURES			
General and administrative			
County Treasurer's fee	8,192	8,309	9,387
Paying agent fees	3,000	3,000	3,000
Contingency	-	1,404	1,826
Debt Service			
Bond interest - 2016 Bonds	343,788	342,287	338,287
Bond Principal - 2016 Bonds	100,000	100,000	115,000
Total expenditures	454,980	455,000	467,500
Total expenditures and transfers out requiring appropriation	454,980	455,000	467,500
ENDING FUND BALANCE	\$ 528,518	\$ 682,834	\$ 901,794
RESERVED FUND	\$ 287,200	\$ 287,200	\$ 287,200
SURPLUS FUND	241,318	395,634	600,000
DEBT SERVICE FUND BALANCE	-	-	14,594
TOTAL RESERVE	\$ 528,518	\$ 682,834	\$ 901,794

This financial information should be read only in connection with the accompanying accountants compilation report and summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT NO. 3
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

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

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

On November 7, 2000, the electorate authorized general obligation indebtedness of \$8,000,000 for street improvements, \$1,000,000 for traffic safety, \$5,500,000 for parks and recreation, \$2,500,000 for water supply system, \$2,500,000 for sanitary sewer system, \$1,000,000 for television relay system, \$1,000,000 for public transportation, \$500,000 for mosquito control, \$26,000,000 for debt associated with intergovernmental contracts, \$23,500,000 for refinancing of District debt, and \$2,500,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance, and \$2,500,000 in revenues other than ad valorem taxes. At the election held on November 8, 2016 the electorate authorized to increase its ad valorem property taxes imposed to pay operations, maintenance and other expenses of the District by \$150,000 annually, or such greater or lesser amount as may be derived from an ad valorem mill levy not in excess of 9.508 mills (as adjusted to account for changes in law or the method by which assessed valuation is calculated occurring after 2016). The 2020 operations and maintenance mill levy is 7.108 mills. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

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

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

Revenues

Property Taxes

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

BRADBURN METROPOLITAN DISTRICT NO. 3
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues - (Continued)

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

The District's maximum Required Mill Levy is 39.832 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2020, the adjusted maximum mill levy for debt service is 32.724 mills.

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8% of the property taxes collected by the District.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

Expenditures

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

Debt Service

Principal and interest payments in 2020 are provided based on the debt amortization schedule from the Series 2016 Bonds (discussed under Debts and Leases).

**BRADBURN METROPOLITAN DISTRICT NO. 3
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On November 23, 2016, the District issued Series 2016 \$8,500,000 General Obligation Tax-Refunding Bonds (the Series 2016 Bonds). The 2016 Bonds are term bonds and bear interest at 4.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Bonds maturing on December 1, 2046 and thereafter are subject to redemption prior to maturity, at the option of the

District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2017.

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

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

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending for 2020, as defined under TABOR.

Debt Service Reserve

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

This information is an integral part of the accompanying budget.

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

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

Year Ended December 31,	Principal	Interest	Total
2020	\$ 115,000	\$ 338,287	\$ 453,287
2021	120,000	333,688	453,688
2022	135,000	328,887	463,887
2023	140,000	323,488	463,488
2024	155,000	317,887	472,887
2025	160,000	311,688	471,688
2026	175,000	305,287	480,287
2027	185,000	298,288	483,288
2028	200,000	290,425	490,425
2029	210,000	281,925	491,925
2030	225,000	273,000	498,000
2031	235,000	263,437	498,437
2032	255,000	253,450	508,450
2033	270,000	241,975	511,975
2034	290,000	229,825	519,825
2035	305,000	216,775	521,775
2036	330,000	203,050	533,050
2037	345,000	188,200	533,200
2038	365,000	174,400	539,400
2039	380,000	159,800	539,800
2040	410,000	144,600	554,600
2041	425,000	128,200	553,200
2042	450,000	111,200	561,200
2043	470,000	93,200	563,200
2044	500,000	74,400	574,400
2045	520,000	54,400	574,400
2046	840,000	33,600	873,600
	<u>\$ 8,210,000</u>	<u>\$ 5,973,362</u>	<u>\$ 14,183,362</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

EXHIBIT B
2021 Budget

BRADBURN METROPOLITAN DISTRICT NO. 3

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

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

01/04/21

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

No assurance provided. See summary of significant assumptions.

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

01/04/21

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

ASSESSED VALUATION - ADAMS COUNTY

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

MILL LEVY

General	7.108	7.108	7.108
Debt Service	32.724	32.724	32.724
Total mill levy	<u>39.832</u>	<u>39.832</u>	<u>39.832</u>

PROPERTY TAXES

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

BUDGETED PROPERTY TAXES

General	\$ 120,243	\$ 135,843	\$ 135,876
Debt Service	553,581	625,398	625,548
	<u>\$ 673,824</u>	<u>\$ 761,241</u>	<u>\$ 761,424</u>

No assurance provided. See summary of significant assumptions.

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

01/04/21

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

No assurance provided. See summary of significant assumptions.

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

01/04/21

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

No assurance provided. See summary of significant assumptions.

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

Services Provided

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

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

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

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

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

Revenues

Property Taxes

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

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

Revenues - (Continued)

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

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

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

Specific Ownership Taxes

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

Net Investment Income

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

Expenditures

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

Debt Service

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

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

Debt and Leases

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

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

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

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

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

Debt Service Reserve

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

This information is an integral part of the accompanying budget.

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

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

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

No assurance provided. See summary of significant assumptions.