

Three Springs Metropolitan Districts No. 1, No. 2, No. 3 & No. 4

Final Budget

For the Year Ending December 31, 2022

Approved

December 8, 2021

Three Springs Metropolitan Districts No. 1, No. 2, No. 3 and No. 4

Final Budgets

For the Year Ending December 31, 2022

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Three Springs Metropolitan Districts No. 1, No. 2, No. 3 and No. 4

Final Budgets

For the Year Ending December 31, 2022

Budget Message

Purposes of the Districts

Three Springs Metropolitan Districts No. 1, No. 2, No. 3 & No. 4 were organized to provide certain parks, recreation, and drainage facilities for the mixed uses development project known as "Three Springs", consisting of 681 acres of land in Durango, Colorado. Three Springs Metropolitan District No. 1 contains all property within Village I of the development (except the regional hospital, acute treatment center and medical office building). Three Springs Metropolitan District No. 2 contains all property within Village II of the development. As the management and control district, Three Springs Metropolitan District No. 3 is responsible for managing, implementing and coordinating the financing, acquisition, construction, and/or operation of certain infrastructure and services throughout the Development, including parks recreation and related drainage facilities. Three Springs Metropolitan District No. 4 contains all property within Three Springs Crossing of the development.

The developer, GRVP, LLC, has advanced funds to District No. 3 necessary to fund the costs of acquisition, construction and/or improvements. District No. 3 issued bonds in 2010 to partially reimburse the developer for these advances. District No. 1 issued bonds in 2020 to refinance the 2010 bonds and to make reimbursement to GRVP, LLC for capital improvements. District No. 4 issued bonds in 2020 to fund capital improvements. District No. 1 and District No. 4 pay part of their tax collections over to District 3 to fund operational expenses and retain the remainder for debt service on the new bonds. District No. 2 pays all of its tax collections to District No. 3 to fund operations. Operations include administration, operation and maintenance of improvements which are not transferred to the City of Durango.

The Districts have in place agreements among the Districts and with the developer, GRVP, LLC that govern responsibilities and obligations for operations and construction of improvements.

Summary of Significant Assumptions

Property Taxes

The primary source of revenue for Districts No. 1, No. 2 and No. 4 are property taxes. The adopted mill levy for District No. 1 is 53.482 and is allocated 5.348 mills for operations and 48.134 mills for debt service. Mill levies for Districts No. 2 and No. 4 are 50 mills. The District No. 2 mill levy is allocated 100% for operations. The District No. 4 mill levy will be allocated 5

mills for operations and 45 mills for debt service. District No. 3 does not levy any property taxes.

Specific Ownership Taxes

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by La Plata County.

Medical Office Building Fees

This fee is based upon an agreement with the Medical Office Building (MOB) on the campus of the Mercy Regional Medical Center. Due to the fact that the MOB is located within the service area of District No. 1 (but not included within District No. 1), District Nos. 1 and 3 have entered into an agreement to bill the MOB for the various services that they are provided. The amount of the revenue is established by contract.

Administrative Expenditures

Administrative expenditures have been assumed, generally, to be at the same level of required services.

Capital Outlay

During the entire scope of the development the capital outlay expenditures planned by the Districts include certain parks and related improvements, trail construction, drainage improvements and other items outlined in the Service Plans. These expenditures are budgeted in the capital projects fund of District No. 3.

Debt Service

District No. 3 issued \$16.9 million of debt in 2010. This debt was refunded in December 2020 with debt issued by District No. 1. The debt service funds of District No. 1 and District No. 4 reflect principal and interest payments on their respective debt.

Emergency Reserve

The Districts have provided for emergency reserves equal to at least 3% of fiscal year spending for 2022, as defined under TABOR, which are part of the general fund ending fund balances for each respective District.

Leases

District No 3 entered into a lease agreement with GRVP, LLC on the 7th day of February, 2017 for a property to be used for a public park.

Budget Modifications

Appropriations for the budget are adopted on a total fund basis. The Board of Directors may transfer any unencumbered appropriation balance or a portion thereof from one classification or expenditure to another within a fund. The budgets are adopted on the modified accrual basis of accounting. Appropriations lapse at the end of the year.

THREE SPRINGS METROPOLITAN DISTRICT NO. 1
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET
 Budget 2022
 GENERAL FUND

| | Audited | | 2021 | | Estimated Totals for 2021 | Budget 2022 |
|-----------------------------------|-----------|----------|--------------|------------------------|---------------------------------|-------------------|
| | 2018 | 2019 | Audited 2020 | Over (Under) Budget | | |
| Beginning Fund Balance | \$ 61,556 | \$ 2,143 | \$ 805 | \$ 805 | \$ (500) | \$ 806 |
| Revenues and Other Sources | | | | | | |
| Operations | 73,456 | 76,597 | 87,079 | 97,246 | 2 | 108,059 |
| Debt service | 785,677 | 819,276 | 931,418 | - | - | - |
| Specific ownership taxes | 92,532 | 96,014 | 95,478 | - | - | - |
| Interest income | 849 | 313 | 707 | 45 | (45) | - |
| Total Revenues and Other Sources | 1,014,069 | 994,343 | 1,115,488 | 98,051 | (543) | 108,865 |
| Expenditures and Other Uses | | | | | | |
| Transfers to District No. 3 | | | | | | |
| Operations | 107,701 | 74,327 | 84,526 | 94,284 | 46 | 105,526 |
| Debt service | 878,439 | 892,338 | 993,794 | - | - | - |
| Interfund transfer | - | - | 5,793 | - | - | - |
| Treasurers fees | 25,786 | 26,874 | 30,568 | 2,917 | (2) | 3,242 |
| Total Expenditures and Other Uses | 1,011,926 | 993,538 | 1,114,681 | 97,201 | 44 | 108,768 |
| Ending Fund Balance | 2,143 | 805 | 805 | \$ 805 | \$ (587) | \$ 97 |
| | | | | | | Tabor reqmt \$ 97 |

THREE SPRINGS METROPOLITAN DISTRICT NO. 1
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Budget 2022
 DEBT SERVICE FUND

| | Audited | | Audited 2020 | | 2021 | | | Budget 2022 |
|---|---------|------|--------------|--------------|-----------|-------------|---------------------|---------------------------|
| | 2018 | 2019 | 2019 | Audited 2020 | Budget | October YTD | Over (Under) Budget | Estimated Totals for 2021 |
| Beginning Fund Balance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 28,301 | \$ 28,301 | \$ 28,301 |
| Taxes | | | | | | | | |
| Property taxes | - | - | - | - | 938,851 | 938,868 | 17 | 938,851 |
| Specific ownership taxes | - | - | 8,701 | - | 82,888 | 96,335 | 13,447 | 110,000 |
| Medical office building fees transfer from District No. | - | - | - | - | 116,000 | 115,800 | (200) | 116,000 |
| Interest income | - | - | - | - | 455 | - | (455) | 455 |
| Bond transactions | | | | | | | | |
| Bond par-2020 Limited tax GO Bonds | - | - | - | 19,000,000 | - | - | - | - |
| Bond par-2020 Subordinate Limited tax GO Bonds | - | - | - | 6,750,000 | - | - | - | - |
| Transfer In-TS3 debt service reserve funds | - | - | - | 1,706,193 | - | - | - | - |
| Interfund transfer | - | - | - | 5,793 | - | - | - | - |
| Total sources-2020 bond transactions | - | - | - | 27,470,688 | - | - | - | - |
| Total Revenues and Other Sources | - | - | - | 27,470,688 | 1,138,194 | 1,179,304 | 41,110 | 1,193,607 |
| Expenditures and Other Uses | | | | | | | | |
| General government | - | - | - | - | - | - | - | - |
| Bond Paying Agent Fees | - | - | - | 250 | - | - | - | - |
| Bank Service Charges | - | - | - | 11,443 | - | - | - | - |
| Total general government | - | - | - | 11,693 | - | - | - | - |
| Bond transactions | | | | | | | | |
| Transfer to District 3-2010 Bond principal | - | - | - | 16,765,000 | - | - | - | - |
| Transfer to District 3-2010 Bond interest | - | - | - | 97,446 | - | - | - | - |
| Transfer to District 3-2013 Junior Revenue Note | - | - | - | 9,900,995 | - | - | - | - |
| Total transfers to District 3 for debt retirement | - | - | - | 26,763,441 | - | - | - | - |
| Transfer to District 3-COI Reimbursement | - | - | - | 45,000 | - | - | - | - |
| Cost of issuance | - | - | - | 622,252 | - | 4,285 | 4,285 | 4,285 |
| Total uses-2020 bond transaction | - | - | - | 27,430,693 | - | 4,285 | 4,285 | 4,285 |
| Debt Service | | | | | | | | |
| 2020 Bond interest-Senior | - | - | - | - | 522,763 | 253,914 | (268,849) | 522,763 |
| 2020 Bond principal-Senior | - | - | - | - | 300,000 | - | (300,000) | 300,000 |
| 2020 Bond interest-Subordinate | - | - | - | - | 262,389 | - | (262,389) | 319,115 |
| Total uses-2020 bond transaction | - | - | - | - | 1,085,152 | 253,914 | (831,238) | 1,141,878 |
| Treasurer fees | - | - | - | - | 28,166 | 28,143 | (23) | 28,166 |
| Total Expenditures and Other Uses | - | - | - | 27,442,386 | 1,113,318 | 286,342 | (826,976) | 1,174,329 |
| Ending Fund Balance | \$ - | \$ - | \$ - | \$ 28,301 | \$ 24,875 | \$ 892,963 | \$ 868,086 | \$ 19,278 |
| | | | | | | | | \$ 5,000 |

THREE SPRINGS METROPOLITAN DISTRICT NO. 1

RESOLUTION NO. A

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“Board”) of Three Springs Metropolitan District No. 1 (“District”) has appointed a budget committee to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 8, 2021, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; 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 Three Springs Metropolitan District No. 1:

The estimated expenditures for each fund are as follows:

| | |
|-------------------|---------------------|
| General Fund | \$ 108,768 |
| Debt Service Fund | 1,210,908 |
| Total | <u>\$ 1,319,676</u> |

The estimated revenues from each fund are as follows:

| | |
|--|-------------------|
| General Fund | |
| From unappropriated surpluses | \$ 806 |
| From sources other than property taxes | - |
| From general property taxes | 108,059 |
| | <u>\$ 108,865</u> |

Debt Service Fund

| | |
|--|---------------------|
| From unappropriated surpluses | \$ 19,278 |
| From medical office building fees | 116,000 |
| From sources other than property taxes | 108,063 |
| From general property taxes | 972,568 |
| | <u>\$ 1,215,908</u> |

That reserves have been or are hereby established for each appropriate fund or combined as a single reserve fund as set forth in the budget in order to preserve the spending exemption for reserves under TABOR, and all such reserves shall be transferred or expended within any fund as set forth in the budget.

That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Three Springs Metropolitan District No. 1 for the 2022 fiscal year.

That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money necessary to balance the budget is \$108,059 for general operating expenses and \$972,568 for debt service; and

WHEREAS, the 2021 final valuation for assessment of the District by the County Assessor is \$20,205,420.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 1:

That for the purpose of meeting all general operating and debt service expenses of the District during the 2022 budget year, pursuant to the Inter District Financing Agreement, there is hereby levied a property tax of 53.482 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,080,627. This levy shall be comprised of 5.348 mills for operations and 48.134 mills for debt service.

That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of La Plata County, Colorado, the mill levies for the District as hereinabove determined and set.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 1 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

| | |
|-------------------|------------|
| General Fund | \$ 108,768 |
| Debt Service Fund | 1,210,908 |

Adopted this 8th day of December, 2021.

**THREE SPRINGS METROPOLITAN
DISTRICT No 1**



Digitally signed by Patrick
Morrissey
Date: 2022.01.10
11:24:41 -07'00'

By: _____

Patrick Morrissey, Chairman

ATTEST:

By: _____


Tim Zink, Treasurer

THREE SPRINGS METROPOLITAN DISTRICT NO 2

RESOLUTION NO. B

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“Board”) of Three Springs Metropolitan District No. 2 (“District”) has appointed a budget committee to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 8, 2021, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; 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 Three Springs Metropolitan District No. 2:

The estimated expenditures for each fund are as follows:

| | |
|--------------|-----------------|
| General Fund | \$ 6,290 |
| Total | <u>\$ 6,290</u> |

The estimated revenues from each fund are as follows:

| | |
|--------------------------------------|-----------------|
| General Fund | |
| From unappropriated surpluses | \$ 6 |
| From sources other than property tax | 572 |
| From general property taxes | 5,718 |
| | <u>\$ 6,296</u> |

That reserves have been or are hereby established for each appropriate fund or combined as a single reserve fund as set forth in the budget in order to preserve the spending exemption for reserves under TABOR, and all such reserves shall be transferred or expended within any fund as set forth in the budget.

That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Three Springs Metropolitan District No. 2 for the 2022 fiscal year.

That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$5,718; and

WHEREAS, the 2021 final valuation for assessment of the District by the County Assessor is \$114,350.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 2:

That for the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a property tax of 50 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$5,718, all of which is for operations.

That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of La Plata County, Colorado, the mill levies for the District as hereinabove determined and set.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

THREE SPRINGS METROPOLITAN DISTRICT NO. 3
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Budget 2022
 GENERAL FUND

| | 2021 | | | | Estimated Totals for 2021 | | |
|---|--------------|--------------|--------------|-------------|---------------------------|---------------------|-----------|
| | Audited 2018 | Audited 2019 | Audited 2020 | October YTD | | Over (Under) Budget | |
| Beginning Fund Balance | \$ 20,095 | \$ 2,949 | \$ 25,039 | \$ 90,431 | \$ 77,018 | \$ 90,431 | \$ 11,663 |
| Revenues and Other Sources | | | | | | | |
| Transfers from Dist No. 1-property taxes | 107,701 | 74,327 | 84,526 | 94,284 | 94,330 | 46 | 105,526 |
| Transfers from Dist No. 2-property taxes | 7,993 | 18,809 | 8,512 | 7,331 | 7,441 | 110 | 6,119 |
| Transfers from Dist No. 4-property taxes | 50,777 | 55,478 | 41,924 | 9,127 | 9,127 | (0) | 13,821 |
| Transfers from Dist No. 1-operating reimbursement | - | - | 45,000 | - | - | - | - |
| Transfers from Dist No. 4-operating reimbursement | - | - | 45,000 | - | - | - | - |
| Mercy Housing building fees | 5,378 | 5,485 | 5,595 | 5,800 | 5,707 | (93) | 5,707 |
| Permit fees | 700 | 1,600 | 200 | 500 | 1,000 | 500 | 500 |
| Miscellaneous income | - | - | - | - | 2,660 | - | 2,660 |
| Developer advances | 73,000 | 155,064 | 190,000 | 192,187 | 126,508 | (65,679) | 235,711 |
| Total Revenues and Other Sources | 265,644 | 313,712 | 445,797 | 322,642 | 337,204 | 11,902 | 379,040 |
| Expenditures and Other Uses | | | | | | | |
| General government | | | | | | | |
| Audit & accounting | 15,345 | 16,485 | 10,838 | 16,500 | 29,801 | 13,301 | 31,000 |
| Insurance/des | 10,996 | 11,058 | 11,043 | 12,000 | 11,059 | (941) | 12,000 |
| Legal | 18,580 | 35,277 | 26,727 | 35,000 | 20,953 | (14,047) | 35,000 |
| Administrat on/Staffing/Programming/OH | 278 | - | - | - | - | - | - |
| Plaza lease | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | - | 5,000 |
| Dues and subscriptions | 1,848 | 3,163 | 2,946 | 4,000 | 1,642 | (2,358) | 4,000 |
| Appraisal | 10,000 | - | - | - | - | - | - |
| Community operations | | | | | | | |
| Management | | | | | | | |
| Landscaping/Grounds/Maintenance | 139,300 | 130,510 | 119,161 | 128,745 | 110,205 | (18,540) | 140,000 |
| Utilities | 53,654 | 65,418 | 83,444 | 70,000 | 65,865 | (4,135) | 70,000 |
| Snow removal | 7,693 | 21,761 | 8,920 | 27,000 | 12,241 | (14,759) | 27,000 |
| Legal/Cost of Issuance transfer to TSI & TS4 | - | - | 87,287 | - | - | - | - |
| Contingency | - | - | - | 15,000 | - | (15,000) | 15,000 |
| Total Expenditures and Other Uses | 262,694 | 288,672 | 355,367 | 313,245 | 256,766 | (56,479) | 368,000 |
| Ending Fund Balance | \$ 2,949 | \$ 25,039 | \$ 90,431 | \$ 9,397 | \$ 80,438 | \$ 68,381 | \$ 11,663 |
| | | | | | Tabor Calc | \$ 9,771 | \$ 11,040 |

THREE SPRINGS METROPOLITAN DISTRICT NO. 3
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Budget 2022
 CAPITAL PROJECTS FUND

| | Audited 2018 | | Audited 2019 | | Audited 2020 | | 2021 | | | Budget 2022 | | |
|-----------------------------------|--------------|---------|--------------|---------|--------------|-----------|--------|-------------|---------------------|---------------------------|----|---------|
| | | | | | | | Budget | October YTD | Over (Under) Budget | Estimated Totals for 2021 | | |
| Beginning Fund Balance | \$ | 125 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| Revenues and Other Sources | | | | | | | | | | | | |
| Developer advances | | 928,570 | | 173,087 | | 2,919,169 | | 131,685 | | (131,685) | | 131,685 |
| Transfer from General fund | | - | | - | | - | | - | | - | | - |
| Total Revenues and Other Sources | | 928,695 | | 173,087 | | 2,919,169 | | 131,685 | | (131,685) | | 131,685 |
| Expenditures and Other Uses | | | | | | | | | | | | |
| Capital outlay | | 928,695 | | 173,087 | | 2,919,169 | | 125,414 | | (125,413) | | 125,414 |
| Contingency | | - | | - | | - | | 6,271 | | (6,271) | | 6,271 |
| Total Expenditures and Other Uses | | 928,695 | | 173,087 | | 2,919,169 | | 131,685 | | (131,684) | | 131,685 |
| Ending Fund Balance | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

THREE SPRINGS METROPOLITAN DISTRICT NO. 3
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Budget 2022
 DEBT SERVICE FUND

| | Audited 2018 | | Audited 2019 | | Audited 2020 | | 2021 | | | Budget 2022 |
|---|--------------|--------------|--------------|--|--------------|--|-----------|-------------|---------------------|-------------|
| | | | | | | | Budget | October YTD | Over (Under) Budget | |
| Beginning Fund Balance | \$ 1,724,055 | \$ 1,714,815 | \$ 1,717,267 | | | | \$ 53,217 | \$ 75 | \$ (53,142) | \$ 75 |
| Revenues and Other Sources | | | | | | | | | | |
| Transfers from Dist No. 1 | 878,439 | 892,338 | 993,794 | | | | | | | |
| Medical office building fees | 118,259 | 118,259 | 115,800 | | | | 116,000 | | (116,000) | |
| Interest income | 33,168 | 40,899 | 12,472 | | | | | | | |
| Developer advances | 276,752 | 280,855 | 264,504 | | | | | | | |
| 2020 Bond transactions | | | | | | | | | | |
| Transfer from: District 1-debt retirement | | | 26,763,442 | | | | | | | |
| Transfer from: District 4 | | | 1,456,552 | | | | | | | |
| Total 2020 bond transactions | | | 28,219,993 | | | | | | | |
| Total Revenues and Other Sources | 3,030,673 | 3,047,165 | 31,323,829 | | | | 169,217 | 75 | (169,142) | 75 |
| Expenditures and Other Uses | | | | | | | | | | |
| Bond interest | 1,304,205 | 1,307,425 | 1,306,263 | | | | | | | |
| Bond principal | 5,000 | 15,000 | 90,000 | | | | | | | |
| Legal | | | | | | | | | | |
| Bank Service Charges | 3,565 | 4,339 | 1,305 | | | | | | | |
| Trustee fees | 3,089 | 3,133 | | | | | | | | |
| Transfer MO3 fees to Three Springs No. 1 | | | | | | | 116,000 | | (116,000) | |
| Total debt service | 1,315,859 | 1,329,898 | 1,397,568 | | | | 116,000 | | (116,000) | |
| 2020 Bond transactions | | | | | | | | | | |
| 2010 Bond interest | | | 97,447 | | | | | | | |
| 2010 Bond principal | | | 16,765,000 | | | | | | | |
| Jr Revenue Note interest-District 1 and 4 | | | 7,414,326 | | | | | | | |
| Jr Revenue Note principal-District 1 and 4 | | | 3,943,220 | | | | | | | |
| Transfer to District 1-Debt service reserve funds | | | 1,706,193 | | | | | | | |
| Total bond transactions | | | 29,926,186 | | | | | | | |
| Total Expenditures and Other Uses | 1,315,859 | 1,329,898 | 31,323,754 | | | | 116,000 | | (116,000) | |
| Ending Fund Balance | \$ 1,714,815 | \$ 1,717,267 | \$ 75 | | | | \$ 53,217 | \$ 75 | \$ (53,142) | \$ 75 |

THREE SPRINGS METROPOLITAN DISTRICT NO 3

RESOLUTION NO. C

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“Board”) of Three Springs Metropolitan District No. 3 (“District”) has appointed a budget committee to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 8, 2021, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; 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 Three Springs Metropolitan District No. 3:

The estimated expenditures for each fund are as follows:

| | |
|-----------------------|-------------------|
| General Fund | \$ 368,000 |
| Capital Projects Fund | 131,685 |
| Debt Service Fund | - |
| Total | <u>\$ 499,685</u> |

The estimated revenues from each fund are as follows:

| | |
|-------------------------------|-------------------|
| General Fund | |
| From unappropriated surpluses | \$ 11,663 |
| Inter-district transfers | 125,466 |
| Mercy Housing building fees | 5,700 |
| Developer advances | 235,711 |
| Fees | 500 |
| | <u>\$ 379,040</u> |
| Capital Projects Fund | |
| From unappropriated surpluses | \$ - |
| Developer advances | 131,685 |
| | <u>\$ 131,685</u> |
| Debt Service Fund | |
| From unappropriated surpluses | \$ 75 |
| | <u>\$ 75</u> |

That reserves have been or are hereby established for each appropriate fund or combined as a single reserve fund as set forth in the budget in order to preserve the spending exemption for reserves under TABOR, and all such reserves shall be transferred or expended within any fund as set forth in the budget.

That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Three Springs Metropolitan District No. 3 for the 2022 fiscal year.

That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and


WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Three Springs Metropolitan District No. 3 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

| | |
|-----------------------|-------------------|
| General Fund | \$ 368,000 |
| Capital Projects Fund | \$ 131,685 |
| Debt Service Fund | - |
| | <u>\$ 499,685</u> |

Adopted this 8th day of December, 2021.

THREE SPRINGS METROPOLITAN DISTRICT No. 3

By:  Digitally signed by Patrick Morrissey
Date: 2022.01.10 11:25:38 -07'00'

Patrick Morrissey, Chairman

ATTEST:

By:  _____
Tim Zink, Treasurer

THREE SPRINGS METROPOLITAN DISTRICT NO. 4
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET
 Budget 2022
 GENERAL FUND

| | | | | | 2021 | | | | Budget 2022 |
|-----------------------------------|-------------------|-------------------|-------------------|--------------|--------|----------|------------------------|---------------------------------|-------------|
| | Unaudited 2017 | Unaudited 2018 | Unaudited 2019 | Audited 2020 | Budget | July YTD | Over (Under) Budget | Estimated Totals for 2021 | |
| Beginning Fund Balance | \$ - | \$ - | \$ 2,186 | \$ 45 | \$ 36 | 45 | \$ 9 | \$ 45 | \$ 8 |
| Revenues and Other Sources | | | | | | | | | |
| Property taxes | | | | | | | | | |
| Operations | 5,366 | 49,478 | 49,468 | 39,353 | 9,410 | 9,410 | - | 9,410 | 14,253 |
| Specific ownership taxes | 533 | 4,970 | 5,352 | 3,752 | - | - | - | - | - |
| Total Revenues and Other Sources | 5,899 | 54,447 | 57,007 | 43,149 | 9,445 | 9,454 | 10 | 9,454 | 14,262 |
| Expenditures and Other Uses | | | | | | | | | |
| Transfers to District No. 3 | | | | | | | | | |
| Operations | 5,899 | 50,777 | 55,478 | 41,924 | 9,410 | 9,127 | (282) | 9,163 | 13,821 |
| Treasurers fees | - | 1,484 | 1,484 | 1,181 | 36 | 283 | 247 | 283 | 428 |
| Total Expenditures and Other Uses | 5,899 | 52,262 | 56,962 | 43,104 | 9,445 | 9,410 | (35) | 9,446 | 14,249 |
| Ending Fund Balance | - | \$ 2,186 | \$ 45 | \$ 45 | \$ - | \$ 45 | \$ 45 | \$ 8 | \$ 13 |
| | | | | | | | Tabor reqmt | 8 | \$ 13 |

THREE SPRINGS METROPOLITAN DISTRICT NO. 4
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Budget 2022
DEBT SERVICE FUND

| | | | | | 2021 | | | | Budget 2022 |
|---|--------------|--------------|--------------|------------------|---------------|----------------|---------------------|---------------------------|----------------|
| | Audited 2017 | Audited 2018 | Audited 2019 | Audited 2020 | Budget | October YTD | Over (Under) Budget | Estimated Totals for 2021 | |
| Beginning Fund Balance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,330 | \$ 5,330 | \$ 5,330 | \$ 4,488 |
| Taxes | | | | | | | | | |
| Property taxes | - | - | - | - | 84,686 | 84,686 | (0) | 84,686 | 128,278 |
| Specific ownership taxes | - | - | - | 330 | 7,528 | 8,351 | 823 | 10,021 | 14,253 |
| Interest income | - | - | - | - | - | - | - | - | 5 |
| Bond transactions | | | | | | | | | |
| Bond proceeds | - | - | - | 1,763,052 | - | 133,297 | - | 133,297 | - |
| Total sources-2020 bond transactions | - | - | - | 1,763,052 | 92,214 | 231,665 | 6,154 | 233,335 | 147,024 |
| Total Revenues and Other Sources | - | - | - | 1,763,381 | 92,214 | 231,665 | 6,154 | 233,335 | 147,024 |
| Expenditures and Other Uses | | | | | | | | | |
| Debt Service | | | | | | | | | |
| 2020 Bond interest-Senior | - | - | - | - | 55,823 | 24,190 | (31,633) | 50,988 | 53,957 |
| Treasurer fees | - | - | - | - | 2,541 | - | (2,541) | 2,541 | 3,848 |
| Bond Paying Agent Fees | | | | 5,500 | - | - | - | - | - |
| Total general government | - | - | - | 5,500 | 58,364 | 24,190 | (34,174) | 53,529 | 57,805 |
| Bond transactions | | | | | | | | | |
| Transfer to District 3-2013 Junior Revenue Note | - | - | - | 1,456,552 | - | - | - | - | - |
| Transfer to District 3-COI Reimbursement | - | - | - | 45,000 | - | - | - | - | - |
| Transfer to Developer-2013 Junior Revenue Note | - | - | - | - | - | - | - | 175,318 | 84,219 |
| Cost of issuance | - | - | - | 251,000 | - | - | - | - | - |
| Total uses-2020 bond transaction | - | - | - | 1,752,552 | - | - | - | 175,318 | 84,219 |
| Total Expenditures and Other Uses | - | - | - | 1,758,052 | 58,364 | 24,190 | (34,174) | 228,847 | 142,024 |
| Ending Fund Balance | \$ - | \$ - | \$ - | \$ 5,330 | \$ 33,850 | \$ 207,475 | \$ 173,625 | \$ 4,488 | \$ 5,000 |

THREE SPRINGS METROPOLITAN DISTRICT NO. 4

RESOLUTION NO. D

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“Board”) of Three Springs Metropolitan District No. 4 (“District”) has appointed a budget committee to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 8, 2021, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; 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 Three Springs Metropolitan District No. 4:

The estimated expenditures for each fund are as follows:

| | |
|-------------------|-------------------|
| General Fund | \$ 14,249 |
| Debt Service Fund | 142,024 |
| Total | <u>\$ 156,273</u> |

The estimated revenues from each fund are as follows:

| | |
|-------------------------------|------------------|
| General Fund | |
| From unappropriated surpluses | \$ 8 |
| From general property taxes | 14,253 |
| | <u>\$ 14,262</u> |

Debt Service Fund

| | |
|--|-------------------|
| From unappropriated surpluses | \$ 4,488 |
| From sources other than property taxes | 14,258 |
| From general property taxes | 128,278 |
| | <u>\$ 147,024</u> |

That reserves have been or are hereby established for each appropriate fund or combined as a single reserve fund as set forth in the budget in order to preserve the spending exemption for reserves under TABOR, and all such reserves shall be transferred or expended within any fund as set forth in the budget.

That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Three Springs Metropolitan District No. 4 for the 2022 fiscal year.

That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money necessary to balance the budget is \$14,253 for general operating expenses and \$128,278 for debt service; and

WHEREAS, the 2021 final valuation for assessment of the District by the County Assessor is \$2,850,620.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 4:

That for the purpose of meeting all general expenses of the District during the 2022 budget year, pursuant to the Inter District Financing Agreement, there is hereby levied a property tax of 50 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$142,531. This levy shall be comprised of 5 mills for operations and 45 mills for debt service. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of La Plata County, Colorado, the mill levies for the District as hereinabove determined and set.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 1 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

| | |
|-------------------|-----------|
| General Fund | \$ 14,249 |
| Debt Service Fund | 142,024 |

Adopted this 8th day of December, 2021.

**THREE SPRINGS METROPOLITAN
DISTRICT No 4**



Digitally signed by Patrick
Morrissey
Date: 2022.01.10
11:26:04 -07'00'

By: _____

Patrick Morrissey, Chairman

ATTEST:

By: _____


Tim Zink, Treasurer