

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

# Final Budget

For the Year Ending December 31, 2021

**Approved**

**December 9, 2020**

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

**Final Budgets**

**For the Year Ending December 31, 2021**

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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, 2021

## 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 53.273 and is allocated 5.000 mills for operations and 48.273 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 2021, 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 7<sup>th</sup> 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 2021  
GENERAL FUND

				2020				Projected Budget 2021
	Audited 2017	Audited 2018	Audited 2019	Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ 61,556	\$ 61,556	\$ 2,143	\$ 805	805	\$ 0	\$ 805	\$ 1,305
Revenues and Other Sources								
Property taxes								
Operations	67,649	73,456	76,597	87,625	87,441	(184)	87,000	97,244
Debt service	720,960	785,677	819,276	937,226	935,280	(1,946)	932,000	-
Specific ownership taxes	84,871	92,532	96,014	81,988	67,056	(14,932)	100,248	-
Interest income	1,910	849	313	500	721	221	500	45
Total Revenues and Other Sources	936,945	1,014,069	994,343	1,108,144	1,091,303	(16,840)	1,120,553	98,594
Expenditures and Other Uses								
Transfers to District No. 3								
Operations	65,886	107,701	74,327	85,030	84,878	(152)	84,390	94,284
Debt service	785,786	878,439	892,338	991,446	974,927	(16,519)	1,004,288	-
Treasurers fees	23,717	25,786	26,874	30,746	30,692	(54)	30,570	2,917
Total Expenditures and Other Uses	875,389	1,011,926	993,538	1,107,222	1,090,497	(16,725)	1,119,248	97,201
	61,556	2,143	805	\$ 922	\$ 805	\$ (115)	\$ 1,305	\$ 1,393

THREE SPRINGS METROPOLITAN DISTRICT NO. 1  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
Budget 2021  
DEBT SERVICE FUND

				2020				Projected Budget 2021
	Audited 2017	Audited 2018	Audited 2019	Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes								
Property taxes	-	-	-	-	-	-	-	938,851
Specific ownership taxes	-	-	-	-	-	-	-	82,888
Medical office building fees transfer from District No. 3	-	-	-	-	-	-	-	116,000
Interest income								455
Bond transactions								
Bond par-2020 Limited tax GO Bonds	-	-	-	-	-	-	19,000,000	-
Bond par-2020 Subordinate Limited tax GO Bonds	-	-	-	-	-	-	6,250,000	-
Transfer in-TS3 debt service reserve funds	-	-	-	-	-	-	1,706,193	-
Total sources-2020 bond transactions	-	-	-	-	-	-	26,956,193	-
Total Revenues and Other Sources	-	-	-	-	-	-	26,956,193	1,137,739
Expenditures and Other Uses								
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 interest	-	-	-	-	-	-	9,408,552	-
Total transfers to District 3 for debt retirement	-	-	-	-	-	-	26,270,998	-
Transfer to District 3-COI Reimbursement	-	-	-	-	-	-	45,000	-
Cost of issuance	-	-	-	-	-	-	640,195	-
Total uses-2020 bond transaction	-	-	-	-	-	-	26,956,193	-
Debt Service								
2020 Bond interest-Senior	-	-	-	-	-	-	-	522,763
2020 Bond principal-Senior	-	-	-	-	-	-	-	300,000
2020 Bond interest-Subordinate	-	-	-	-	-	-	-	262,389
	-	-	-	-	-	-	-	1,085,152
Treasurer fees	-	-	-	-	-	-	-	28,166
Total Expenditures and Other Uses	-	-	-	-	-	-	26,956,193	1,113,318
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,421

**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 2021 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 9, 2020, 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	\$ 97,201
Debt Service Fund	<u>1,113,318</u>
Total	<u><u>\$ 1,210,519</u></u>

The estimated revenues for each fund are as follows:

General Fund	
From unappropriated surpluses	\$ 1,305
From sources other than general property taxes	45
From general property taxes	<u>97,244</u>
Total	<u><u>\$ 98,594</u></u>

Debt Service Fund	
From unappropriated surpluses	\$ -
From Medical Office Building fees	116,000
From sources other than general property taxes	82,888
From general property taxes	938,851
	<u>\$ 1,137,739</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 2021 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 \$97,244 for general operating expenses and \$938,531 for debt service; and

WHEREAS, the 2020 final valuation for assessment of the District by the County Assessor is \$19,448,780.

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 2021 budget year, pursuant to the Inter District Financing Agreement, there is hereby levied a property tax of 53.273 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,036,095. This levy shall be comprised of 5.000 mills for operations and 48.273 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	\$ 97,201
Debt Service Fund	1,113,318

Adopted this 9th day of December, 2020.

**THREE SPRINGS METROPOLITAN  
DISTRICT No 1**

By: \_\_\_\_\_  
**Patrick Morrissey, Chairman**

**ATTEST:**

By: \_\_\_\_\_  
**Tim Zink, Treasurer**

THREE SPRINGS METROPOLITAN DISTRICT NO. 2  
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET  
 Budget 2021  
 GENERAL FUND

				2020			2020	Projected Budget 2021
	2017	2018	2019	Budget	August YTD	Over (Under) Budget		
Beginning Fund Balance	\$ 5,407	\$ 5,407	\$ 5,407	\$ 11	11	\$ -	\$ 11	\$ 7
Revenues and Other Sources								
Property taxes								
Operations	15,800	7,342	12,561	7,903	7,903	-	7,903	6,988
Specific ownership taxes	1,795	871	1,230	632	563	(69)	632	559
Interest income	-	-	-	-	-	-	-	-
Total Revenues and Other Sources	<u>23,002</u>	<u>13,620</u>	<u>19,197</u>	<u>8,546</u>	<u>8,476</u>	<u>(69)</u>	<u>8,546</u>	<u>7,554</u>
Expenditures and Other Uses								
Transfers to District No. 3								
Operations	17,121	7,993	18,809	8,302	8,228	(74)	8,302	7,331
Treasurers fees	<u>474</u>	<u>220</u>	<u>377</u>	<u>237</u>	<u>237</u>	<u>0</u>	<u>237</u>	<u>210</u>
Total Expenditures and Other Uses	<u>17,595</u>	<u>8,213</u>	<u>19,186</u>	<u>8,539</u>	<u>8,465</u>	<u>(73)</u>	<u>8,539</u>	<u>7,540</u>
Ending Fund Balance	<u>\$ 5,407</u>	<u>\$ 5,407</u>	<u>\$ 11</u>	<u>\$ 7</u>	<u>\$ 11</u>	<u>\$ 4</u>	<u>\$ 7</u>	<u>\$ 13</u>

**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 2021 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 9, 2020, 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	\$ 7,540
Total	<u>\$ 7,540</u>

The estimated revenues for each fund are as follows:

General Fund	
From unappropriated surpluses	\$ 7
From sources other than general property tax	559
From general property taxes	<u>6,988</u>
Total	<u>\$ 7,554</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 2021 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 \$6,988; and

WHEREAS, the 2020 final valuation for assessment of the District by the County Assessor is \$139,750.

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 2021 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 \$6,988, 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.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Three Springs Metropolitan District No. 2 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	<u>\$ 7,540</u>
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Adopted this 9<sup>th</sup> day of December, 2020.

**THREE SPRINGS METROPOLITAN  
DISTRICT No. 2**

By: \_\_\_\_\_  
**Patrick Morrissey, Chairman**

**ATTEST:**

By: \_\_\_\_\_  
**Tim Zink, Treasurer**

THREE SPRINGS METROPOLITAN DISTRICT NO. 3  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
Budget 2021  
GENERAL FUND

	Audited 2017	Audited 2018	Audited 2019	2020			Estimated Totals for 2020	Projected Budget 2021
				Budget	August YTD	Over (Under) Budget		
Beginning Fund Balance	\$ 33,346	\$ 20,095	\$ 2,949	\$ 20,209	\$ 25,039	\$ 4,830	\$ 25,039	\$ 13,413
Revenues and Other Sources								
Transfers from Dist No. 1	65,886	107,701	74,327	85,030	84,878	(152)	85,030	94,284
Transfers from Dist No. 2	17,121	7,993	18,809	8,302	8,228	(74)	8,489	7,331
Transfers from Dist No. 4	5,899	50,777	55,478	41,329	40,847	(482)	42,182	9,127
Mercy Housing building fees	5,272	5,378	5,485	5,750	5,595	(155)	5,595	5,800
Permit fees	1,700	700	1,600	1,500	200	(1,300)	200	500
Developer advances	163,367	73,000	155,064	174,690	40,000	(134,690)	190,000	192,187
Total Revenues and Other Sources	292,591	265,644	313,712	336,810	204,785	(132,023)	356,535	322,642
Expenditures and Other Uses								
General government								
Audit & accounting	10,714	15,345	16,485	16,000	6,489	(9,511)	16,000	16,500
Insurance/dues	10,347	10,996	11,058	12,000	11,042	(958)	12,000	12,000
Legal	45,597	18,580	35,277	30,000	60,359	30,359	57,758	35,000
Administration/Staffing/Programing/OH	2,681	278	-	-	-	-	-	-
Plaza lease	-	5,000	5,000	5,000	5,000	-	5,000	5,000
Dues and subscriptions	7,720	1,848	3,163	4,000	2,365	(1,635)	3,364	4,000
Appraisal	-	10,000	-	10,000	-	(10,000)	-	-
Community operations								
Landscaping/Grounds/Maintenance	145,553	139,300	130,510	145,000	80,499	(64,501)	145,000	128,745
Utilities	41,039	53,654	65,418	75,000	31,494	(43,506)	83,000	70,000
Snow removal	8,848	7,693	21,761	15,000	2,035	(12,965)	6,000	27,000
Contingency	-	-	-	15,000	-	(15,000)	15,000	15,000
Total Expenditures and Other Uses	272,499	262,694	288,672	327,000	199,281	(127,718)	343,122	313,245
Ending Fund Balance	\$ 20,095	\$ 2,949	\$ 25,039	\$ 9,810	\$ 5,505	\$ (4,305)	\$ 13,413	\$ 9,397

THREE SPRINGS METROPOLITAN DISTRICT NO. 3  
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 Budget 2021  
 CAPITAL PROJECTS FUND

				2020				Projected Budget 2021
	Audited 2017	Audited 2018	Audited 2019	Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ 1,342	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues and Other Sources								
Developer advances	1,073,080	928,570	173,087	3,009,690	-	(3,009,690)	3,009,690	131,685
Transfer from General fund	-	-	-	-	-	-	-	-
Total Revenues and Other Sources	<u>1,074,422</u>	<u>928,695</u>	<u>173,087</u>	<u>3,009,690</u>	<u>-</u>	<u>(3,009,690)</u>	<u>3,009,690</u>	<u>131,685</u>
Expenditures and Other Uses								
Capital outlay	1,074,296	928,695	173,087	2,866,371	-	(2,866,370)	2,866,371	125,414
Contingency	-	-	-	143,319	-	(143,319)	143,319	6,271
Total Expenditures and Other Uses	<u>1,074,296</u>	<u>928,695</u>	<u>173,087</u>	<u>3,009,690</u>	<u>-</u>	<u>(3,009,689)</u>	<u>3,009,690</u>	<u>131,685</u>
Ending Fund Balance	<u>\$ 126</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

THREE SPRINGS METROPOLITAN DISTRICT NO. 3  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
Budget 2021  
DEBT SERVICE FUND

	Audited 2017	Audited 2018	Audited 2019	2020				Projected Budget 2021
				Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ 1,722,202	\$ 1,724,055	\$ 1,714,815	\$ 1,708,255	\$ 1,717,267	\$ 9,012	\$ 1,717,267	\$ 53,217
Revenues and Other Sources								
Transfers from Dist No. 1	785,786	878,439	892,338	991,446	974,927	(16,519)	1,004,288	-
Medical office building fees	114,105	118,259	118,259	120,000	115,800	(4,200)	115,800	116,000
Interest income	19,395	33,168	40,899	30,000	11,605	(18,395)	13,414	-
Developer advances	401,311	276,752	280,855	261,716	-	(261,716)	264,504	-
2020 Bond transactions								
Transfer from District I-debt retirement	-	-	-	-	-	-	26,270,998	-
Transfer from District I	-	-	-	-	-	-	45,000	-
Transfer from District 4	-	-	-	-	-	-	793,500	-
Total 2020 bond transactions	-	-	-	-	-	-	27,109,498	116,000
Total Revenues and Other Sources	3,042,799	3,030,673	3,047,165	3,111,417	2,819,599	(291,819)	30,224,771	169,217
Expenditures and Other Uses								
Debt service								
2010 Bond interest	1,308,200	1,304,205	1,307,425	1,306,263	653,131	(653,132)	1,306,263	-
2010 Bond principal	5,000	5,000	15,000	90,000	-	(90,000)	90,000	-
Legal	-	-	-	-	-	-	-	-
Bank Service Charges	2,496	3,565	4,339	3,800	1,191	(2,609)	1,500	-
Trustee fees	3,048	3,089	3,133	3,100	-	(3,100)	3,100	-
Transfer MOB fees to Three Springs No. 1	-	-	-	-	-	-	-	116,000
Total debt service transactions	1,318,744	1,315,859	1,329,898	1,403,163	654,322	(748,841)	1,400,863	116,000
2020 Bond transactions								
2010 Bond interest	-	-	-	-	-	-	97,446	-
2010 Bond principal	-	-	-	-	-	-	16,765,000	-
Jr Revenue Note interest-District 1	-	-	-	-	-	-	9,408,552	-
Jr Revenue Note interest-District 4	-	-	-	-	-	-	793,500	-
Developer Advance interest-District 4	-	-	-	-	-	-	-	-
Transfer to District I-Debt service reserve funds	-	-	-	-	-	-	1,706,193	-
Total bond transactions	-	-	-	-	-	-	28,770,691	-
Total Expenditures and Other Uses	1,318,744	1,315,859	1,329,898	1,403,163	654,322	(748,841)	30,171,554	116,000
Ending Fund Balance	\$ 1,724,055	\$ 1,714,815	\$ 1,717,267	\$ 1,708,254	\$ 2,165,277	\$ 457,022	\$ 53,217	\$ 53,217



**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 2021 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 9, 2020, 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	\$	313,245
Capital Projects Fund		131,685
Debt Service Fund		116,000
Total	\$	<u>444,930</u>

The estimated expenditures for each fund are as follows:

General Fund	\$ 313,245
Capital Projects Fund	131,685
Debt Service Fund	<u>116,000</u>
Total	<u><u>\$ 444,930</u></u>

The estimated revenues for each fund are as follows:

General Fund	
From unappropriated surpluses	\$ 13,413
Inter-district transfers	110,742
Mercy Housing building fees	5,800
Developer advances	192,187
Fees	<u>500</u>
Total	<u><u>\$ 322,642</u></u>

Capital Projects Fund	
From unappropriated surpluses	\$ -
Developer advances	<u>131,685</u>
Total	<u><u>\$ 131,685</u></u>

Debt Service Fund	
From unappropriated surpluses	\$ 53,217
Mercy office building fees	<u>116,000</u>
	<u><u>\$ 169,217</u></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 2021 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	\$	313,245
Capital Projects Fund	\$	131,685
Debt Service Fund	\$	116,000

Adopted this 9<sup>th</sup> day of December, 2020.

**THREE SPRINGS METROPOLITAN  
DISTRICT No. 3**

By: \_\_\_\_\_  
**Patrick Morrissey, Chairman**

**ATTEST:**

By: \_\_\_\_\_  
**Tim Zink, Treasurer**

THREE SPRINGS METROPOLITAN DISTRICT NO. 4  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET  
Budget 2021  
GENERAL FUND

				2020				Projected Budget 2021
	Unaudited 2017	Unaudited 2018	Unaudited 2019	Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ -	\$ -	\$ 2,186	\$ 44	45	\$ 1	\$ 45	\$ 36
Revenues and Other Sources								
Property taxes								
Operations	5,366	49,478	49,468	39,353	39,353	(0)	39,353	9,410
Specific ownership taxes	533	4,970	5,352	3,148	2,675	(473)	3,148	-
Total Revenues and Other Sources	5,899	54,447	57,007	42,545	42,072	(472)	42,546	9,446
Expenditures and Other Uses								
Transfers to District No. 3								
Operations	5,899	50,777	55,478	41,329	40,847	(481)	41,329	9,127
Treasurers fees	-	1,484	1,484	1,181	1,181	(0)	1,181	282
Total Expenditures and Other Uses	5,899	52,262	56,962	42,510	42,027	(482)	42,510	9,410
Ending Fund Balance	-	\$ 2,186	\$ 45	\$ 35	\$ 45	\$ 10	\$ 36	\$ 36

THREE SPRINGS METROPOLITAN DISTRICT NO. 4  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
Budget 2021  
DEBT SERVICE FUND

				2020				Projected Budget 2021
	Audited 2017	Audited 2018	Audited 2019	Budget	August YTD	Over (Under) Budget	Estimated Totals for 2020	
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes								
Property taxes	-	-	-	-	-	-	-	84,686
Specific ownership taxes	-	-	-	-	-	-	-	7,528
Medical office building fees	-	-	-	-	-	-	-	92,214
Bond transactions								
Bond proceeds	-	-	-	-	-	-	1,100,000	-
Total sources-2020 bond transactions	-	-	-	-	-	-	1,100,000	-
Total Revenues and Other Sources	-	-	-	-	-	-	1,100,000	92,214
Expenditures and Other Uses								
Bond transactions								
Transfer to District 3	-	-	-	-	-	-	793,500	-
Transfer to District 3-COI Reimbursement	-	-	-	-	-	-	45,000	-
Cost of issuance	-	-	-	-	-	-	261,500	-
Total uses-2020 bond transaction	-	-	-	-	-	-	1,100,000	-
Debt Service								
2020 Bond interest-Senior	-	-	-	-	-	-	-	55,823
Treasurer fees	-	-	-	-	-	-	-	2,541
Total Expenditures and Other Uses	-	-	-	-	-	-	1,100,000	58,364
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,850

**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 2021 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 9, 2020, 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	\$ 9,410
Debt Service Fund	58,364
Total	<u>\$ 67,774</u>

The estimated revenues for each fund are as follows:

General Fund	
From unappropriated surpluses	\$ 36
From sources other than general property taxes	-
From general property taxes	9,410
Total	<u>\$ 9,446</u>

Debt Service Fund	
From unappropriated surpluses	\$ -
From sources other than general property taxes	7,528
From general property taxes	<u>84,686</u>
	<u><u>\$ 92,214</u></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 2021 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 \$9,410 for general operating expenses and \$84,686 for debt service; and

WHEREAS, the 2020 final valuation for assessment of the District by the County Assessor is \$1,881,910.

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 2021 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 \$94,096. 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	\$ 9,410
Debt Service Fund	58,364

Adopted this 9th day of December, 2020.

**THREE SPRINGS METROPOLITAN  
DISTRICT No 4**

By: \_\_\_\_\_  
**Patrick Morrissey, Chairman**

**ATTEST:**

By: \_\_\_\_\_  
**Tim Zink, Treasurer**