

LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2024

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

Attached are the 2024 budget and budget message for FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3 in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 15, 2023. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP
Anna Jones, District Manager
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Greenwood Village, Colorado 80111
Phone: 303-779-5710

I, Anna Jones, as District Manager of the Fitzsimons Village Metropolitan District No. 3 hereby certify that the attached is a true and correct copy of the 2024 budget.

By: Anna Jones

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3, ARAPAHOE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Fitzsimons Village Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 15, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$28,987; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$108,226; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$3,090; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$2,898,712; and

WHEREAS, at an election held on May 5, 2020, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3 OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Fitzsimons Village Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 37.336 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 1.066 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 15th day of November, 2023.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3

DocuSigned by:
Suzanne Schlicht
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President

ATTEST:

DocuSigned by:
Brian Ratner
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Secretary

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 22,882,915	\$ 20,658,597	\$ 6,186,834
REVENUES			
Developer advance	50,000	10,000	11,935
Property taxes	80,936	82,764	137,213
Property Taxes - ARI	1,799	1,839	3,090
Specific ownership taxes	5,499	3,508	14,004
Operations and maintenance fee	62,604	62,918	63,233
Public improvement fees	280,185	-	-
PIF - Debt Service	27,173	91,800	123,500
Transfer from Fitzsimons Village No. 1 - AURA	902,572	-	-
AURA Funding - Lodger Tax	-	283,681	365,000
AURA Funding - Property Tax	-	590,881	675,000
AURA Funding - Sales Tax	-	83,868	135,000
Transfer from AURA - ARI Property Taxes	4,501	4,365	3,915
Transfer from AURA - TIF Property Taxes	113,851	43,647	39,151
Transfer from Fitzsimons Village No. 1 - Taxes	-	8,598	7,208
Transfer from Fitzsimons Village No. 2 - Taxes	68,858	69,107	66,829
Interest income	338,043	695,000	307,000
Total revenues	<u>1,936,021</u>	<u>2,031,976</u>	<u>1,952,078</u>
TRANSFERS IN	<u>23,492</u>	<u>1,170,950</u>	<u>403,656</u>
Total funds available	<u>24,842,428</u>	<u>23,861,523</u>	<u>8,542,568</u>
EXPENDITURES			
General Fund	63,260	83,023	100,000
Special Revenue Fund	49,835	40,500	125,000
Debt Service Fund - Series 2021A-1	2,406,081	1,674,966	1,678,000
Debt Service Fund - Series 2021A-2	-	555,250	558,000
Capital Projects Fund	1,641,163	14,150,000	1,986,055
Total expenditures	<u>4,160,339</u>	<u>16,503,739</u>	<u>4,447,055</u>
TRANSFERS OUT	<u>23,492</u>	<u>1,170,950</u>	<u>403,656</u>
Total expenditures and transfers out requiring appropriation	<u>4,183,831</u>	<u>17,674,689</u>	<u>4,850,711</u>
ENDING FUND BALANCES	<u>\$ 20,658,597</u>	<u>\$ 6,186,834</u>	<u>\$ 3,691,857</u>
EMERGENCY RESERVE	\$ 2,200	\$ 2,400	\$ 2,600
DEBT SERVICE RESERVE	3,687,298	3,687,298	3,687,298
SURPLUS FUND RESERVE	726,964	521,602	1,959
CAPITALIZED INTEREST RESERVE	573,917	-	-
TOTAL RESERVE	<u>\$ 4,990,379</u>	<u>\$ 4,211,300</u>	<u>\$ 3,691,857</u>

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Residential - Multi Family	\$ -	\$ -	\$ 3,355,360
Commercial	-	-	334,800
State assessed	-	3,890	70
Vacant land	1,893,480	1,935,407	946,598
Personal property	-	-	185,222
	<u>1,893,480</u>	<u>1,939,297</u>	<u>4,822,050</u>
Adjustments (TIF)	(94,920)	(100,086)	(1,923,338)
Certified Assessed Value	<u>\$ 1,798,560</u>	<u>\$ 1,839,211</u>	<u>\$ 2,898,712</u>
MILL LEVY			
General	10.000	10.000	10.000
Debt Service	35.000	35.000	37.336
ARI	1.000	1.000	1.066
Total mill levy	<u>46.000</u>	<u>46.000</u>	<u>48.402</u>
PROPERTY TAXES			
General	\$ 17,986	\$ 18,392	\$ 28,987
Debt Service	62,950	64,372	108,226
ARI	1,799	1,839	3,090
Levied property taxes	<u>82,735</u>	<u>84,603</u>	<u>140,303</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 82,735</u>	<u>\$ 84,603</u>	<u>\$ 140,303</u>
BUDGETED PROPERTY TAXES			
General	\$ 17,986	\$ 18,392	\$ 28,987
Debt Service	62,950	64,372	108,226
ARI	1,799	1,839	3,090
Budgeted property taxes	<u>\$ 82,735</u>	<u>\$ 84,603</u>	<u>\$ 140,303</u>

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (26,118)	\$ 31,170	\$ 36,268
REVENUES			
Developer advance	50,000	10,000	11,935
Property taxes	17,986	18,392	28,987
Specific ownership taxes	1,315	1,280	3,202
Property Taxes - ARI	1,799	1,839	3,090
Interest income	159	-	-
Transfer from Fitzsimons Village No. 1 - Taxes	-	8,598	7,208
Transfer from AURA - ARI Property Taxes	4,501	4,365	3,915
Transfer from AURA - TIF Property Taxes	44,788	43,647	39,151
Total revenues	<u>120,548</u>	<u>88,121</u>	<u>97,488</u>
Total funds available	<u>94,430</u>	<u>119,291</u>	<u>133,756</u>
EXPENDITURES			
General and administrative			
Accounting	36,750	36,750	40,425
ARI Payment	1,771	1,811	3,044
Auditing	3,250	4,600	6,500
County Treasurer's fee	299	307	481
Dues and membership	428	349	550
Insurance	3,681	3,749	4,500
District management	1,100	22,000	24,500
District Management - Unbudgeted	1,607	-	-
Legal	8,657	7,500	10,000
Miscellaneous	872	1,500	4,169
PIF collection fees	-	-	500
Payment to ARTA - ARI Property Taxes	4,501	4,365	5,331
Election	344	92	-
Total expenditures	<u>63,260</u>	<u>83,023</u>	<u>100,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>-</u>	<u>31,156</u>
Total expenditures and transfers out requiring appropriation	<u>63,260</u>	<u>83,023</u>	<u>131,156</u>
ENDING FUND BALANCES	<u>\$ 31,170</u>	<u>\$ 36,268</u>	<u>\$ 2,600</u>
EMERGENCY RESERVE	<u>\$ 2,200</u>	<u>\$ 2,400</u>	<u>\$ 2,600</u>
TOTAL RESERVE	<u>\$ 2,200</u>	<u>\$ 2,400</u>	<u>\$ 2,600</u>

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
SPECIAL REVENUE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (4,576)	\$ 8,193	\$ 30,611
REVENUES			
Operations and maintenance fee	62,604	62,918	63,233
Total revenues	<u>62,604</u>	<u>62,918</u>	<u>63,233</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>31,156</u>
Total funds available	<u>58,028</u>	<u>71,111</u>	<u>125,000</u>
EXPENDITURES			
Operations and maintenance			
Landscaping	11,429	10,500	15,000
Repairs and maintenance	-	5,000	50,000
Snow removal	38,406	25,000	60,000
Total expenditures	<u>49,835</u>	<u>40,500</u>	<u>125,000</u>
Total expenditures and transfers out requiring appropriation	<u>49,835</u>	<u>40,500</u>	<u>125,000</u>
ENDING FUND BALANCES	<u>\$ 8,193</u>	<u>\$ 30,611</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND - SERIES 2021A-1
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 5,913,609	\$ 4,988,179	\$ 3,421,400
REVENUES			
Property taxes	62,950	64,372	108,226
Specific ownership taxes	4,184	2,228	10,802
Public improvement fees	280,185	-	-
Interest income	89,158	185,000	170,000
Transfer from Fitzsimons Village No. 1 - AURA	902,572	-	-
AURA Funding - Lodger Tax	-	283,681	365,000
AURA Funding - Property Tax	-	590,881	675,000
AURA Funding - Sales Tax	-	83,868	135,000
Transfer from AURA - TIF Property Taxes	69,063	-	-
Transfer from Fitzsimons Village No. 1 - PIF	27,173	-	-
Transfer from Fitzsimons Village No. 2 - Taxes	68,858	69,107	66,829
Total revenues	1,504,143	1,279,137	1,530,857
Total funds available	7,417,752	6,267,316	4,952,257
EXPENDITURES			
General and administrative			
County Treasurer's fee	952	966	1,623
Paying agent fees	4,000	7,000	7,000
Contingency	-	-	2,377
Debt Service			
Bond Interest - 2021A-1 Bonds	2,051,881	1,667,000	1,667,000
Transfers to Fitzsimons No. 1 - PIF	280,185	-	-
Transfers to Fitzsimons No. 1 - TIF Prop Tax	69,063	-	-
Total expenditures	2,406,081	1,674,966	1,678,000
TRANSFERS OUT			
Transfers to other fund	23,492	1,170,950	372,500
Total expenditures and transfers out requiring appropriation	2,429,573	2,845,916	2,050,500
ENDING FUND BALANCES	\$ 4,988,179	\$ 3,421,400	\$ 2,901,757
DEBT SERVICE RESERVE	\$ 3,687,298	\$ 2,899,798	\$ 2,899,798
SURPLUS FUND RESERVE	726,964	521,602	1,959
CAPITALIZED INTEREST RESERVE	573,917	-	-
TOTAL RESERVE	\$ 4,988,179	\$ 3,421,400	\$ 2,901,757

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND - SERIES 2021A-2
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 787,500
REVENUES			
PIF - Debt Service	-	91,800	123,500
Interest income	-	80,000	62,000
Total revenues	-	171,800	185,500
TRANSFERS IN			
Transfers from other funds	-	1,170,950	372,500
Total funds available	-	1,342,750	1,345,500
EXPENDITURES			
General and administrative			
Paying agent fees	-	4,000	4,000
Contingency	-	-	2,750
Debt Service			
Bond Interest - 2021A-2 Bonds	-	551,250	551,250
Total expenditures	-	555,250	558,000
Total expenditures and transfers out requiring appropriation	-	555,250	558,000
ENDING FUND BALANCES	\$ -	\$ 787,500	\$ 787,500
DEBT SERVICE RESERVE	\$ -	\$ 787,500	\$ 787,500
SURPLUS FUND RESERVE	-	-	-
TOTAL RESERVE	\$ -	\$ 787,500	\$ 787,500

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 17,000,000	\$ 15,631,055	\$ 1,911,055
REVENUES			
Interest income	248,726	430,000	75,000
Total revenues	<u>248,726</u>	<u>430,000</u>	<u>75,000</u>
TRANSFERS IN			
Transfers from other funds	<u>23,492</u>	-	-
Total funds available	<u>17,272,218</u>	<u>16,061,055</u>	<u>1,986,055</u>
EXPENDITURES			
Transfers to Fitzsimons Village No. 1	1,641,163	14,150,000	1,986,055
Total expenditures	<u>1,641,163</u>	<u>14,150,000</u>	<u>1,986,055</u>
Total expenditures and transfers out requiring appropriation	<u>1,641,163</u>	<u>14,150,000</u>	<u>1,986,055</u>
ENDING FUND BALANCES	<u>\$ 15,631,055</u>	<u>\$ 1,911,055</u>	<u>\$ -</u>

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized in July 2006 for the purpose of financing and providing public improvements and related operations and maintenance services within and outside of the boundaries of the District. The public improvements include streets, safety protection, park and recreation facilities, water, sewer, transportation and mosquito control. When appropriate, these improvements will be dedicated to the City of Aurora, Arapahoe County, or other such entities as appropriate for the use and benefit of the District taxpayers and service users. The District was organized in conjunction with two other related districts, Fitzsimons Village Metropolitan District No. 1 (District No. 1) and Fitzsimons Village Metropolitan District No. 2 (District No. 2). The District's service area is located within the City of Aurora, Arapahoe County, Colorado.

On May 2, 2006, District voters approved general obligation indebtedness of \$382,440,000 for street improvements, \$382,440,000 for parks and recreation, \$382,440,000 for water facilities, \$382,440,000 for sanitation system, \$382,440,000 for transportation, \$382,440,000 for mosquito control, \$382,440,000 for traffic and safety, \$382,440,000 for fire protection facilities or services, \$382,440,000 for television relay and translation facilities, \$5,000,000 for operations and maintenance, \$382,440,000 for intergovernmental contracts and \$382,449,000 for debt refunding. The District's service plan prohibits the District from providing fire protection and television relay and transmission facilities and services unless they are provided pursuant to an agreement with the City of Aurora. The election also approved an increase in ad valorem property taxes of up to \$5,000,000 annually and allows the District to collect fees of up to \$382,440,000 annually for operations and maintenance. The District's service plan limits total debt issuance to no more than \$382,440,000.

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 materials.

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

Revenues

Property Taxes

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

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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

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 6% of the property taxes when calculated using the current year's gross taxable assessed valuation.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5%.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

O&M Fee Pledge

Pursuant to the Fitzsimons Village Metropolitan District Nos. 1 – 3 Joint Operations and Maintenance Fee Resolution, an operations and maintenance fee is imposed on all applicable property located in all Districts' boundaries. For commercial property, the fee was initially set at a rate of \$0.01002 per square foot per month. For residential property, the fee was initially set at a rate of \$1.12 per residential unit per month. The fee rates shall increase on January 1 annually thereafter.

On August 13, 2014, Districts Nos. 1 – 3 amended the resolution to increase the fee rates starting in 2015. With the Phase 2 project (hotel, conference center, and parking structure) and future Phase 3 project, the Districts' operation and maintenance costs (benefitting the entire Fitzsimons Village) will increase, hence the need for the fee rate increase.

Transfer from Aurora Urban Renewal Authority (AURA) – ARI Property Taxes

Pursuant to the District's Service Plan, if it collects a debt service mill levy, the District is required to impose a 1.000 mill levy to finance the planning, designing, permitting, construction, and acquisition of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements, which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time.

Transfer from Aurora Urban Renewal Authority (AURA) – TIF Property Taxes

Pursuant to an intergovernmental agreement, the District anticipates receiving TIF property taxes from Aurora Urban Renewal Authority (AURA).

Aurora Urban Renewal Authority (AURA) Revenues

The District, the Developer and the Aurora Urban Renewal Authority (AURA) have entered into an agreement in which AURA will remit TIF Revenues (Pledged Lodger's Tax Revenues, Pledged Property Tax Revenues, Pledged Sales Tax Revenues and Pledged Use Tax Revenues) to the District to be used for the payment of principal and interest on the bonds issued for the construction of public improvements within the boundaries of District No. 2. The TIF Revenues are pledged to the 2021 Bonds issued by the District on December 28, 2021.

Transfer from District No.1 – Taxes

Pursuant to certain agreements, District No. 1 remits to the District net tax revenues to cover its share of the operations and maintenance costs.

Transfer from District No. 2 - Taxes

Pursuant to a Capital Pledge Agreement with Fitzsimons Village Metropolitan District No. 2, the District anticipates receiving net tax revenues from District No. 2 towards payment of the 2021 Bonds issued by the District on December 28, 2021.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General, Administrative, Operations and Maintenance Expenditures

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as accounting, legal, management, membership dues, insurance, meetings and other administrative expenditures. Estimated operating expenditures related to landscaping, snow removal, and repairs and maintenance are included in the Special Revenue Fund budget.

County Treasurer's Fees

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

Payment to ARTA – ARI Property Taxes

During 2024, revenues collected from AURA related to the ARI mill levy will be disbursed for the benefit of the Aurora Regional Improvement Authority, pursuant to the District's Service Plan.

Debt Service

Principal and interest payments are provided based on the debt amortization schedules from the Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2021A-1 and the Taxable Parking/Limited General Obligation and Special Revenue Bonds, Series 2021A-2. See debt service schedules attached.

Transfers to District No. 1

Pursuant to a certain intergovernmental agreement, the District will transfer to District No. 1 approximately \$1,986,055 to pay for capital outlay expenditures.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District issued Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2021A-1 (the “2021A-1 Bonds”) and Taxable Parking/Limited Tax General Obligation and Special Revenue Bonds, Series 2021A-2 (the “2021A-2 Taxable Bonds” and, together with the 2021A-1 Bonds, the “Bonds”) on December 28, 2021, in the par amounts of \$40,040,000 for the 2021A-1 Bonds and \$7,875,000 for the 2021A-2 Taxable Bonds.

Use of Proceeds

Proceeds from the sale of the 2021A-1 Bonds were used for the purposes of:

- (a) currently refunding District No. 1’s Tax Increment/Public Improvement Fee Supported Junior Revenue Bonds, Series 2010B (the “2010B Bonds”) and District No. 1’s Refunding Tax Increment/Public Improvement Fee Supported Revenue Bonds, Series 2020 (the “2020 Bonds” and, together with the 2010B Bonds, the “Refunded Bonds”);
- (b) financing public improvements, including a portion of the costs of a parking structure;
- (c) funding a portion of interest to accrue on the Series 2021A-1 Bonds;
- (d) funding the Reserve Fund; and
- (e) paying costs incurred in connection with the issuance of the 2021A-1 Bonds and the refunding of the Refunded Bonds.

Proceeds from the sale of the 2021A-2 Taxable Bonds were used for the purposes of:

- (a) financing public improvements, including a portion of the costs of a parking structure;
- (b) funding a portion of interest to accrue on the 2021A-2 Taxable Bonds;
- (c) funding the Taxable Reserve Fund; and
- (d) paying costs incurred in connection with the issuance of the 2021A-2 Taxable Bonds.

Bonds Details

The 2021A-1 Bonds and the 2021A-2 Taxable Bonds bear interest at rates ranging from 4.00% to 4.25%, and 7.00%, respectively, payable semiannually on June 1 and December 1, beginning on June 1, 2022, to the extent of available 2021A-1 Pledged Revenue with respect to the 2021A-1 Bonds and 2021A-2 Pledged Revenue with respect to the 2021A-2 Taxable Bonds. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025 for the 2021A-1 Bonds and the 2021A-2 Taxable Bonds. The last maturity of the 2021A-1 Bonds is on December 1, 2055 and the 2021A-2 Taxable Bonds mature on December 1, 2041.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and is to continue to bear interest at the rate then borne by the Bond. To the extent interest on the Bonds is not paid when due, such interest shall compound on each June 1 and December 1, at the rate then borne by the Bonds.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2026, to November 30, 2027	3.00%
December 1, 2027, to November 30, 2028	2.00
December 1, 2028, to November 30, 2029	1.00
December 1, 2029, and thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable solely from the revenues pledged in accordance with the applicable Indenture. Both the 2021A-1 Pledged Revenue and the 2021A-2 Pledged Revenue include the Shared Pledged Revenue.

A portion of the 2021A-1 Pledged Revenue and the 2021A-2 Pledged Revenue consist of revenues of District No. 1 and District No. 2, which are pledged by such Districts to the District in accordance with Capital Pledge Agreements.

2021A-1 Pledged Revenue

The 2021A-1 Pledged Revenue (securing payment of the Series 2021A-1 Bonds) additionally includes the District No. 3 PIF Revenues, the District No. 2 Capital Fees and the District No. 3 Capital Fees.

2021A-2 Pledged Revenue

The 2021A-2 Pledged Revenue (securing payment of the Series 2021A-2 Taxable Bonds) additionally includes the Parking Fees of District No. 1, and the District No. 2 PIF Revenues.

Shared Pledged Revenue

The Shared Pledged Revenue includes the District No. 1 Shared Pledged Revenue and the District Nos. 2 and 3 Shared Pledged Revenue. Generally, Shared Pledged Revenue is anticipated to be applied to the payment of the Series 2021A-2 Taxable Bonds only in the event that Parking Fees and District No. 2 PIF Revenues on deposit with the Trustee as of May 15 and November 15 are not anticipated to be sufficient to pay debt service on the Series 2021A-2 Taxable Bonds when due on the succeeding June 1 and December 1, respectively.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

Required Mill Levy

District No. 2 and the District have covenanted to levy the Required Mill Levy generally meaning an ad valorem mill levy imposed upon all taxable property of District No. 2 and the District each year in an amount which would generate Property Tax Revenues (including any payments in lieu of taxes relating to such Property Tax Revenues) in the succeeding calendar year equal to the sum of (a) with respect to the Series 2021A-1 Bonds an amount equal to the Annual Tax-Exempt Financing Costs, plus (b) with respect to the Series 2021A-2 Taxable Bonds, an amount equal to the Annual Net Taxable Financing Costs, but (i) not in excess of 50.000 mills (subject to adjustment), and (ii) for so long as the Tax-Exempt Surplus Fund and the Taxable Surplus Fund are required to be maintained and are not fully funded to the Tax-Exempt Maximum Surplus Amount or Taxable Maximum Surplus Amount, respectively, the Required Mill Levy is to be not less than 35.000 mills (subject to adjustment).

Mill levies to be imposed for debt service by District No. 2 and the District are subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2022, at which time the residential assessment rate was 7.15%. Such mill levies may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Boards in good faith so that to the extent possible, the actual tax revenues generated by such mill levy, as so adjusted, are neither diminished nor enhanced as a result of such changes. The minimum and maximum mill levies at December 31, 2023 for collection in 2024 were 35.000 and 50.000 mills, respectively.

A portion of Property Tax Revenues resulting from imposition of the Required Mill Levy by District No. 2 and the District will, for a period of time, constitute tax increment revenues initially payable to AURA in accordance with the Urban Renewal Law. AURA has agreed to remit such incremental property tax revenues to District No. 1 or the District in accordance with the 2008 Public Finance Agreement.

The District has no operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserve. This reserve must be at least 3% of fiscal year spending.

This information is an integral part of the accompanying budget.

**Fitzsimons Village Metropolitan District No. 3
Schedule of Long-Term Obligations**

	Balance at December 31, 2022*	Additions*	Repayments*	Balance at December 31, 2023*	Additions*	Repayments*	Balance at December 31, 2024*
Limited Tax G.O. and Special Revenue Refunding and Improvement Bonds, Series 2021A-1	\$ 40,040,000	\$ -	\$ 1,667,000	\$ 38,373,000	\$ -	\$ 1,667,000	\$ 36,706,000
Taxable Parking/Limited Tax G.O. and Special Revenue Bonds, Series 2021A-2	7,875,000	-	-	7,875,000	-	-	7,875,000
Bond Premium - Series 2021A-1	40,104	-	1,801	38,303	-	1,801	36,502
Bond Discount - Series 2021A-2	(147,613)	10,689	-	(136,924)	10,689	-	(126,235)
Total Bonds Payable	<u>47,807,491</u>	<u>10,689</u>	<u>1,668,801</u>	<u>46,149,379</u>	<u>10,689</u>	<u>1,668,801</u>	<u>44,491,267</u>
Developer Advances - O&M	124,403	10,000	-	134,403	11,935	-	146,338
Developer Advances - O&M Interest	28,057	9,657	-	37,714	9,848	-	47,562
Total	<u>\$ 47,959,951</u>	<u>\$ 30,346</u>	<u>\$ 1,668,801</u>	<u>\$ 46,321,496</u>	<u>\$ 32,472</u>	<u>\$ 1,668,801</u>	<u>\$ 44,685,167</u>

* Estimate

No assurance provided. See summary of significant assumptions.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
SCHEDULE OF ESTIMATED DEBT SERVICE REQUIREMENTS TO MATURITY**

\$40,040,000

**Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds
Series 2021A-1**

Dated December 28, 2021

Principal Due December 1

4.00% - 4.25% Interest Payable June 1 and December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	-	1,667,000	1,667,000
2025	1,965,000	1,667,000	3,632,000
2026	1,815,000	1,588,400	3,403,400
2027	120,000	1,515,800	1,635,800
2028	430,000	1,511,000	1,941,000
2029	455,000	1,493,800	1,948,800
2030	515,000	1,475,600	1,990,600
2031	535,000	1,455,000	1,990,000
2032	595,000	1,433,600	2,028,600
2033	620,000	1,409,800	2,029,800
2034	685,000	1,385,000	2,070,000
2035	710,000	1,357,600	2,067,600
2036	780,000	1,329,200	2,109,200
2037	810,000	1,298,000	2,108,000
2038	885,000	1,265,600	2,150,600
2039	920,000	1,230,200	2,150,200
2040	1,000,000	1,193,400	2,193,400
2041	1,040,000	1,153,400	2,193,400
2042	1,125,000	1,111,800	2,236,800
2043	1,175,000	1,063,988	2,238,988
2044	1,270,000	1,014,050	2,284,050
2045	1,325,000	960,075	2,285,075
2046	1,425,000	903,763	2,328,763
2047	1,485,000	843,200	2,328,200
2048	1,595,000	780,088	2,375,088
2049	1,665,000	712,300	2,377,300
2050	1,780,000	641,538	2,421,538
2051	1,855,000	565,888	2,420,888
2052	1,985,000	487,050	2,472,050
2053	2,070,000	402,688	2,472,688
2054	2,205,000	314,713	2,519,713
2055	5,200,000	221,000	5,421,000
	<u>\$ 40,040,000</u>	<u>\$ 35,451,538</u>	<u>\$ 75,491,538</u>

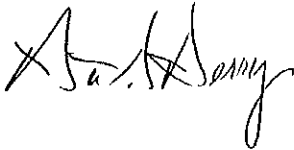
SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

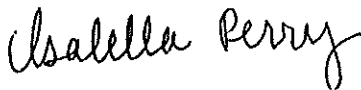
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 26 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated October 26 A.D. 2023.

I witness whereof I have hereunto set my hand this 26th day of October A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 26th day of October A.D. 2023.



Notary Public



NOTICE OF HEARING ON
PROPOSED 2024 BUDGETS
AND 2023 BUDGET AMENDMENTS

NOTICE IS HEREBY GIVEN that the proposed budgets for the ensuing year of 2024 have been submitted to the Fitzsimons Village Metropolitan District Nos. 1, 2 & 3 ("Districts"). Such proposed budgets will be considered at a meeting and public hearing of the Boards of Directors of the Districts to be held via telephone and videoconference at 11:00 a.m. on November 15, 2023. To attend and participate by telephone, dial 720-547-5281 and enter passcode 779 207 143#. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing online at www.fitzsimonsvillagemd1-3.org.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budgets of the Districts may also be considered at the above-referenced meeting and public hearing of the Boards of Directors of the Districts. Copies of the proposed 2024 budgets and the amended 2023 budgets, if required, are available for public inspection at the offices of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111. Please contact Carrie Beacom by email at carrie.beacom@claconnect.com or by telephone at 303-799-5710. Any interested elector within the Districts may, at any time prior to final adoption of the 2024 budgets and the amended 2023 budgets, if required, file or register any objections thereto.

FITZSIMONS VILLAGE
METROPOLITAN
DISTRICT NOS. 1, 2 & 3
By: /s/ Suzanne Schlicht,
President

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Sentinel