

STATE OF COLORADO
COUNTY OF DOUGLAS
TOWN OF CASTLE ROCK
BELLA MESA METROPOLITAN DISTRICT
2025 BUDGET RESOLUTION

The Board of Directors of the Bella Mesa Metropolitan District (the “District”), Douglas County, Town of Castle Rock, Colorado held a regular meeting on Tuesday, November 12, 2024, at the hour of 8:00 A.M., via video conference at <https://us06web.zoom.us/j/84578631250?pwd=eilLJ99MsTguRVJzmVgaGNOAYANLgl.1>; via telephone conference at Dial in: 1-719-359-4580, Meeting ID: 845 7863 1250, Passcode: 329695.

The following members of the District’s Board of Directors (the “Board) were present:

President: John V. Hill
Assistant Secretary: Anna Maria Ray

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Paul Wilson and Nancy Bach, CliftonLarsonAllen LLP

Ms. Ivey reported that proper notice was made to allow the Board to conduct a public hearing on the 2025 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board and that a notice of regular meeting was posted on a public website of the District, <https://bellamesametro.specialdistrict.org/>, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Hill introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2024; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 17, 2024, in the *Douglas County News-Press*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, November 11, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; 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; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COLORADO:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2025. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2025. Due to the significant possibility that the final assessed valuation provided by the Douglas County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Maxine Hepfer, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2025 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$99,998 and that the 2024 valuation for assessment, as certified by the Douglas County Assessor, is \$7,298,100. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax

of 13.702 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 6. 2025 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$471,611 and that the 2024 valuation for assessment, as certified by the Douglas County Assessor, is \$7,298,100. That for the purposes of meeting all debt retirement expenses of the District during the 2025 budget year, there is hereby levied a tax of 64.621 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 7. 2025 Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction. That the foregoing budget indicates that the amount of money from a temporary general property tax credit/temporary mill levy rate reduction necessary to balance the budget is <\$-0-> and that the 2024 valuation for assessment, as certified by the Douglas County Assessor, is \$7,298,100. That for the purposes of the District during the 2025 budget year, there is hereby levied a temporary general property tax credit/temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 8. 2025 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County on or before December 15, 2024 (or such other date as may be prescribed by law), for collection in 2025.

Section 9. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Ray.

RESOLUTION APPROVED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2024.

BELLA MESA METROPOLITAN DISTRICT

DocuSigned by:
John V. Hill
428746F3ED6F42C...

By: John V. Hill
Its: President

ATTEST:

Signed by:
Maxine Hepfer
171349D63FB6463...

By: Maxine Hepfer
Its: Secretary

STATE OF COLORADO
COUNTY OF DOUGLAS
TOWN OF CASTLE ROCK
BELLA MESA METROPOLITAN DISTRICT

I, Maxine Hepfer, hereby certify that I am a director and the duly elected and qualified Secretary of the Bella Mesa Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special/regular/organizational meeting of the Board of Directors of the Bella Mesa Metropolitan District held on November 12, 2024, via video conference at <https://us06web.zoom.us/j/84578631250?pwd=eilLJ99MsTguRVJzmVgaGNOAYANLgl.1>; via telephone conference at Dial in: 1-719-359-4580, Meeting ID: 845 7863 1250, Passcode: 329695, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 12th day of November, 2024.

Signed by:

171349D63FB6463...

Maxine Hepfer, Secretary



EXHIBIT A

Affidavit
Notice as to Proposed 2025 Budget

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

Bella Mesa Metro District (isp) **
c/o Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver CO 80237

Public Notice

NOTICE AS TO PROPOSED
2025 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the BELLA MESA METROPOLITAN DISTRICT (the "District") for the ensuing year of 2025. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 8:00 A.M., on Tuesday November 12, 2024.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at <https://bellamesametro.specialdistrict.org/> at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGL | SEAVER | POGUE
A Professional Corporation

Legal Notice No. 947776
First Publication: October 17, 2024
Last Publication: October 17, 2024
Publisher: Douglas County News-Press

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/17/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



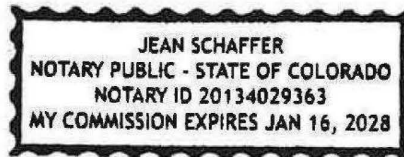
For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/17/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-419747

Jean Schaffer
Notary Public
My commission ends January 16, 2028



**NOTICE AS TO PROPOSED 2025 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the “District”) for the ensuing year of 2025. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 8:00 A.M., on Tuesday November 12, 2024.

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Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, October 17, 2024

EXHIBIT B

Budget Document
Budget Message

BELLA MESA METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**BELLA MESA METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/30/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 4,712,426	\$ 4,533,249	\$ 12,347,808
REVENUES			
Property taxes	385,726	563,282	571,609
Specific ownership taxes	35,792	41,800	51,445
Interest Income	220,968	139,000	380,000
Developer advance	150,000	779,050	-
Other Revenue	-	5,431	-
Bond issuance proceeds	-	9,507,000	-
Total revenues	<u>792,486</u>	<u>11,035,563</u>	<u>1,003,054</u>
TRANSFERS IN	<u>-</u>	<u>400,000</u>	<u>-</u>
Total funds available	<u>5,504,912</u>	<u>15,968,812</u>	<u>13,350,862</u>
EXPENDITURES			
General Fund	135,754	180,000	166,600
Debt Service Fund	8,258	11,004	13,000
Capital Projects Fund	827,651	3,030,000	9,133,880
Total expenditures	<u>971,663</u>	<u>3,221,004</u>	<u>9,313,480</u>
Total expenditures and transfers out requiring appropriation	<u>971,663</u>	<u>3,621,004</u>	<u>9,313,480</u>
ENDING FUND BALANCES	<u>\$ 4,533,249</u>	<u>\$ 12,347,808</u>	<u>\$ 4,037,382</u>
EMERGENCY RESERVE	\$ 3,400	\$ 3,500	\$ 3,500
DEBT SERVICE RESERVE	1,574,796	1,574,796	1,574,796
SURPLUS FUND (MAXIMUM \$2,200,000)	839,222	1,858,027	2,200,000
TOTAL RESERVE	<u>\$ 2,417,418</u>	<u>\$ 3,436,323</u>	<u>\$ 3,778,296</u>

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

**BELLA MESA METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/30/24

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

Residential	\$ 3,445,490	\$ 6,289,170	\$ 6,817,550
Commercial	47,950	33,020	-
Agricultural	14,680	21,270	21,270
State assessed	17,100	81,500	-
Vacant land	1,475,320	827,470	376,880
Personal property	-	-	82,400
Certified Assessed Value	\$ 5,000,540	\$ 7,252,430	\$ 7,298,100

MILL LEVY

General	20.402	13.788	13.702
Debt Service	56.783	64.159	64.621
Temporary Mill Levy Reduction	0.000	(0.279)	0.000
Total mill levy	77.185	77.668	78.323

PROPERTY TAXES

General	\$ 102,021	\$ 99,997	\$ 99,998
Debt Service	283,946	465,309	471,611
Temporary Mill Levy Reduction	-	(2,023)	-
Levied property taxes	385,967	563,283	571,609
Adjustments to actual/rounding	(241)	-	-
Budgeted property taxes	\$ 385,726	\$ 563,283	\$ 571,609

BUDGETED PROPERTY TAXES

General	\$ 101,957	\$ 97,973	\$ 99,998
Debt Service	283,769	465,309	471,611
	\$ 385,726	\$ 563,282	\$ 571,609

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

**BELLA MESA METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/30/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 143,828	\$ 121,401	\$ 56,105
REVENUES			
Property taxes	101,957	97,973	99,998
Specific ownership taxes	9,461	7,300	9,000
Interest Income	1,909	4,000	5,000
Other Revenue	-	5,431	-
Total revenues	<u>113,327</u>	<u>114,704</u>	<u>113,998</u>
Total funds available	<u>257,155</u>	<u>236,105</u>	<u>170,103</u>
EXPENDITURES			
General and administrative			
Accounting	26,417	30,000	32,000
Auditing	6,100	6,700	7,100
County Treasurer's Fee	1,530	1,475	1,500
Dues and Membership	398	387	500
Insurance	5,680	13,568	15,000
District management	42,000	42,000	42,000
Legal	47,816	78,000	50,000
Miscellaneous	-	1,953	1,000
Election	5,813	-	6,000
Contingency	-	-	1,500
Website	-	5,000	5,000
Drainage system maintenance	-	917	5,000
Total expenditures	<u>135,754</u>	<u>180,000</u>	<u>166,600</u>
Total expenditures and transfers out requiring appropriation	<u>135,754</u>	<u>180,000</u>	<u>166,600</u>
ENDING FUND BALANCES	<u>\$ 121,401</u>	<u>\$ 56,105</u>	<u>\$ 3,503</u>
EMERGENCY RESERVE	<u>\$ 3,400</u>	<u>\$ 3,500</u>	<u>\$ 3,500</u>
TOTAL RESERVE	<u>\$ 3,400</u>	<u>\$ 3,500</u>	<u>\$ 3,500</u>

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

**BELLA MESA METROPOLITAN DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/30/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 2,001,651	\$ 2,414,018	\$ 3,432,823
REVENUES			
Property taxes	283,769	465,309	471,611
Specific ownership taxes	26,331	34,500	42,445
Interest Income	110,525	130,000	100,000
Total revenues	<u>420,625</u>	<u>629,809</u>	<u>614,056</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>400,000</u>	<u>-</u>
Total funds available	<u>2,422,276</u>	<u>3,443,827</u>	<u>4,046,879</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	4,258	7,004	7,074
Paying agent fees	4,000	4,000	4,000
Contingency	-		1,926
Total expenditures	<u>8,258</u>	<u>11,004</u>	<u>13,000</u>
Total expenditures and transfers out requiring appropriation	<u>8,258</u>	<u>11,004</u>	<u>13,000</u>
ENDING FUND BALANCES	<u>\$ 2,414,018</u>	<u>\$ 3,432,823</u>	<u>\$ 4,033,879</u>
DEBT SERVICE RESERVE	\$ 1,574,796	\$ 1,574,796	\$ 1,574,796
SURPLUS FUND (MAXIMUM \$2,200,000)	839,222	1,858,027	2,200,000
AVAILABLE FOR FUTURE DEBT SERVICE	-	-	259,083
TOTAL RESERVE	<u>\$ 2,414,018</u>	<u>\$ 3,432,823</u>	<u>\$ 4,033,879</u>

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

**BELLA MESA METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/30/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 2,566,947	\$ 1,997,830	\$ 8,858,880
REVENUES			
Interest Income	108,534	5,000	275,000
Developer advance	150,000	779,050	
Bond issuance proceeds	-	9,507,000	-
Total revenues	<u>258,534</u>	<u>10,291,050</u>	<u>275,000</u>
Total funds available	<u>2,825,481</u>	<u>12,288,880</u>	<u>9,133,880</u>
EXPENDITURES			
General and Administrative			
District management	139,458	195,000	150,000
Legal	1,194		
Bond issue costs	-	535,210	-
Capital Projects			
Streets	519,854	2,000,000	8,983,880
Engineering	167,144	299,790	
Total expenditures	<u>827,651</u>	<u>3,030,000</u>	<u>9,133,880</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>400,000</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>827,651</u>	<u>3,430,000</u>	<u>9,133,880</u>
ENDING FUND BALANCES	<u>\$ 1,997,830</u>	<u>\$ 8,858,880</u>	<u>\$ -</u>

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

**BELLA MESA METRO DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by order of the District Court on November 16, 2004, under the name of Vistas at Rock Canyon Metropolitan District. On August 29, 2016, the District's name was changed to Bella Vista Metropolitan District. The District was organized to provide financing for the construction of street improvements, traffic and safety control, a potable and non-potable water supply system, sanitary sewer system, parks and recreation, public transportation, television relay and translation, and mosquito control. The District's service area is located in Douglas County, Colorado, entirely within the Town of Castle Rock (Town).

The organizational election for the District approved authorization to impose ad valorem taxes of up to \$100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of \$40,474,600 for the above listed facilities and \$100,000 for operations and maintenance costs. Additionally, District voters approved \$40,474,600 for refunding debt.

The budget is in accordance with the TABOR amendment limitation. Emergency reserves required under TABOR have been provided.

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

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

Revenues

Property Taxes

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

**BELLA MESA METRO DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenue - (continued)

Property Taxes - (continued)

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233 and HB24B-1001 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 page 3 of the Budget.

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 9% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative Expenses

Administrative expenditures have been budgeted based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, management, general engineering, insurance, meeting expense, and other administrative expenses.

**BELLA MESA METRO DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

Operations and Maintenance Costs

Operations and Maintenance Costs represent the costs to maintain surface drainage systems such as detention basins, outlet structures and outfalls, owned by the District. The annual expenses at build out in 2027 is estimated to be \$250,000. The budget assumes these costs will be incurred in increasing amounts as the drainage systems are completed as needed when new homes are built each year.

County Treasurer's Fees

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

Capital Expenditures

Capital expenditures are reflected on page 5 of the budget document.

Debt and Leases

On May 27, 2020, the District issued capital appreciation bonds, convertible to current interest bonds on the Current Interest Conversion Date of December 1, 2025. Prior to the Current Interest Conversion Date, the Bonds shall pay no current interest, and shall accrete in value at an accretion rate of 6.75% compounding semi-annually on each June 1 and December 1, commencing on June 1, 2020, from their date of issuance.

On the Current Interest Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 6.75%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2029. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of 3% declining 1% per year for the next two years and no redemption premium thereafter.

On and after the Current Interest Conversion Date, (a) to the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and will continue to bear interest at the rate then borne by the Bonds; and (b) to the extent interest on any Bond is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bonds. The total repayment obligation of the District for the Bonds cannot exceed the limitations of the Election and the amount permitted by law.

In the event that any amount of principal of or interest on the Bonds remains unpaid on December 1, 2059, the Bonds will be deemed discharged.

**BELLA MESA METRO DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, 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>
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

The Bonds are secured by Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all Capital Fees, if any; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The District is required to impose a Required Mill Levy upon all taxable property of the District each year in an amount that generates Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to replenish the Reserve Fund to the amount of the Reserve Requirement, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 24, 2004).

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount of \$1,574,739, the Required Mill Levy is to equal 50 mills (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds when due, to replenish the Reserve Fund to the Reserve Requirement and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund, the Surplus Fund and the Reserve Fund, will pay the Bonds in full in the year such levy is collected.

On October 30, 2024, the District issued \$9,549,000 Subordinate Limited Tax General Obligation Bonds, Series 2024B (Series 2024B Subordinate Bonds). The Series 2024B Subordinate Bonds constitute “cash flow” limited tax general obligations of the District secured by and payable solely from and to the extent of the Subordinate Pledged Revenue, consisting of moneys derived by the District from the following sources: (a) all Subordinate Property Tax Revenues (generally defined as all moneys derived from imposition by the District of the Subordinate Required Mill Levy); (b) all Subordinate Specific Ownership Tax Revenues; (c) all Subordinate Capital Fee Revenue, if any; (d) any amounts released from the 2020 Surplus Fund pursuant to the 2020 Senior Indenture; and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. Proceeds from the sale of the Series 2024B Subordinate Bonds will be used for the purposes of financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain Public Improvements to serve the Development and paying the costs of issuing the Series 2024B Subordinate Bonds.

The District has no capital or operating leases.

**BELLA MESA METRO DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

The District also has a Debt Service Reserve Fund in the amount of \$1,574,796.

This information is an integral part of the accompanying budget.

**BELLA MESA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$15,747,960.95 (Original Principal Amount)
\$22,705,000 (Value at Current Interest Conversion Date)
Limited Tax General Obligation Convertible
Capital Appreciation Bonds, Series 2020
Dated May 27, 2020
Interest Rate of 6.750% Due June 1 and December 1
Principal Due on December 1**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ -	\$ -
2026	-	1,532,588	1,532,588
2027	-	1,532,588	1,532,588
2028	-	1,532,588	1,532,588
2029	35,000	1,532,588	1,567,588
2030	130,000	1,530,225	1,660,225
2031	140,000	1,521,450	1,661,450
2032	250,000	1,512,000	1,762,000
2033	265,000	1,495,125	1,760,125
2034	390,000	1,477,238	1,867,238
2035	415,000	1,450,913	1,865,913
2036	555,000	1,422,900	1,977,900
2037	595,000	1,385,438	1,980,438
2038	755,000	1,345,275	2,100,275
2039	805,000	1,294,313	2,099,313
2040	985,000	1,239,975	2,224,975
2041	1,050,000	1,173,488	2,223,488
2042	1,255,000	1,102,613	2,357,613
2043	1,340,000	1,017,900	2,357,900
2044	1,570,000	927,450	2,497,450
2045	1,680,000	821,475	2,501,475
2046	1,940,000	708,075	2,648,075
2047	2,075,000	577,125	2,652,125
2048	2,370,000	437,063	2,807,063
2049	4,105,000	277,088	4,382,088
	<u>\$ 22,705,000</u>	<u>\$ 28,847,481</u>	<u>\$ 51,552,481</u>

Includes the payment of interest on June 1 and December 1 of each year and the payment of principal on December 1 of each year indicated. Amounts shown assume that scheduled principal is paid when due and further assumes that no optional redemptions will be made. Amounts listed are also reflective of accreted value at maturity.

No assurance provided. See summary of significant assumptions.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Douglas County, Colorado.

On behalf of the Bella Mesa Metropolitan District,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Bella Mesa Metropolitan District
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,298,100 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 7,298,100 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/04/2024 for budget/fiscal year 2025.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	13.702 mills	\$ 99,998
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	13.702 mills	\$ 99,998
3. General Obligation Bonds and Interest ^J	64.621 mills	\$ 471,611
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	78.323 mills	\$ 571,609

Contact person: Paul Wilson Daytime phone: () 303-779-5710
 Signed: Paul A. Wilson Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	Public Improvements
	Series:	Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A(3)
	Date of Issue:	May 27, 2020
	Coupon Rate:	6.75%
	Maturity Date:	December 1, 2049
	Levy:	64.621
	Revenue:	\$471,611
2.	Purpose of Issue:	Public Improvements
	Series:	Subordinate Limited Tax General Obligation Bonds, Series 2024B
	Date of Issue:	October 30, 2024
	Coupon Rate:	8.00%
	Maturity Date:	December 15, 2054
	Levy:	0.000
	Revenue:	\$0

CONTRACTS^K:

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bella Mesa Metropolitan District of Douglas County, Colorado on this 12th day of November, 2024.

Signed by:
Maxine Hepfer
171349D63FB6463

Maxine Hepfer, Secretary

SEAL

