

**GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 3
(the "District")**

ANNUAL REPORT

(Year Ending December 31, 2021)

Pursuant to Section 32-1-207(3), C.R.S. and Section XI of the Service Plan approved September 9, 2008, the District hereby submits the following information and attachments in the form prescribed by the City and County of Broomfield.

A. Board of Directors

A listing of the District's Board of Directors, General Counsel, and District Manager is attached hereto as **Exhibit A**.

B. District Boundaries

The District boundaries did not change in 2021.

C. Intergovernmental Agreements

The District did not enter into any new Intergovernmental Agreements in 2021.

D. The District's Policies and Operations

As of December 31, 2021, the District has not adopted any formal rules, regulations, policies, or procedures.

E. Litigation

The District was not party to any litigation in 2021.

F. Construction of Public Improvements

The District did not construct any public improvements in 2021.

G. Financial Information

1. Budget

A copy of the District's 2022 Budget is attached hereto as **Exhibit B**.

G. Financial Information (continued)

2. Debts

Please refer to the District's 2021 Audit (when provided).

3. Audits

A copy of the District's 2021 Audit will be sent upon its completion.

4. Current Assessed Value.

A copy of the 2021 certification of assessed valuation from the City and County of Broomfield is attached hereto as **Exhibit C.**

EXHIBIT A

(District's Board of Directors, General Counsel, and District Manager)

Directors

Gregg Bradbury, President
20009 Highway 72
Arvada, Colorado 80007
Office: (303) 469-1873

Jeffrey L. Nading, Treasurer
Golden Triangle Construction
700 Weaver Park Road, Suite E
Longmont, Colorado 80504
Office: (303) 772-4051

Brandon Dooling, Assistant Secretary
Golden Triangle Construction, Inc.
700 Weaver Park Road
Longmont, Colorado 80501
Office: (303) 772-4051

Charles Church McKay, Assistant Secretary
20009 Highway 72
Arvada, Colorado 80007
Office: (303) 469-1873

Steve Nading, CPA, CFP®, Assistant Secretary
Outbound Financial, Inc.
6525 Gunpark Drive, Suite 370-427
Boulder, Colorado 80301
Office: (720) 642-9701

General Counsel

Megan Becher, Esq.
McGeady Becher P.C.
450 East 17th Avenue Suite 400
Denver, Colorado 80203
Office: (303) 592-4380

District Manager/Secretary

David Solin
Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, Colorado 80228-1898
Office: (303) 987-0835

EXHIBIT B
(2022 Budget)

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 3
2022
BUDGET MESSAGE

Attached please find a copy of the adopted 2022 budget for the Great Western Park Metropolitan District No. 3.

The Great Western Park Metropolitan District No. 3 has adopted budgets for two funds, a General Fund to provide for operating and maintenance expenditures; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2022 will be property taxes and developer advances. The district intends to impose a 57.475 mill levy on property within the district for 2022, of which 7.475 mills are dedicated to the General Fund and the balance of 50.000 mills will be allocated to the Debt Service Fund.

Great Western Park Metropolitan District No. 3
Adopted Budget
General Fund
For the Year ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>6/30/2021</u>	Estimated <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ -	\$ -	\$ 1,174	\$ 1,174	\$ -
Revenues:					
Property taxes	8,613	8,897	8,897	8,897	8,807
Specific ownership taxes	480	623	236	500	616
Developer advances	26,308	18,874	8,473	10,406	19,071
Interest income	554	-	2	2	-
	<u>35,955</u>	<u>28,394</u>	<u>17,608</u>	<u>19,805</u>	<u>28,494</u>
Total revenues					
	<u>35,955</u>	<u>28,394</u>	<u>18,782</u>	<u>20,979</u>	<u>28,494</u>
Total funds available					
	<u>35,955</u>	<u>28,394</u>	<u>18,782</u>	<u>20,979</u>	<u>28,494</u>
Expenditures:					
Accounting / audit	13,663	10,000	3,880	12,260	10,000
Election	-	-	-	-	-
Legal	10,424	7,000	1,073	2,150	7,000
Management	6,697	6,000	1,241	2,500	6,000
Insurance	3,170	3,300	3,232	3,232	3,400
Miscellaneous	698	1,000	285	570	1,000
Treasurer's Fees	129	267	133	267	264
Transfer to Capital Projects Fund	-	-	-	-	-
Contingency	-	-	-	-	-
Emergency reserve (3%)	-	827	-	-	830
	<u>34,781</u>	<u>28,394</u>	<u>9,844</u>	<u>20,979</u>	<u>28,494</u>
Total expenditures					
	<u>34,781</u>	<u>28,394</u>	<u>9,844</u>	<u>20,979</u>	<u>28,494</u>
Ending fund balance	<u>\$ 1,174</u>	<u>\$ -</u>	<u>\$ 8,938</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation	<u>1,152,185</u>	<u>1,190,180</u>			<u>1,178,160</u>
Mill Levy	<u>7.475</u>	<u>7.475</u>			<u>7.475</u>

Great Western Park Metropolitan District No. 3
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>6/30/2021</u>	Estimated <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ 60,711	\$ -	\$ 864	\$ 864	\$ -
Revenues:					
Property taxes	57,609	59,509	59,509	59,509	58,908
Specific ownership taxes	3,208	4,166	1,579	3,200	4,124
Transfer from District No. 1	-	-	-	-	-
Interest income	-	-	-	-	-
Total revenues	<u>60,817</u>	<u>63,675</u>	<u>61,088</u>	<u>62,709</u>	<u>63,032</u>
Total funds available	<u>121,528</u>	<u>63,675</u>	<u>61,952</u>	<u>63,573</u>	<u>63,032</u>
Expenditures:					
Interest expense	119,800	61,890	-	61,788	61,265
Principal	-	-	-	-	-
Interest expense	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Treasurer's fees	864	1,785	893	1,785	1,767
Trustee / paying agent fees	-	-	-	-	-
Total expenditures	<u>120,664</u>	<u>63,675</u>	<u>893</u>	<u>63,573</u>	<u>63,032</u>
Ending fund balance	<u>\$ 864</u>	<u>\$ -</u>	<u>\$ 61,059</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation	<u>\$ 1,152,185</u>	<u>\$ 1,190,180</u>			<u>\$ 1,178,160</u>
Mill Levy	<u>50.000</u>	<u>50.000</u>			<u>50.000</u>
Total Mill Levy	<u>57.475</u>	<u>57.475</u>			<u>57.475</u>

EXHIBIT C
(Certification of Assessed Valuation)

New Tax Entity? YES NO

Broomfield County COUNTY ASSESSOR

Date 11/19/2021

NAME OF TAX ENTITY: GREAT WESTERN PARK METRO 3 GEN

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021

Table with 11 rows listing valuation items and their corresponding dollar amounts, such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' at \$1,190,180.

† This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Ⓢ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Broomfield County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021

Table with 7 rows listing actual valuation items and their dollar amounts, such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' at \$946,510.

Table with 3 rows listing deletions from taxable real property, such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' at \$0.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$4,062,650

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$0
*** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

New Tax Entity? YES NO

Broomfield County COUNTY ASSESSOR

Date 11/19/2021

NAME OF TAX ENTITY: GREAT WESTERN PARK METRO 3 BOND

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ <u>1,190,180</u>
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ <u>1,178,160</u>
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ <u>0</u>
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ <u>1,178,160</u>
5. NEW CONSTRUCTION: *	5. \$ <u>0</u>
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ <u>0</u>
7. ANNEXATIONS/INCLUSIONS:	7. \$ <u>0</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ <u>0</u>
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$ <u>0</u>
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$ <u>\$0.00</u>
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ <u>\$0.00</u>

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- * New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TAVOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE **Broomfield County** ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ <u>946,510</u>
ADDITIONS TO TAXABLE REAL PROPERTY	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ <u>0</u>
3. ANNEXATIONS/INCLUSIONS:	3. \$ <u>0</u>
4. INCREASED MINING PRODUCTION: §	4. \$ <u>0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ <u>0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ <u>0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ <u>0</u>
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ <u>0</u>
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **\$4,062,650**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
 HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$0
 *** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.