

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 UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3 in El Paso, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 7, 2023. If there are any questions on the budget, please contact:

Josh Miller, District Manager
CliftonLarsonAllen LLP
121 S. Tejon St., Ste. 1100
Colorado Springs, CO 80903
Telephone number: 719-635-0330
Josh.Miller@claconnect.com

I, Josh Miller, District Manager of the UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3 hereby certify that the attached is a true and correct copy of the 2024 budget.

By:



Josh Miller, District Manager

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
UPPER COTTONWOOD CREEK 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 UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3, EL PASO 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 Upper Cottonwood Creek 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 7, 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 \$1,177,543; 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 \$1,766,337; 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 \$0; 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/abate-ments is \$0; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of El Paso is \$45,706,740; and

WHEREAS, at an election held on November 5, 2002, 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 UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3 OF EL PASO 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 Upper Cottonwood Creek Metropolitan District No. 3 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 25.763 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 38.645 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 0.000 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 El Paso 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 El Paso 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 7th day of November, 2023.

UPPER COTTONWOOD CREEK
METROPOLITAN DISTRICT NO.3

DocuSigned by:
Tim Seibert
F9387EC0B99F48F...

President

ATTEST:

DocuSigned by:
Delroy Johnson
57373E398D824FC...

Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**UPPER COTTONWOOD CREEK METROPOLITAN DIST NO. 3
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31, 2024**

1/10/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 568,785	\$ 435,906	\$ 316,850
REVENUES			
Property taxes	1,644,496	1,935,570	2,943,880
Specific ownership taxes	171,212	195,516	294,388
Interest income	24,297	43,876	45,350
Other revenue	-	-	39,353
Total revenues	<u>6,550,005</u>	<u>6,289,962</u>	<u>3,322,971</u>
Total funds available	<u>7,118,790</u>	<u>6,725,868</u>	<u>3,639,821</u>
EXPENDITURES			
General Fund	726,875	852,728	1,335,000
Debt Service Fund	1,246,009	1,441,290	1,590,000
Total expenditures	<u>6,682,884</u>	<u>6,409,018</u>	<u>2,925,000</u>
Total expenditures and transfers out requiring appropriation	<u>6,682,884</u>	<u>6,409,018</u>	<u>2,925,000</u>
ENDING FUND BALANCES	<u>\$ 435,906</u>	<u>\$ 316,850</u>	<u>\$ 714,821</u>

No assurance provided. See summary of significant assumptions.

UPPER COTTONWOOD CREEK METROPOLITAN DIST NO. 3
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31, 2024

1/10/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 25,835,970	\$ 30,927,660	\$ 43,067,430
Commercial	61,870	62,260	42,440
Agricultural	7,960	80	-
State assessed	3,530	4,290	220
Vacant land	3,673,250	2,890,180	2,596,650
	29,582,580	33,884,470	45,706,740
Certified Assessed Value	\$ 29,582,580	\$ 33,884,470	\$ 45,706,740

MILL LEVY

General	22.265	22.849	25.763
Debt Service	33.397	34.274	38.645
Total mill levy	55.662	57.123	64.408

PROPERTY TAXES

General	\$ 658,656	\$ 774,227	\$ 1,177,543
Debt Service	987,969	1,161,356	1,766,337
Levied property taxes	1,646,625	1,935,583	2,943,880
Adjustments to actual/rounding	(2,129)	-	-
Refunds and abatements	-	(13)	-
Budgeted property taxes	\$ 1,644,496	\$ 1,935,570	\$ 2,943,880

BUDGETED PROPERTY TAXES

General	\$ 657,798	\$ 774,222	\$ 1,177,543
Debt Service	986,698	1,161,348	1,766,337
	\$ 1,644,496	\$ 1,935,570	\$ 2,943,880

**UPPER COTTONWOOD CREEK METROPOLITAN DIST NO. 3
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31, 2024**

1/10/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	657,798	774,222	1,177,543
Specific ownership taxes	68,485	78,206	117,754
Interest income	592	300	350
Other revenue	-	-	39,353
Total revenues	<u>726,875</u>	<u>852,728</u>	<u>1,335,000</u>
Total funds available	<u>726,875</u>	<u>852,728</u>	<u>1,335,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	9,876	11,613	17,663
Contingency	-	-	39,353
Intergovernmental expenditures - Old Ranch MD	716,999	841,115	1,277,984
Operations and maintenance			
Total expenditures	<u>726,875</u>	<u>852,728</u>	<u>1,335,000</u>
Total expenditures and transfers out requiring appropriation	<u>726,875</u>	<u>852,728</u>	<u>1,335,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD CREEK METROPOLITAN DIST NO. 3
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31, 2024**

1/10/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 568,785	\$ 435,906	\$ 316,850
REVENUES			
Property taxes	986,698	1,161,348	1,766,337
Specific ownership taxes	102,727	117,310	176,634
Interest income	23,705	43,576	45,000
Total revenues	<u>1,113,130</u>	<u>1,322,234</u>	<u>1,987,971</u>
Total funds available	<u>1,681,915</u>	<u>1,758,140</u>	<u>2,304,821</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	14,814	17,420	26,495
Contingency	-	-	9,905
Debt Service			
Bond interest	1,071,195	-	-
Bond Interest - Series 2019	-	419,700	413,100
Bond Interest - Series 2021	-	385,200	381,600
Bond Interest - Series 2022	-	282,600	282,000
Bond Interest - Series 2023	-	156,370	246,900
Bond Principal	160,000	-	-
Bond Principal - Series 2019	-	110,000	115,000
Bond Principal - Series 2021	-	60,000	95,000
Bond Principal - Series 2022	-	10,000	20,000
Total expenditures	<u>1,246,009</u>	<u>1,441,290</u>	<u>1,590,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,246,009</u>	<u>1,441,290</u>	<u>1,590,000</u>
ENDING FUND BALANCES	<u>\$ 435,906</u>	<u>\$ 316,850</u>	<u>\$ 714,821</u>

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD CREEK METROPOLITAN DIST NO. 3
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31, 2024**

1/10/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Bond issuance proceeds	4,710,000	4,115,000	-
Total revenues	<u>4,710,000</u>	<u>4,115,000</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>4,710,000</u>	<u>4,115,000</u>	<u>-</u>
EXPENDITURES			
General and Administrative			
Capital Projects			
Intergovernmental expenditures - Old Ranch	4,672,500	4,055,000	-
Bond issue costs	37,500	60,000	-
Total expenditures	<u>4,710,000</u>	<u>4,115,000</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>4,710,000</u>	<u>4,115,000</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Upper Cottonwood Creek Metropolitan District No. 3 (the “District”) was formed February 6, 2006, when the original Joint Service Plan of Upper Cottonwood Creek Metropolitan District and Old Ranch Metropolitan District was amended. Upper Cottonwood Creek Metropolitan District and Old Ranch Metropolitan District were formed under a Joint Service Plan approved by the City of Colorado Springs on August 27, 2002. The District was formed concurrently with Upper Cottonwood Creek Metropolitan District No. 2 and Nos. 4 – 5. The Service Plans for Upper Cottonwood Creek Metropolitan District Nos. 2-5 were again amended on March 22, 2016.

The District’s service area is located entirely within the City of Colorado Springs (the “City”), El Paso County, Colorado. Old Ranch Metropolitan District is responsible for managing the construction of certain public facilities and improvements and for operation and maintenance of the limited list of public improvements which were not conveyed to the City. The District, Upper Cottonwood Creek Metropolitan District, Upper Cottonwood Creek Metropolitan District No. 2 and Nos. 4 - 5 are responsible for providing the funding for capital improvements and to fund limited ongoing operations. Under the Service Plan, the District has the power to provide public improvements within the boundaries of the District, as described in the Special District Act, Section 32-1-101 of the Colorado Revised Statutes.

District voters approved debt authorization in the amount of \$295,000,000 for payment of capital costs. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20, of the Colorado constitution or any other law. The maximum mill levy for operations and maintenance shall be 20.000 mills per the 2016 amended Service Plan, and the mill levy for debt shall not exceed 30.000 mills. Pursuant to the Service Plan, the District can issue bond indebtedness of up to \$35,000,000.

The District has no employees and all administrative 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 difference 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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

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

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%			

Specific Ownership Tax

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 10.00% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on the current interest rate of approximately 5.00%.

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.50% of property taxes.

**UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Intergovernmental Expenditures

Intergovernmental expenditures represent transfers to Old Ranch to provide funding for the overall administrative and operating costs for the Districts.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2019, Series 2021, Series 2022 and Series 2023 Bonds (discussed under Debt and Leases).

Debt and Leases

On December 17, 2019, the District issued \$7,200,000 in Limited Tax General Obligation Bonds (the 2019 Bonds) for public improvements. The Bonds bear interest at a rate of 6%, maturing on November 12, 2049. Bond interest and principal payments are payable annually on December 1. Any accrued and unpaid interest will compound on December 1 of each year. To the extent principal of the 2019 Bonds is not paid when due, such principal shall remain outstanding until paid.

On March 26, 2021, the District issued \$6,475,000 in Limited Tax General Obligation Bonds (the 2021 Bonds) for public improvements. The Bonds bear interest at a rate of 6%, maturing on December 1, 2050. Bond interest and principal payments are payable annually on December 1. Any accrued and unpaid interest will compound on December 1 of each year. To the extent principal of the 2021 Bonds is not paid when due, such principal shall remain outstanding until paid.

On January 4, 2022, the District issued \$4,710,000 in Limited Tax General Obligation Bonds (the 2022 Bonds) for public improvements. The Bonds bear interest at a rate of 6%, maturing on December 1, 2051. Bond interest and principal payments are payable annually on December 1. Any accrued and unpaid interest will compound on December 1 of each year. To the extent principal of the 2022 Bonds is not paid when due, such principal shall remain outstanding until paid.

On April 13, 2023, the District issued \$4,115,000 in Limited Tax General Obligation Bonds (the 2023 Bonds) for public improvements. The Bonds bear interest at a rate of 6%, maturing on December 1, 2052. Bond interest and principal payments are payable annually on December 1. Any accrued and unpaid interest will compound on December 1 of each year. To the extent principal of the 2023 Bonds is not paid when due, such principal shall remain outstanding until paid.

The District has no capital or operating leases.

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending.

**UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves (continued)

Emergency Reserves (continued)

Since substantially all funds received by the District are transferred to Old Ranch Metropolitan District, which pays for all of the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget. It is accounted for in Old Ranch Metropolitan District.

This information is an integral part of the accompanying budget.

**UPPER COTTONWOOD METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$7,200,000 Limited Tax General Obligation Bonds
Series 2019, Dated December 17, 2019
Interest Rate 6.000%**

Year Ended December 31,	Principal and Interest Due December 1		
	Principal	Interest	Total
2024	\$ 115,000.00	\$ 413,100.00	\$ 528,100.00
2025	125,000	406,200	531,200
2026	130,000	398,700	528,700
2027	140,000	390,900	530,900
2028	145,000	382,500	527,500
2029	155,000	373,800	528,800
2030	165,000	364,500	529,500
2031	175,000	354,600	529,600
2032	185,000	344,100	529,100
2033	195,000	333,000	528,000
2034	210,000	321,300	531,300
2035	220,000	308,700	528,700
2036	235,000	295,500	530,500
2037	250,000	281,400	531,400
2038	265,000	266,400	531,400
2039	280,000	250,500	530,500
2040	295,000	233,700	528,700
2041	315,000	216,000	531,000
2042	330,000	197,100	527,100
2043	350,000	177,300	527,300
2044	375,000	156,300	531,300
2045	395,000	133,800	528,800
2046	420,000	110,100	530,100
2047	445,000	84,900	529,900
2048	470,000	58,200	528,200
2049	500,000	28,417	528,417
	\$ 6,885,000	\$ 6,881,017	\$ 13,766,017

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$6,475,000 Limited Tax General Obligation Bonds
Series 2021, Dated March 26, 2021
Interest Rate 6.000%**

Year Ended December 31,	Principal and Interest Due December 1		
	Principal	Interest	Total
2024	\$ 95,000	\$ 381,600	\$ 476,600
2025	95,000	375,900	470,900
2026	105,000	370,200	475,200
2027	105,000	363,900	468,900
2028	115,000	357,600	472,600
2029	125,000	350,700	475,700
2030	130,000	343,200	473,200
2031	135,000	335,400	470,400
2032	145,000	327,300	472,300
2033	155,000	318,600	473,600
2034	160,000	309,300	469,300
2035	175,000	299,700	474,700
2036	185,000	289,200	474,200
2037	195,000	278,100	473,100
2038	205,000	266,400	471,400
2039	220,000	254,100	474,100
2040	235,000	240,900	475,900
2041	245,000	226,800	471,800
2042	265,000	212,100	477,100
2043	280,000	196,200	476,200
2044	290,000	179,400	469,400
2045	310,000	162,000	472,000
2046	330,000	143,400	473,400
2047	350,000	123,600	473,600
2048	370,000	102,600	472,600
2049	395,000	80,400	475,400
2050	945,000	56,700	1,001,700
	<u>\$ 6,360,000</u>	<u>\$ 6,945,300</u>	<u>\$ 13,305,300</u>

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$4,710,000 Limited Tax General Obligation Bonds
Series 2022, Dated January 4th, 2022
Interest Rate 6.000%**

Year Ended December 31,	Principal and Interest Due December 1		
	Principal	Interest	Total
2024	\$ 20,000.00	\$ 282,000.00	\$ 302,000.00
2025	20,000	280,800	300,800
2026	60,000	279,600	339,600
2027	70,000	276,000	346,000
2028	70,000	271,800	341,800
2029	70,000	267,600	337,600
2030	75,000	263,400	338,400
2031	85,000	258,900	343,900
2032	90,000	253,800	343,800
2033	95,000	248,400	343,400
2034	100,000	242,700	342,700
2035	105,000	236,700	341,700
2036	110,000	230,400	340,400
2037	115,000	223,800	338,800
2038	125,000	216,900	341,900
2039	130,000	209,400	339,400
2040	140,000	201,600	341,600
2041	145,000	193,200	338,200
2042	155,000	184,500	339,500
2043	165,000	175,200	340,200
2044	180,000	165,300	345,300
2045	190,000	154,500	344,500
2046	195,000	143,100	338,100
2047	210,000	131,400	341,400
2048	225,000	118,800	343,800
2049	235,000	105,300	340,300
2050	250,000	91,200	341,200
2051	1,270,000	76,200	1,346,200
	<u>\$ 4,700,000</u>	<u>\$ 5,782,500</u>	<u>\$ 10,482,500</u>

No assurance provided. See summary of significant assumptions.

**UPPER COTTONWOOD METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$4,115,000 Limited Tax General Obligation Bonds

Series 2023, Dated April 13, 2023

Interest Rate 6.000%

Year Ended December 31,	Principal and Interest Due December 1		
	Principal	Interest	Total
2024		\$ 246,900	\$ 246,900
2025		246,900	246,900
2026		246,900	246,900
2027		246,900	246,900
2028		246,900	246,900
2029		246,900	246,900
2030		246,900	246,900
2031		246,900	246,900
2032		246,900	246,900
2033		246,900	246,900
2034		246,900	246,900
2035		246,900	246,900
2036		246,900	246,900
2037	102,000	246,900	348,900
2038	155,000	240,780	395,780
2039	165,000	231,480	396,480
2040	172,000	221,580	393,580
2041	188,000	211,260	399,260
2042	197,000	199,980	396,980
2043	208,000	188,160	396,160
2044	219,000	175,680	394,680
2045	232,000	162,540	394,540
2046	250,000	148,620	398,620
2047	262,000	133,620	395,620
2048	278,000	117,900	395,900
2049	295,000	101,220	396,220
2050	314,000	83,520	397,520
2051	329,000	64,680	393,680
2052	749,000	44,940	793,940
	<u>\$ 4,115,000</u>	<u>\$ 5,782,560</u>	<u>\$ 9,897,560</u>

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of El Paso County, Colorado.

On behalf of the Upper Cottonwood Creek Metropolitan District No. 3,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Upper Cottonwood Creek Metropolitan District No. 3
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 45,706,740
 (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: \$ 45,706,740
 (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: 12/29/2023 for budget/fiscal year 2024.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>25.763</u> mills	<u>\$ 1,177,543</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	25.763 mills	\$ 1,177,543
3. General Obligation Bonds and Interest ^J	<u>38.645</u> mills	<u>\$ 1,766,337</u>
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]	64.408 mills	\$ 2,943,880

Contact person: Carrie Bartow Phone: (719) 635-0330
 Signed:  Title: Accountant for the District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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:**BONDS¹:**

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public infrastructure |
| | Series: | Series 2019 Limited Tax General Obligation Bonds |
| | Date of Issue: | December 17, 2019 |
| | Coupon Rate: | 6.00% |
| | Maturity Date: | November 12, 2049 |
| | Levy: | 13.136 mills |
| | Revenue: | \$ 600,404 |
| | | |
| 2. | Purpose of Issue: | Public infrastructure |
| | Series: | Series 2021 Limited Tax General Obligation Bonds |
| | Date of Issue: | March 26, 2021 |
| | Coupon Rate: | 6.00% |
| | Maturity Date: | December 1, 2050 |
| | Levy: | 11.855 mills |
| | Revenue: | \$ 541,853 |
| | | |
| 3. | Purpose of Issue: | Public infrastructure |
| | Series: | Series 2022 Limited Tax General Obligation Bonds |
| | Date of Issue: | January 4, 2022 |
| | Coupon Rate: | 6.00% |
| | Maturity Date: | December 1, 2051 |
| | Levy: | 7.512 mills |
| | Revenue: | \$ 343,349 |
| | | |
| 4. | Purpose of Issue: | Public infrastructure |
| | Series: | Series 2023 Limited Tax General Obligation Bonds |
| | Date of Issue: | April 13, 2023 |
| | Coupon Rate: | 6.00% |
| | Maturity Date: | December 1, 2052 |
| | Levy: | 6.142 mills |
| | Revenue: | \$ 280,731 |

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

Proof of Publication

THE TRANSCRIPT
Colorado Springs, Colorado

STATE OF COLORADO, } ss.
COUNTY OF EL PASO }

I, Fran Zankowski, Publisher, or the undersigned Authorized Agent of the Publisher, do solemnly swear that I am the Publisher, or Authorized Agent of the Publisher of The Transcript; that the same is a tri-weekly newspaper and published in the County of El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of El Paso 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 3, 1879, or any amendments thereof, and that said newspaper is a tri-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 tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue of said newspaper dated:

30, OCTOBER, A.D. 2023.

And that the last publication of said notice was in the issue of said newspaper dated:

30, OCTOBER, A.D. 2023.

In witness whereof, I have hereunto set my hand this 30th day of October, A.D. 2023.



Publisher or Authorized Agent

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 30th day of October, A.D. 2023.



Notary Public

ROBYN KIRK
Notary Public
State of Colorado
Notary ID # 20114063677
My Commission Expires 10-05-2027

NOTICE OF HEARING
ON PROPOSED 2024
BUDGET AND 2023
BUDGET AMENDMENT

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2024 has been submitted to the Upper Cottonwood Creek Metropolitan District No. 3 ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held on November 7, 2023 at 3:00 p.m., or as soon thereafter, via telephone and videoconference. To attend and participate by telephone, dial 720-547-5281 and enter Phone Conference ID: 116 109 42#. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing online at www.olderanchmetrodistrict.org or by contacting Cindy Jenkins, by email at cindyjenkins@claconnect.com or by telephone at 303-265-7921.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budget of the District may also be considered at the above-referenced meeting and public hearing of the Board of Directors of the District. A copy of the proposed 2024 budget and the amended 2023 budget, if required, are available for public inspection at the offices of CliftonLarsonAllen LLP, 121 S. Tejon Street, Suite 1100, Colorado Springs, CO 80903. Any interested elector within the District may, at any time prior to final adoption of the 2024 budget and the amended 2023 budget, if required, file or register any objections thereto.

UPPER COTTONWOOD
CREEK METROPOLITAN
DISTRICT NO. 3

By: /s/ Tim Seibert
President

Publication Date: October 30, 2023
Published in The Transcript
DT43353

Certificate Of Completion

Envelope Id: 74AFB72F6AEC419FA3F455A8A486837A	Status: Completed
Subject: Complete with DocuSign: Upper Cottonwood Creek MD 3 - 2024 Budget and Resolution	
Client Name: Old Ranch MD	
Client Number: A522123	
Source Envelope:	
Document Pages: 9	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 73.229.160.48

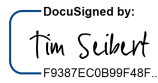
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Signer Events

Tim Seibert
tseibert@norwood.dev
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Signature


DocuSigned by:

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Signature Adoption: Pre-selected Style
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Signed: 1/26/2024 9:12:12 AM

Electronic Record and Signature Disclosure:
Accepted: 1/26/2024 9:12:00 AM
ID: 52da0a1f-4c55-4978-95d2-de6e69ba8de3

Delroy Johnson
djohnson@norwood.dev
Director
Various Districts
Security Level: Email, Account Authentication (None)

DocuSigned by:

57373E398D824FC...
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Using IP Address: 38.75.248.16

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ID: 72774006-7835-4866-b708-7393cf273376

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	1/26/2024 9:24:14 AM
Signing Complete	Security Checked	1/26/2024 9:24:29 AM
Completed	Security Checked	1/26/2024 9:24:29 AM

Payment Events	Status	Timestamps
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