

**BLUE LAKE METROPOLITAN DISTRICT NO. 3**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Introduction**

Through its Service Plan, the Blue Lake Metropolitan District No. 3 (the “District”) is authorized to finance certain streets, street lighting, traffic and safety controls, sewer improvements, landscaping, and park and recreation improvements.

**REVENUES**

**Property Taxes**

The primary source of ongoing revenue is property taxes. For tax year 2023, the District certified a general fund mill levy of 6.100 mills, generating \$47,231 in property taxes, and a debt service fund mill levy of 55.659 mills, generating \$430,954 in property taxes.

**Specific Ownership Taxes**

Specific ownership taxes are derived from vehicle registration fees collected by the County and remitted on a prorated basis to all taxing entities in the County. The revenue estimate is based on a ratio to property taxes.

**EXPENDITURES**

**Administrative Expenses**

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

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

**Accounting Method**

The District prepares its budget on the modified accrual basis of accounting.

The District has no leases.

**BUDGET RESOLUTION  
(2023)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

At the special meeting of the Board of Directors of Blue Lake Metropolitan District No. 3 (“The District”) Town of Lochbuie, County of Weld, Colorado, held at 11:00 a.m. on Thursday, September 15, 2022, at 7995 E Prentice Ave., Suite 103E, Greenwood Village, CO 80111 and held by zoom:

<https://us06web.zoom.us/j/88358053288?pwd=WjJDTkNUZXIORKNiMytHSVOxZU1hQT09>

Meeting ID: 883 5805 3288 Passcode: 085310 Telephone: 1 719 359 4580  
there were present:

Kacy Flemons  
Tracye Herrington

Also present was Dianne Miller of Miller Law pllc (“District Counsel”);  
Joel Megger, Rhonda Bilek and Diane Rodriguez of Community Resource Services of Colorado, LLC

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE \*\*\*METROPOLITAN DISTRICT, CITY OF DENVER, COUNTY OF DENVER, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Blue Lake Metropolitan District No. 3 (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2022; and

WHEREAS, the proposed 2023 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on September 8, 2022, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 11:00 a.m. on Thursday, September 15, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BLUE LAKE METROPOLITAN DISTRICT NO. 3, WELD COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023.

Section 3. 2023 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$ 47,231, and that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$ 7,742,760. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 6.100 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 4. 2023 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$ 430,954 and that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$ 7,742,760. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 55.659 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant or manager for the District is hereby authorized and directed to certify to the Denver County Board of County Commissioners, no later than December 15, 2022, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

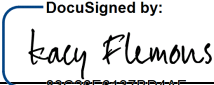
Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

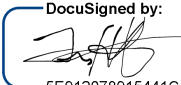
The foregoing Resolution was seconded by Director Flemons.

RESOLUTION APPROVED AND ADOPTED ON SEPTEMBER 15, 2022.

BLUE LAKE METROPOLITAN DISTRICT NO. 3

By:   
83C26E6137BD4AE...  
Kacy Flemons, President

ATTEST:

  
5E912678915441C...  
Tracye Herrington, Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF WELD  
BLUE LAKE METROPOLITAN DISTRICT NO. 3

I, Tracye Herrington, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the Blue Lake Metropolitan District No. 3 (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 11:00 a.m. on Thursday, September 15, 2022, via Zoom as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; 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 on September 15, 2022.

DocuSigned by:



SE91207891544TC...

---

Tracye Herrington, Secretary/Treasurer

**EXHIBIT A**  
**BUDGET DOCUMENT & BUDGET MESSAGE**  
**BLUE LAKE METROPOLITAN DISTRICT NO. 3**  
**2023 BUDGET**



**BLUE LAKE METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2023 ADOPTED BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2021 Actual</b>	<b>2022 Estimated</b>	<b>2023 Adopted</b>
<b>REVENUES</b>			
Property taxes	\$ 36,660	\$ 40,148	\$ 47,231
Specific ownership taxes	1,841	2,004	2,362
Interest	12	-	-
<b>Total revenues</b>	<b>38,513</b>	<b>42,152</b>	<b>49,593</b>
<b>EXPENDITURES</b>			
Audit	4,935	6,000	6,000
District management and accounting	29,754	27,000	27,000
County treasurer fees	550	602	708
Directors' fees	215	31	-
Dues and subscriptions	278	559	600
Election	-	-	2,000
Engineering	-	450	450
Insurance and bonds	2,522	3,000	3,000
Legal	3,459	6,000	6,000
Miscellaneous	188	300	300
Emergency reserve	-	1,300	1,500
<b>Total expenditures</b>	<b>41,901</b>	<b>45,242</b>	<b>47,558</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(3,388)</b>	<b>(3,090)</b>	<b>2,035</b>
<b>OTHER FINANCING SOURCES</b>			
Developer advances	1,851	9,000	-
<b>Total other financing sources</b>	<b>1,851</b>	<b>9,000</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(1,537)</b>	<b>5,910</b>	<b>2,035</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(3,169)</b>	<b>(4,706)</b>	<b>1,204</b>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>\$ (4,706)</b>	<b>\$ 1,204</b>	<b>\$ 3,239</b>

**BLUE LAKE METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2023 ADOPTED BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2021 Actual</b>	<b>2022 Estimated</b>	<b>2023 Adopted</b>
<b>REVENUES</b>			
Property taxes	\$ 405,253	\$ 443,309	\$ 430,954
Specific ownership taxes	20,347	22,150	21,548
Interest	168	815	800
<b>Total revenues</b>	<u>425,768</u>	<u>466,274</u>	<u>453,302</u>
<b>EXPENDITURES</b>			
County treasurer fees	6,081	6,645	6,500
Bond Principal Series 2018A	30,000	55,000	55,000
Bond Interest Series 2018A	288,487	286,913	284,025
Bond Interest Series 2018B	-	62,175	62,175
Paying agent fees	6,000	12,000	13,000
<b>Total expenditures</b>	<u>330,568</u>	<u>422,733</u>	<u>420,700</u>
<b>NET CHANGE IN FUND BALANCE</b>	95,200	43,541	32,602
<b>BEGINNING FUND BALANCE</b>	<u>416,939</u>	<u>512,139</u>	<u>555,680</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 512,139</u>	<u>\$ 555,680</u>	<u>\$ 588,282</u>

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

On behalf of the BLUE LAKE METROPOLITAN DISTRICT NO. 3,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

of the BLUE LAKE METROPOLITAN DISTRICT NO. 3  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,742,760 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATIN OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/11/2022 for budget/fiscal year 2023.  
(not later than Dec. 15) (dd/mm/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>6.100</u> mills	\$ <u>47,231</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>6.100</b> mills	<b>\$ 47,231</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>55.659</u> mills	\$ <u>430,954</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>61.759</b> mills	<b>\$478.185</b>

Contact person: (print) Sue Blair, CRS of Colorado, LLC Daytime phone: 303-381-4968

Signed:  Title: CEO

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.

<sup>1</sup> 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.  
<sup>2</sup> 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**  
**BLUE LAKE METROPOLITAN DISTRICT NO. 3**

**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<sup>J</sup>:**

1.	Purpose of Issue:	Capital Improvements
	Series:	2018A Limited Tax GO Bonds
	Date of Issue:	June 12, 2018
	Coupon Rate:	Variable
	Maturity Date:	12/15/2048
	Levy:	55.659
	Revenue:	\$430.954

2.	Purpose of Issue:	Capital Improvements
	Series:	2018 B Subordinate Limited Tax GO Bonds
	Date of Issue:	June 12, 2018
	Coupon Rate:	Variable
	Maturity Date:	12/15/2048
	Levy:	Included Above
	Revenue:	Included Above

**CONTRACTS<sup>K</sup>:**

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 report all bond and contractual obligations.