

**RESOLUTION  
TO ADOPT 2025 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 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 NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3, DOUGLAS COUNTY, 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 of Directors of the North Pine Vistas 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 1, 2024, 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 \$141,009; 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 \$1,528,659; 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/abatements is \$0; and

WHEREAS, the 2024 valuation for assessment for the District as certified by the County Assessor of Douglas is \$24,716,780; and

WHEREAS, at an election held on November 1, 2011, 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 NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3 OF DOUGLAS 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 North Pine Vistas Metropolitan District No. 3 for calendar year 2025.

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 2025 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 2025 budget year, there is hereby levied a tax of 5.705 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

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 2024.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2025 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 61.847 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2025 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 2024.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2025 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 2024.

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 2024.

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 Douglas 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 Douglas 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.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 1<sup>st</sup> day of November, 2024.

NORTH PINE VISTAS METROPOLITAN  
DISTRICT NO. 3

*Thomas M Clark*

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President

ATTEST:



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Secretary

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

**NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the North Pine Vistas Metropolitan District No. 3.

North Pine Vistas Metropolitan District No. 3 has adopted a budget for two funds, a General Fund to provide for transfers to Metropolitan District No. 1; and a Debt Service Fund to provide for payments 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 2025 will be property taxes from the imposition of a 67.552 mill levy on property within the district for 2025, of which 5.705 mills will be dedicated to the General Fund and the balance of 61.847 mills will be allocated to the Debt Service Fund.

**North Pine Vistas Metropolitan District No. 3**  
**Adopted Budget**  
**General Fund**  
**For the Year Ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 19,612	\$ -	\$ 70,979	\$ 70,978	\$ -
Revenues:					
Property taxes	141,200	131,352	130,484	131,352	141,009
Specific ownership taxes	13,094	9,851	4,858	9,600	10,576
Property taxes New City IGA	146,245	-	-	-	-
Specific ownership taxes New City IGA	13,562	-	-	-	-
Property taxes -city	102,664	-	-	-	-
Specific ownership taxes - city	9,520	-	-	-	-
Interest income	<u>51,367</u>	<u>10,000</u>	<u>32,801</u>	<u>65,000</u>	<u>10,000</u>
Total revenues	<u>477,652</u>	<u>151,203</u>	<u>168,143</u>	<u>205,952</u>	<u>161,585</u>
Total funds available	<u>497,264</u>	<u>151,203</u>	<u>239,122</u>	<u>276,930</u>	<u>161,585</u>
Expenditures:					
Treasurer fees	2,120	1,970	1,958	1,960	2,115
Treasurer fees - city	1,541	-	-	-	-
Treasurer fees- city (IGA)	2,195	-	-	-	-
Transfer to District No. 1	<u>420,429</u>	<u>149,233</u>	<u>133,414</u>	<u>274,970</u>	<u>159,470</u>
Total expenditures	<u>426,285</u>	<u>151,203</u>	<u>135,372</u>	<u>276,930</u>	<u>161,585</u>
Ending fund balance	<u>\$ 70,979</u>	<u>\$ -</u>	<u>\$ 103,750</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 23,986,800</u>			<u>\$ 24,716,780</u>
Mill Levy		<u>5.476</u>			<u>5.705</u>

**North Pine Vistas Metropolitan District No. 3**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year Ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 313,405	\$ 462	\$ 232,920	\$ 232,920	\$ 228,379
Revenues:					
Property taxes	1,026,640	1,483,512	1,473,708	1,483,512	1,528,659
Specific ownership taxes	95,205	89,011	54,870	110,000	91,720
Interest income	17,347	-	2,001	4,000	-
Total revenues	<u>1,139,192</u>	<u>1,572,523</u>	<u>1,530,579</u>	<u>1,597,512</u>	<u>1,620,379</u>
Total funds available	<u>1,452,597</u>	<u>1,572,985</u>	<u>1,763,499</u>	<u>1,830,432</u>	<u>1,848,758</u>
Expenditures:					
Interest Sub bonds	339,633	594,000	-	700,000	900,000
Interest expense	664,615	654,800	327,400	654,800	643,800
Bond principal	195,000	220,000	-	220,000	230,000
Treasurer's fees	15,411	22,253	22,111	22,253	22,930
Transfer from Capital Projects	18	-	-	-	-
Trustee / paying agent fees	5,000	7,000	-	5,000	7,000
Total expenditures	<u>1,219,677</u>	<u>1,498,053</u>	<u>349,511</u>	<u>1,602,053</u>	<u>1,803,730</u>
Ending fund balance	<u>\$ 232,920</u>	<u>\$ 74,932</u>	<u>\$ 1,413,988</u>	<u>\$ 228,379</u>	<u>\$ 45,028</u>
Assessed valuation		<u>\$ 23,986,800</u>			<u>\$ 24,716,780</u>
Mill Levy		<u>61.847</u>			<u>61.847</u>
Total Mill Levy		<u>67.323</u>			<u>67.552</u>



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

**TO The County Commissioners of Douglas County, Colorado  
On behalf of the North Pine Vistas Metro District 3  
the Board of Directors  
of the North Pine Vistas Metropolitan District No. 3**

**Hereby** officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$24,716,780** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$24,716,780**

**Submitted:** *Diane Wheeler* for budget/fiscal year 2025

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	5.705 mills	\$141,009
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>5.705 mills</b>	<b>\$141,009</b>
3. General Obligation Bonds and Interest	61.847 mills	\$1,528,659
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
<b>TOTAL:</b>	<b>67.552 mills</b>	<b>\$1,669,668</b>

**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, CONTRACT, OTHER, AND/OR JUDGMENT:**

**BONDS**

- 1. Purpose of Issue: \$2,629,000 Limited Tax GO Subordinate Bonds
- Series: 2021B(3)
- Date of Issue: 10/20/2021
- Coupon Rate: 4.625

Maturity Date: 12/15/2035  
Levy: 31.380  
Revenue: \$775,613  
2. Purpose of Issue: \$16,140,000 Limited Tax GO Refunding and Improvement Bonds  
Series: 2021A  
Date of Issue: 10/20/2021  
Coupon Rate: 4.000 - 5.000  
Maturity Date: 12/1/2051  
Levy: 30.467  
Revenue: \$753,046

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## CONTRACTS

1. Purpose of Contract: Assist City of Castle Pines with operations/maintenance of certain landscaping/swer/drainage improvements  
Title: Intergovernmental Agreement Concerning Annual Contribution for Right-of-Way/Storm Sewer Maintenance  
Date of Issue: 10/11/2016  
Principal Amount: 0  
Maturity Date: 10/11/2016  
Levy: 0.000  
Revenue: \$0

2. Purpose of Contract: Assist City of Castle Pines with operations/maintenance of certain City Maintained Improvements  
Title: Amended and Restated Intergovernmental Agreement  
Date of Issue: 7/1/2022  
Principal Amount: 1  
Maturity Date: 12/31/2051  
Levy: 0.000  
Revenue: \$0

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## OTHER

No Other Available

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## JUDGMENT

No Judgements Available

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## Explanation of Change:

Generated On 12/14/2024