

**BNC METROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**BNC METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ (4,584)	\$ 5,731	\$ 4,050,524
REVENUES			
Property taxes	4,796	3,338	2,746
Specific ownership taxes	187	265	192
Developer advance	28,946	20,906	4,091,528
Transfer from BNC MD No. 1	-	3,359,885	-
Transfer from BNC MD No. 2	-	694,556	-
Total revenues	33,929	4,078,950	4,094,466
Total funds available	29,345	4,084,681	8,144,990
EXPENDITURES			
General Fund	21,289	31,569	60,000
Capital Projects Fund	2,325	2,588	8,084,056
Total expenditures	23,614	34,157	8,144,056
Total expenditures and transfers out requiring appropriation	23,614	34,157	8,144,056
ENDING FUND BALANCES	\$ 5,731	\$ 4,050,524	\$ 934
EMERGENCY RESERVE	\$ 100	\$ 150	\$ 110
TOTAL RESERVE	\$ 100	\$ 150	\$ 110

**BNC METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/7/20

ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
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**ASSESSED VALUATION**

Agricultural	\$ 4,140	\$ 3,860	\$ 3,860
State assessed	3,620	2,810	1,500
Personal property	25,250	40,930	33,790
Certified Assessed Value	<u>\$ 33,010</u>	<u>\$ 47,600</u>	<u>\$ 39,150</u>

**MILL LEVY**

General	69.649	70.135	70.135
Total mill levy	<u>69.649</u>	<u>70.135</u>	<u>70.135</u>

**PROPERTY TAXES**

General	\$ 2,299	\$ 3,338	\$ 2,746
Levied property taxes	2,299	3,338	2,746
Adjustments to actual/rounding	2,497	-	-
Budgeted property taxes	<u>\$ 4,796</u>	<u>\$ 3,338</u>	<u>\$ 2,746</u>

**BUDGETED PROPERTY TAXES**

General	<u>\$ 4,796</u>	<u>\$ 3,338</u>	<u>\$ 2,746</u>
	<u>\$ 4,796</u>	<u>\$ 3,338</u>	<u>\$ 2,746</u>

**BNC METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (4,584)	\$ 8,056	\$ 996
REVENUES			
Property taxes	4,796	3,338	2,746
Specific ownership taxes	187	265	192
Developer advance	28,946	20,906	57,000
Total revenues	33,929	24,509	59,938
Total funds available	29,345	32,565	60,934
EXPENDITURES			
General and administrative			
Accounting	10,412	12,000	20,000
Audit	-	-	5,000
County treasurer's fees	34	50	41
Dues and licenses	313	-	350
Insurance and bonds	1,434	3,473	3,500
District management	6,103	10,000	15,000
Legal services	2,993	5,000	15,000
Miscellaneous	-	-	-
Election expense	-	1,046	-
Contingency	-	-	1,109
Total expenditures	21,289	31,569	60,000
Total expenditures and transfers out requiring appropriation	21,289	31,569	60,000
ENDING FUND BALANCE	\$ 8,056	\$ 996	\$ 934
EMERGENCY RESERVE	\$ 100	\$ 150	\$ 110
TOTAL RESERVE	\$ 100	\$ 150	\$ 110

**BNC METROPOLITAN DISTRICT NO. 3  
CAPITAL PROJECTS FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ (2,325)	\$ 4,049,528
REVENUES			
Developer advance	-	-	4,034,528
Transfer from BNC MD No. 1	-	3,359,885	-
Transfer from BNC MD No. 2		694,556	-
Total revenues	-	4,054,441	4,034,528
Total funds available	-	4,052,116	8,084,056
EXPENDITURES			
Capital Projects			
Repay developer advance	-	-	4,034,528
Engineering	2,325	2,588	15,000
Capital outlay	-	-	4,034,528
Construction management	-	-	-
Total expenditures	2,325	2,588	8,084,056
Total expenditures and transfers out requiring appropriation	2,325	2,588	8,084,056
ENDING FUND BALANCE	\$ (2,325)	\$ 4,049,528	\$ -

**BNC METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation, was formed by Court Order issued on January 8, 2004 and recorded on January 27, 2004, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Commerce City, Adams County, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, television relay and translation, and mosquito control.

On November 4, 2003, voters of the District elected to approve general obligation indebtedness not to exceed \$60,000,000 at an interest rate not to exceed 15%. They also passed an election question to increase property taxes \$500,000 annually, without limitation of rate, to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue, other than ad valorem taxes, without regard to any limitations under TABOR.

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.

**Revenue**

**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.

The calculation of the taxes levied is displayed on Property Tax Summary page of the budget at the adopted total mill levy of 70.135 mills.

**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 7% of the property taxes collected.

**BNC METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue (continued)**

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Expenditures**

**General and administrative expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt and Leases**

The District has no outstanding debt or any operating or capital leases.

**Reserves**

**Emergency Reserve Funds**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

**This information is an integral part of the accompanying budget.**