

**LETTER OF BUDGET TRANSMITTAL
RAINDANCE METROPOLITAN DISTRICT NO. 3**

Division of Local Government
1313 Sherman St. Room 521
Denver, CO 80203

January 23, 2025

Attached is a copy of the 2025 Budget for Raindance Metropolitan District No. 3 in Weld County, Colorado submitted pursuant to Section 29-1-1113, C.R.S. This budget was adopted on December 4, 2024.

If there are any questions on the budget, please contact Andrea Weaver at (303) 482-2213 x355, or andrea.weaver@advancehoa.com.

I hereby certify that the enclosed is a true and accurate copy of the 2025 Adopted Budget.

Sincerely,

Andrea Weaver

Andrea Weaver
District Accountant

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of Raindance Metropolitan District No. 3 (the “**Board**”), Town of Windsor, Weld County, Colorado (the “**District**”), held a special meeting, via teleconference and at 1625 Pelican Lakes Point, Suite 201, Windsor, Colorado 80550 on December 4, 2024, at the hour of 10:30 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2025 BUDGET

**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGETS
AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGETS**

The Boards of Directors (collectively the "Boards") of the RAINDANCE METROPOLITAN DISTRICT NOS. 1-3 (collectively the "Districts"), will hold a public hearing at 1625 Pelican Lakes Point, Suite 201, Windsor, Colorado 80550 and via teleconference on DECEMBER 4, 2024, at 10:30 A.M., to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). The public hearing may be joined using the following teleconference information:

<https://us06web.zoom.us/j/81784084221?pwd=WUZyWUVaNFpBaMlFbn1kKWhuNmJaZz09>
Meeting ID: 817 8408 4221; Passcode: 043909;
Call In#: 1(720)707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of Clifton Larson Allen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://www.raindancemetrodistrict.org> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:
RAINDANCE METROPOLITAN DISTRICT NOS. 1-3, quasi-municipal corporations and political subdivisions of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

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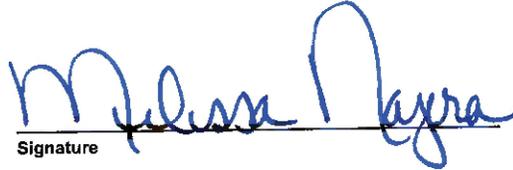
PUBLISHER'S AFFIDAVIT

**County of Weld
State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Nov 29, 2024


Signature

Subscribed and sworn to me before me this
29th day of November 2024.


Notary Public

(SEAL)

SHAYLA NAJERA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174031965 MY COMMISSION EXPIRES July 31, 2025

Account: 1051175
Ad Number: 2087472
Fee: \$30.80

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

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

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Weld County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED DECEMBER 4, 2024.

DISTRICT:

**RAINDANCE METROPOLITAN DISTRICT
NO. 3**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By:  Meatball (Jan 15, 2025 09:47 MST)

Officer of the District

ATTEST:

By:  Justin Donahoo (Jan 13, 2025 08:43 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF WELD
RAINDANCE METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 1625 Pelican Lakes Point, Suite 201, Windsor, Colorado 80550 and via teleconference on Wednesday, December 4, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4th day of December, 2024.

 Justin Donahoo (Jan 13, 2025 08:43 MST)

Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**RAINDANCE METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Raindance Metropolitan District No. 3's (the District) organization was approved by eligible electors of the District at an election held on May 6, 2014. The District was organized by order of the District Court in and for Weld County on June 6, 2014. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Raindance Metropolitan District No. 1, Raindance Metropolitan District No. 2, and Raindance Metropolitan District No. 4 on March 24, 2014. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.)

At a special election of the eligible electors of the District on May 6, 2014, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

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.

The District has no employees, and all administrative functions are contracted.

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, sale 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 the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**RAINDANCE METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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%			

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.

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 4% of the property taxes collected.

Capital Facilities Fees

The District imposes a Capital Facilities Fee in the amount of \$2,500 per single family detached unit, single family attached and apartment units, which is due and payable on or before a building permit is issued by the County. For the calendar year 2025, the District anticipates collecting fees on 7 units.

RAINDANCE METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Transfer to Raindance Metropolitan District No. 1

Raindance Metropolitan District No. 1 (District No. 1) will provide certain operation, maintenance and administrative services benefitting the District, Raindance Metropolitan District No. 2 and Raindance Metropolitan District No. 3 (collectively, "Districts"). The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to District No. 1.

Debt and Leases

Debt Service

District No. 2 issued Refunding Bonds on October 9, 2024, in the amount of \$41,540,000. Proceeds from the sale of the Series 2024 bonds refunded District No. 2's series 2019A and series 2019B bonds and District No. 3's Series 2018A and Series 2018B bonds. Bonds maturing through 2039 bear an interest rate of 5% and bonds maturing after 2039 bear an interest rate of 4%. The bonds are payable by moneys derived from District No. 3 pledged revenues and District No. 2's property tax revenues, specific ownership tax revenue, and any other legally available moneys.

Required Mill Levy

The required mill levy, as defined in the Pledge Agreement and imposed upon all taxable property of the Taxing Districts, is the amount that would generate Tax Revenue equal to the Annual Financing costs but not in excess of 39.000 mills, as adjusted for changes in the method of calculating assessed valuations after January 1, 2014. The actual mills levies imposed by each Taxing District are to be the same if sufficient to generate the Annual Financing costs. For collection year 2025, the mill levy for both districts has been set at 29.645 mills, which provides sufficient revenue for the annual financing costs.

The District has no capital nor operating lease.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to RainDance Metropolitan District No. 1, which pays for all Districts' operations and maintenance costs, and which provides for the required reserve amount, an Emergency Reserve is not reflected in the District's budget.

RainDance Metropolitan District No. 3
2025 Budget Summary
For the Years Ended and Ending December 31,

	2023	2024	2025
	Actual	Estimated	Budget
	Actual	Actual	Budget
Beginning Fund Balances	2,816,408	3,104,040	5
Revenues			
Property Taxes	1,171,995	1,848,968	1,774,925
Specific Ownership Taxes	49,820	66,260	70,997
Interest Revenue	138,149	135,000	500
Facilities Fees	35,000	17,500	17,500
Other Revenue	-	278	-
Total Revenue	1,394,964	2,068,006	1,863,922
Expenditures			
General Fund	54,837	-	645,844
Debt Service Fund	1,052,495	521,763	31,709
Total Expenditures	1,107,332	521,763	677,553
Other Sources (Uses)			
Transfer from D2 - Debt Proceeds	-	21,781,597	-
Transfer to D2 - Pledged Revenue	-	-	(1,186,369)
Refunding of 2018 Bonds	-	(26,431,597)	-
Costs of Issuance	-	-	-
Total Other Sources (Uses)	-	(4,650,000)	(1,186,369)
Ending Fund Balance	3,104,040	283	5

RainDance Metropolitan District No. 3
2025 Budget Property Tax Summary Information
For the Years Ended and Ending December 31,

	Assessed Value 2023	Assessed Value 2024	Assessed Value 2025
Residential	24,764,800	34,882,620	36,312,430
Commercial	365,920	523,800	521,650
Vacant Land	1,035,390	2,143,820	1,849,660
Industrial	-	-	-
Agricultural	4,120	4,020	2,060
Personal Property	272,100	279,750	236,680
State Assessed	2,280	2,570	2,170
Certified Assessed Value	26,444,610	37,836,580	38,924,650
Mill Levy			
General	1.967	-	15.954
Debt Service	42.333	48.846	29.645
Total Mill Levy	44.300	48.846	45.599
Property Taxes Levied			
General	52,017	-	621,004
Debt Service	1,119,480	1,848,166	1,153,921
Total Taxes Levied	1,171,497	1,848,166	1,774,925

5.5% Revenue Growth Limit Test*

	2025
Previous year general revenue	-
Previous year assessed value	÷ 37,836,580
Previous year tax rate	-
Assessed value of new construction	x 1,300,410
Revenue from growth properties	-
Expanded revenue base <i>(prior general revenue + growth revenue)</i>	-
5.5% Increase	x 1.055
Increased revenue base	-
Current year assessed value	÷ 38,924,650
General Mill Levy with 5.5% Growth	-

**Informational purposes only. District has debruced and debt refunding allocated mills for operations.*

RainDance Metropolitan District No. 3
2025 Budget - General Fund
For the Years Ended and Ending December 31,

	2023	2024	2024	
	Actual	Approved	Estimated	2025 Budget
Beginning Fund Balances	\$ 5	\$ 5	\$ 5	\$ 5
Revenues				
Property Taxes	52,595	-	-	621,004
Specific Ownership Taxes	2,212	-	-	24,840
Interest Income	30	-	-	-
Other Revenues	-	1,000	-	-
Total Revenues	<u>54,837</u>	<u>1,000</u>	<u>-</u>	<u>645,844</u>
Total Funds Available	<u>54,842</u>	<u>1,005</u>	<u>5</u>	<u>645,849</u>
Expenditures				
General and Administrative				
County Treasurer's Fee	781	-	-	9,315
Intergovernmental expenditures	54,056	-	-	636,529
Contingency	-	1,000	-	-
Total Expenditures	<u>54,837</u>	<u>1,000</u>	<u>-</u>	<u>645,844</u>
Excess Revenues (Expenditures)	-	-	-	-
Ending Fund Balance	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 5</u>
Total Expenditures				
Requiring Appropriation	<u>54,837</u>	<u>1,000</u>	<u>-</u>	<u>645,844</u>

RainDance Metropolitan District No. 3
2025 Budget - Debt Service Fund
For the Years Ended and Ending December 31,

	2023	2024	2024	
	Actual	Approved	Estimated	2025 Budget
Beginning Fund Balances	\$ 2,816,403	\$ 3,119,973	\$ 3,104,035	\$ -
Revenues				
Property Taxes	1,119,400	1,848,166	1,848,968	1,153,921
Specific Ownership Taxes	47,608	73,927	66,260	46,157
Interest Income	138,119	110,000	135,000	500
Facilities Fees	35,000	17,500	17,500	17,500
Other Revenue	-	-	278	-
Total Revenues	<u>1,340,127</u>	<u>2,049,593</u>	<u>2,067,728</u>	<u>1,218,078</u>
Total Funds Available	<u>4,156,530</u>	<u>5,169,566</u>	<u>5,171,763</u>	<u>1,218,078</u>
Expenditures				
General and Administrative				
County Treasurer's Fee	16,800	27,722	27,739	17,309
Bank Fees	20	20	50	-
Contingency	-	8,983	13,536	14,400
Debt Service				
Paying Agent Fees	6,000	6,000	6,000	-
Investment Advisory Fees	3,800	6,000	3,800	-
Bond Principal	80,000	195,000	-	-
Bond Interest	945,875	1,726,275	470,638	-
Total Expenditures	<u>1,052,495</u>	<u>1,970,000</u>	<u>521,763</u>	<u>31,709</u>
Other Sources (Uses)				
Transfer from D2 - Debt Proceeds	-	-	21,781,597	-
Transfer to D2 - Pledged Revenue	-	-	-	(1,186,369)
Refunding of 2018 Bonds	-	-	(26,431,597)	-
Costs of Issuance	-	-	-	-
Total Other Sources(Uses)	<u>-</u>	<u>-</u>	<u>(4,650,000)</u>	<u>(1,186,369)</u>
Excess Revenues (Expenditures)	287,632	79,593	(3,104,035)	-
Ending Fund Balance	<u>\$ 3,104,035</u>	<u>\$ 3,199,566</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures Requiring Appropriation	<u>1,052,495</u>	<u>1,970,000</u>	<u>26,953,360</u>	<u>1,218,078</u>