

**RAINDANCE METROPOLITAN DISTRICT NO. 3**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2021**

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

1/18/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 3,698,490	\$ 2,647,054	\$ 2,516,005
REVENUES			
Property taxes	8,939	176,969	576,274
Specific ownership taxes	605	8,400	28,814
Interest income	105,836	46,781	15,000
Capital Facilities Fees	820,000	647,500	678,100
Total revenues	<u>935,380</u>	<u>879,650</u>	<u>1,298,188</u>
TRANSFERS IN	<u>-</u>	<u>40</u>	<u>-</u>
Total funds available	<u>4,633,870</u>	<u>3,526,744</u>	<u>3,814,193</u>
EXPENDITURES			
General Fund	9,544	52,927	53,886
Debt Service Fund	956,940	957,772	965,249
Capital Projects Fund	1,020,332	-	-
Total expenditures	<u>1,986,816</u>	<u>1,010,699</u>	<u>1,019,135</u>
TRANSFERS OUT	<u>-</u>	<u>40</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>1,986,816</u>	<u>1,010,739</u>	<u>1,019,135</u>
ENDING FUND BALANCES	<u>\$ 2,647,054</u>	<u>\$ 2,516,005</u>	<u>\$ 2,795,058</u>
2018A SENIOR RESERVE FUND	\$ 1,423,675	\$ 1,423,675	\$ 1,423,675
2018A SENIOR SURPLUS FUND	1,223,334	1,092,325	1,371,378
TOTAL RESERVE	<u>\$ 2,647,009</u>	<u>\$ 2,516,000</u>	<u>\$ 2,795,053</u>

No assurance provided. See summary of significant assumptions.

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

1/18/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 8,510	\$ -	\$ -
State assessed	-	-	76,610
Vacant land	198,790	2,574,120	2,552,330
Residential	-	1,498,960	9,868,430
Commercial	-	-	860,770
Minerals	-	2,850	2,880
	<u>207,300</u>	<u>4,075,930</u>	<u>13,361,020</u>
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 207,300</u>	<u>\$ 4,075,930</u>	<u>\$ 13,361,020</u>
<b>MILL LEVY</b>			
General	43.116	12.389	3.841
Debt Service	0.000	31.029	39.290
Total mill levy	<u>43.116</u>	<u>43.418</u>	<u>43.131</u>
<b>PROPERTY TAXES</b>			
General	\$ 8,938	\$ 50,497	\$ 51,320
Debt Service	-	126,472	524,954
Levied property taxes	<u>8,938</u>	<u>176,969</u>	<u>576,274</u>
Adjustments to actual/rounding	1	-	-
Budgeted property taxes	<u>\$ 8,939</u>	<u>\$ 176,969</u>	<u>\$ 576,274</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<u>\$ 8,939</u>	<u>\$ 50,497</u>	<u>\$ 51,320</u>
Debt Service	<u>-</u>	<u>126,472</u>	<u>524,954</u>
	<u>\$ 8,939</u>	<u>\$ 176,969</u>	<u>\$ 576,274</u>

No assurance provided. See summary of significant assumptions.

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

1/18/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 5	\$ 5	\$ 5
REVENUES			
Property taxes	8,939	50,497	51,320
Specific ownership taxes	605	2,397	2,566
Interest income	-	33	-
Total revenues	<u>9,544</u>	<u>52,927</u>	<u>53,886</u>
Total funds available	<u>9,549</u>	<u>52,932</u>	<u>53,891</u>
EXPENDITURES			
General and administrative			
County Treasurer's fees	134	757	770
Banking fees	-	-	-
Transfer to District No. 1	9,410	52,170	53,116
Total expenditures	<u>9,544</u>	<u>52,927</u>	<u>53,886</u>
Total expenditures and transfers out requiring appropriation	<u>9,544</u>	<u>52,927</u>	<u>53,886</u>
ENDING FUND BALANCE	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 5</u>

No assurance provided. See summary of significant assumptions.

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

1/18/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 2,693,360	\$ 2,647,009	\$ 2,516,000
REVENUES			
Property taxes	-	126,472	524,954
Specific ownership taxes	-	6,003	26,248
Interest income	90,589	46,748	15,000
Capital Facilities Fees	820,000	647,500	678,100
Total revenues	<u>910,589</u>	<u>826,723</u>	<u>1,244,302</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>40</u>	<u>-</u>
Total funds available	<u>3,603,949</u>	<u>3,473,772</u>	<u>3,760,302</u>
EXPENDITURES			
Debt Service			
Bond interest - Series 2018A	945,875	945,875	945,875
County Treasurer's fees	-	1,897	7,874
Paying agent fees	6,000	5,000	5,500
Investment advisory fees	5,065	5,000	6,000
Total expenditures	<u>956,940</u>	<u>957,772</u>	<u>965,249</u>
Total expenditures and transfers out requiring appropriation	<u>956,940</u>	<u>957,772</u>	<u>965,249</u>
ENDING FUND BALANCE	<u>\$ 2,647,009</u>	<u>\$ 2,516,000</u>	<u>\$ 2,795,053</u>
2018A SENIOR RESERVE FUND	\$ 1,423,675	\$ 1,423,675	\$ 1,423,675
2018A SENIOR SURPLUS FUND	1,223,334	1,092,325	1,371,378
TOTAL RESERVE	<u>\$ 2,647,009</u>	<u>\$ 2,516,000</u>	<u>\$ 2,795,053</u>

No assurance provided. See summary of significant assumptions.

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

1/18/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,005,125	\$ 40	\$ -
REVENUES			
Interest income	15,247	-	-
Total revenues	15,247	-	-
Total funds available	1,020,372	40	-
EXPENDITURES			
Transfer to District No. 1	1,020,332	-	-
Total expenditures	1,020,332	-	-
TRANSFERS OUT			
Transfers to other fund	-	40	-
Total expenditures and transfers out requiring appropriation	1,020,332	40	-
ENDING FUND BALANCE	\$ 40	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

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

**Revenues** (continued)

**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 5% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on average interest rate of approximately 0.5%.

**Capital Facilities Fees**

The District imposes a Capital Facilities Fee in the amount of \$2,500 per single family detached unit and \$1,100 for 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 2021, the District anticipates to collect fees on 130 single-family detached units and 321 single-family attached and apartment units.

**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**

Pursuant to the District Coordinating Services Agreement, RainDance Metropolitan District No. 1 will provide certain operation, maintenance and administrative services benefitting the District, RainDance Metropolitan District No. 2 and RainDance Metropolitan District No. 4 (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 RainDance Metropolitan District No. 1.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2018A Bonds and the Series 2018B Bonds (discussed under Debt and Leases).

**Debt and Leases**

On May 17, 2018, the District issued \$16,450,000 in Limited Tax General Obligation Bonds, Series 2018A. The Bonds are limited tax general obligations of the District payable solely from Pledged Revenues, which include Senior Property Tax Revenues, Senior Specific Ownership Tax Revenues, and



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

**Debt and Leases (Continued)**

Capital Facilities Fees. The Bonds are due December 1, 2047, with an interest rate of 5.75%, paid semiannually on June 1 and December 1. Beginning on December 1, 2023, the Bonds are subject to mandatory sinking fund redemption at a price equal to the principal amount plus accrued interest to the redemption date.

Also on May 17, 2018, the District issued \$2,840,000 in Subordinate Limited Tax General Obligation Bonds, Series 2018B. The Bonds are subordinate limited tax general obligations of the District payable solely from Pledged Revenues, which include Subordinate Property Tax Revenues, Subordinate Specific Ownership Tax Revenues, and Subordinate Capital Facilities Fees. The Bonds are due December 1, 2047, with an interest rate of 8.125%, payable annually on December 15 from, and to the extent of, Subordinate Pledge Revenue available. The 2018B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The Series 2018A and Series 2018B Bonds were issued to finance certain public improvements, fund the Reserve Fund, fund capitalized interest for payment of a portion of the bond interest, and pay the costs of issuing the Bonds.

The District has no capital nor operating lease.

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020
Developer Advances - Operations	\$ 5	\$ -	\$ -	\$ 5
Limited Tax General Obligation Bonds:				
Series 2018A	16,450,000	-	-	16,450,000
Series 2018B	2,840,000	-	-	2,840,000
Total	<u>\$ 19,290,005</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,290,005</u>

	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021
Developer Advances - Operations	\$ 5	\$ -	\$ -	\$ 5
Limited Tax General Obligation Bonds:				
Series 2018A	16,450,000	-	-	16,450,000
Series 2018B	2,840,000	-	-	2,840,000
Total	<u>\$ 19,290,005</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,290,005</u>

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

**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.

**Debt Service Reserves**

The District maintains a Debt Service Reserve as required with the issuance of the Series 2018A Limited Tax General Obligation Bonds.

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

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

Bonds and Interest Maturing in the Year Ending December 31,	\$16,450,000 Limited Tax General Obligation Bonds Series 2018A Interest 5.75% Dated May 17, 2018 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2021	\$ -	\$ 945,875	\$ 945,875
2022	-	945,875	945,875
2023	80,000	945,875	1,025,875
2024	195,000	941,275	1,136,275
2025	215,000	930,063	1,145,063
2026	250,000	917,700	1,167,700
2027	265,000	903,325	1,168,325
2028	300,000	888,088	1,188,088
2029	320,000	870,838	1,190,838
2030	360,000	852,438	1,212,438
2031	380,000	831,738	1,211,738
2032	430,000	809,888	1,239,888
2033	455,000	785,163	1,240,163
2034	505,000	759,000	1,264,000
2035	535,000	729,963	1,264,963
2036	590,000	699,200	1,289,200
2037	620,000	665,275	1,285,275
2038	685,000	629,625	1,314,625
2039	725,000	590,238	1,315,238
2040	790,000	548,550	1,338,550
2041	835,000	503,125	1,338,125
2042	910,000	455,113	1,365,113
2043	965,000	402,788	1,367,788
2044	1,045,000	347,300	1,392,300
2045	1,105,000	287,213	1,392,213
2046	1,200,000	223,675	1,423,675
2047	2,690,000	154,675	2,844,675
	<u>\$ 16,450,000</u>	<u>\$ 18,563,875</u>	<u>\$ 35,013,875</u>