

**Rock Canyon Metropolitan District
2023 ANNUAL REPORT**

(For Activities Completed in 2023, and With Information About Prospective Years)

I. District Description - General Information

- a. Board members, officers' titles, and terms
 - 1) VACANCY – Term expires May, 2025**
 - 2) VACANCY – Term expires May, 2025**
 - 3) Selket Allen – Term expires May, 2025**
 - 4) K. Sean Allen, Assistant Secretary – Term expires May, 2027**
 - 5) VACANCY – Term expires May, 2027**
- b. Changes in board membership in past year: **A regular election was conducted on May 2, 2023, wherein Board members Kevin Collins and K. Sean Allen renewed their terms. President Peter Klymkow, Treasurer Kevin Collins and Secretary Matthew Valente resigned from their board seats. K. Sean Allen was named President and Selket Allen was appointed to Treasurer/Secretary on November 17, 2023.**
- c. Name and address for official District contacts:
**Paula J. Williams
McGeady Becher P.C.
450 E. 17th Ave., Suite 400
Denver, CO 80203-1254
Phone: 303-592-4380
Fax: 303-592-4385
E-mail: pwilliams@specialdistrictlaw.com**
- d. Elections held in the past year and their purpose: **A regular director election was conducted on May 2, 2023 for the purposes of electing new directors and/or renewing terms of current board members. Director Kevin Collins renewed his seat to a two-year term, expiring May 2025. K. Sean Allen renewed his seat to a four-year term, expiring May 2027.**
- e. Access Information to obtain a copy of rules and regulation adopted by the Board: **Any rules or regulations adopted by the District may be accessed**

on the District's website at <https://rockcanyonmd.colorado.gov/rock-canyon-metropolitan-district>

II. Boundary changes for the report year and proposed changes for the coming year: **There were no boundary changes during 2023, and no boundary changes are anticipated for 2024.**

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements.

a. Contracts for operations, debt, and other contractual obligations with sub- districts or operating and taxing districts: **None.**

b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District:

The District is a party to the following reimbursement agreements:

1) **“2020-2021 Operation Funding Agreement,” dated 8/28/20 and effective 9/1/20 (and as amended on 11/20/20 and 11/11/21), with Taylor Morrison of Colorado (“Taylor Morrison”), whereby Taylor Morrison shall advance funds for the operation of the District through 2022 up to a maximum amount of \$100,000. Advances incur interest at a rate not to exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%). Agreement terminates on December 31, 2062, unless terminated earlier by the parties.**

2) **“Facilities Funding and Acquisition Agreement,” dated 12/10/19 and effective 2/28/19, with UDCM Rock Canyon, LLC (“UDCM”), whereby UDCM shall advance funds to the District for capital improvements through fiscal year 2023 up to a maximum amount of \$5,000,000. Advances incur interest at a rate not to exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%). Agreement terminates on December 31, 2059, unless terminated earlier by the parties.**

IV. Service Plan

a. List and description of services authorized in Service Plan: **Water, storm sewer, sanitation and wastewater treatment, street improvements, traffic safety protection, parks and recreation, television relay and translation, mosquito control, covenant enforcement and design review, and security services, all as more particularly described in the Service Plan.**

b. List and description of facilities authorized in Service Plan: **Water, storm sewer, sanitation and wastewater treatment, street improvement, traffic safety**

protection, parks and recreation, and television relay and translation facilities, all as more particularly described in the Service Plan.

- c. List and description of any extraterritorial services, facilities, and agreements:
None.

V. Development Progress:

- a. Indicate the estimated year of build-out, as set forth in the Service Plan: **2021 was the estimated year of build-out.**
- b. List the services provided with the date service began compared to the date authorized by the Service Plan: **N/A**
- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented: **None.**
- d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan: **N/A**
- e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any: **N/A**
- f. List facilities currently under construction with the percentage complete and an anticipated date of completion: **The land development work for Rock Canyon was commenced in early 2020 with the overlot grading/over-excavation work and was followed up with the sanitary sewer, water and storm drain improvements completing in late summer. Subgrade preparation work on Jaguar Drive commenced in early fall 2020 and was completed in spring 2021 along with all infrastructure work. Six (6) homes were constructed and completed in 2021. The District received probationary acceptance from Douglas County Roadways and Storm Drainage, along with Northern Douglas County Water and Sanitation District, and the entirety of the infrastructure improvements in the District are now under a two-year Warranty Period. Common area landscaping commenced in fall of 2021 with a seasonal shutdown occurring in winter 2021. Landscaping work recommenced in early spring 2022 but were not completed. The landscaping commenced and was completed in 2023. 34 homes were completed in 2022, and in 2023, the**

remaining 20 homes were built, which completes the homebuilding operations of the District. All the subdivision improvements, including the common area landscaping, have been completed and the District is built out.

- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years: **Population was zero for the previous five years. As of year-end 2021, the District had a total of five closings, with a population estimate of 15. As of year-end 2022, the District closed on 34 homes, with an estimated population of 102. At build-out, population is approximately 162 (assuming 3 occupants for each of the 54 single-family residential units in the District).**
- h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan. **All 54 single-family residential units have been constructed and sold within the District.**
- i. List any enterprises created by and/or operated by or on behalf of the District and summarize the purpose of each. **N/A**
- j. Provide a summary of litigation involving public improvements owned by the District: **None.**

VI. Financial Plan and Financial Activities

- a. Provide a copy of the audit or exemption from the audit for the reporting year. **The District's 2023 Audit will be prepared and filed with the State Auditor by July 31, 2024, pursuant to statute. A copy of the 2024 Audit will be provided when available.**
- b. Provide a copy of the budget, showing the reporting and previous years. **A copy of the District's budget proceedings for 2024 is attached hereto as Exhibit A.**
- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and

projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation). **For projections for the next five (5) years, see the Financial Plan of the District, previously provided with the 2019 Annual Report.**

- d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired. **The District issued the following debt in 2020. See the District's 2024 Budget Proceedings (Exhibit A) for the debt retirement schedule.**
 - 1) **General Obligation Limited Tax Bonds, Series 2020A, in the amount of \$1,637,000;**
 - 2) **Subordinate General Obligation Limited Tax Bonds, Series 2020B(3), in the amount of \$398,000.**
- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued. **See the Board of Canvassers' Certificate of Election results for the November 6, 2018, organizational election, provided with the 2019 Annual Report for authorized debt. As of December 31, 2020, the authorized debt amount was reduced by \$2,035,000, due to the issuance of the Series 2020A and Series 2020B(3) Bonds.**
- f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan. **The District is authorized under its Service Plan to issue up to \$5,000,000 in debt. As of December 31, 2023, the District has issued \$2,035,000 in debt, leaving \$2,965,000 in debt authorized but unissued.**
- g. Enterprises of the District. N/A
 - 1) Include revenues of the enterprise, showing both direct support from the District and all other sources.
 - 2) Include expenses of the enterprise, showing both direct payments to the District and all other obligations.
- h. Detail contractual obligations.

- 1) Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments. **See the District's 2023 Audit (when available) for obligations pursuant to the Series 2020A and Series 2020B(3) Bonds.**
 - 2) Report any inability of the District to pay current obligations that are due within the current budget year: **None.**
 - 3) Describe any District financial obligations in default: **None.**
- i. Actual and Assessed Valuation History. **See Exhibit B.**
- 1) Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year.
 - 2) For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.
- j. Mill Levy History. **See Exhibit C.**
- 1) Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)
 - 2) For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.
- k. Miscellaneous Taxes History. **N/A**
- 1) Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)
 - 2) For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.
- l. Estimated Assessed Valuation of District at 100% Build-Out. **See the Financial Plan of the District, previously provided with the 2019 Annual Report.**

- 1) Provide an updated estimate and compare this with the Service Plan estimate.
- m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out. **See the Financial Plan of the District, previously provided with the 2019 Annual Report.**
 - 1) Provide an updated estimate based on current events. Do not include refunding bonds. **No current plans to issue the \$2,965,000 in authorized but unissued debt.**

EXHIBIT A

2024 Budget Proceedings

RESOLUTION NO. 2023-11-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF ROCK CANYON
METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, PURSUANT TO
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY
FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Rock Canyon Metropolitan District (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body on October 17, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 17, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
ROCK CANYON METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 17, 2023.

**ROCK CANYON METROPOLITAN
DISTRICT**

By: Sean Allen
President

Attest:

By: SL
Secretary

EXHIBIT A

Budget

ROCK CANYON METRO DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**ROCK CANYON METRO DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 235,509	\$ 217,658	\$ 221,259
REVENUES			
Property taxes	62,745	102,853	174,690
Specific ownership taxes	5,548	8,963	15,722
Interest income	3,811	8,350	11,000
Developer advance	50,227	-	-
Total revenues	122,331	127,093	201,412
Total funds available	357,840	344,751	422,671
EXPENDITURES			
General Fund	50,608	33,455	40,000
Debt Service Fund	89,574	90,037	111,000
Total expenditures	140,182	123,492	151,000
Total expenditures and transfers out requiring appropriation	140,182	123,492	151,000
ENDING FUND BALANCES	\$ 217,658	\$ 221,259	\$ 271,671
EMERGENCY RESERVE	\$ 500	\$ 800	\$ 1,400
SURPLUS FUND (Maximum:\$327,400)	216,256	220,459	266,930
TOTAL RESERVE	\$ 216,756	\$ 221,259	\$ 268,330

**ROCK CANYON METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Residential	\$ -	\$ 585,160	\$ 2,228,930
Agricultural	-	-	-
State assessed	300	100	300
Vacant land	958,330	940,710	510
Personal property	-	35,360	67,060
Certified Assessed Value	<u>\$ 958,630</u>	<u>\$ 1,561,330</u>	<u>\$ 2,296,800</u>

MILL LEVY

General	15.104	15.201	17.552
Debt Service	50.349	50.674	58.506
Total mill levy	<u>65.453</u>	<u>65.875</u>	<u>76.058</u>

PROPERTY TAXES

General	\$ 14,479	\$ 23,734	\$ 40,313
Debt Service	48,266	79,119	134,377
Levied property taxes	<u>62,745</u>	<u>102,853</u>	<u>174,690</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 62,745</u>	<u>\$ 102,853</u>	<u>\$ 174,690</u>

BUDGETED PROPERTY TAXES

General	\$ 14,479	\$ 23,734	\$ 40,313
Debt Service	48,266	79,119	134,377
	<u>\$ 62,745</u>	<u>\$ 102,853</u>	<u>\$ 174,690</u>

**ROCK CANYON METRO DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (13,976)	\$ 1,402	\$ 800
REVENUES			
Property taxes	14,479	23,734	40,313
Specific ownership taxes	1,280	1,842	3,628
Interest income	-	350	-
Other revenue	-	6,927	-
Developer advance	50,227	-	-
Total revenues	65,986	32,853	43,941
Total funds available	52,010	34,255	44,741
EXPENDITURES			
General and administrative			
Accounting	21,338	15,000	20,000
Auditing	4,700	4,900	5,000
County Treasurer's fee	217	356	605
Dues and membership	353	308	500
Insurance	2,927	3,024	3,500
Legal	18,620	8,000	10,000
Election	2,453	1,867	-
Contingency	-	-	395
Total expenditures	50,608	33,455	40,000
Total expenditures and transfers out requiring appropriation	50,608	33,455	40,000
ENDING FUND BALANCES	\$ 1,402	\$ 800	\$ 4,741
EMERGENCY RESERVE	\$ 500	\$ 800	\$ 1,400
TOTAL RESERVE	\$ 500	\$ 800	\$ 1,400

**ROCK CANYON METRO DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 249,485	\$ 216,256	\$ 220,459
REVENUES			
Property taxes	48,266	79,119	134,377
Specific ownership taxes	4,268	7,121	12,094
Interest income	3,811	8,000	11,000
Total revenues	56,345	94,240	157,471
Total funds available	305,830	310,496	377,930
EXPENDITURES			
General and administrative			
County Treasurer's fee	724	1,187	2,016
Paying agent fees	7,000	7,000	7,000
Contingency	-	-	1,134
Debt Service			
Bond interest	81,850	81,850	81,850
Bond Principal	-	-	19,000
Total expenditures	89,574	90,037	111,000
Total expenditures and transfers out requiring appropriation	89,574	90,037	111,000
ENDING FUND BALANCES	\$ 216,256	\$ 220,459	\$ 266,930
SURPLUS FUND (Maximum:\$327,400)	\$ 216,256	\$ 220,459	\$ 266,930
TOTAL RESERVE	\$ 216,256	\$ 220,459	\$ 266,930

**ROCK CANYON METRO DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Order and Decree of the District Court of Douglas County, Colorado on February 28, 2019, to provide financing for design, acquisition, construction and installation and financing of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, and sewer and drainage facilities, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of Douglas County, Colorado.

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 6, 2018. Additionally, the election allows the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

On November 6, 2018, the District's voters authorized general obligation indebtedness of \$50,000,000 for District improvements, \$5,000,000 for the purpose of refunding debt, \$5,000,000 in intergovernmental agreements, and \$5,000,000 for operations and maintenance debt. The service plan has a limitation on the issuance of debt to \$5,000,000.

The initial and maximum debt service mill levy is 50.000 mills subject to changes in the method of calculating assessed valuation. The initial and maximum operations and maintenance mill levy is 15.000 mills. The combined initial and maximum mill levy for the District is 65.000 mills, subject to adjustment. For collection year 2024, the District will levy a general fund mill levy of 17.552 mills and a debt service mill levy of 58.506 mills for a combined mill levy of 76.058 mills.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.T.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.

**ROCK CANYON METRO DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 primary source of revenue is property taxes. The calculation of the taxes levied is displayed on the Property Tax Summary pages of the budget using the adopted mill levy imposed by the District.

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%			

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 9% of the property taxes collected by the District.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5%.

**ROCK CANYON METRO DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, and meeting costs.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2020A Bonds (discussed under Debt and Leases).

Debt and Leases

The District issued Senior Bonds and the Subordinate Bonds on January 7, 2020, in the respective amounts of \$1,637,000 and \$398,000.

Proceeds from the sale of the Senior Bonds were used to: (a) pay or reimburse the Project Costs; (b) make a deposit to the Senior Surplus Fund; (c) fund capitalized interest on the Senior Bonds; and (d) pay costs of issuance of the Bonds. Proceeds from the sale of the Subordinate Bonds were used to: (a) pay or reimburse Project Costs; and (b) pay other costs incurred in connection with the issuance of the Subordinate Bonds.

The Senior Bonds bear interest of 5.000% and are payable semi-annually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.750% (with a combined yield with the Senior Bonds of 5.8152% per Form 8038-G) per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The 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. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

**ROCK CANYON METRO DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, net of any costs of collection, which includes:

- (a) the Senior Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and
- (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, net of any costs of collection, which includes:

- (a) the Subordinate Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and
- (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The Senior Bonds are additionally secured by capitalized interest which will be funded from the proceeds of the Senior Bonds and by amounts, if any, in the Senior Surplus Fund.

Except for an initial deposit of \$129,000 from proceeds of the Senior Bonds, the Senior Surplus Fund will be funded solely from Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year up to the Maximum Surplus Amount of \$327,400. Pursuant to the Senior Indenture, the Senior Surplus Fund shall be maintained for so long as any Senior Bond is outstanding. The use of moneys released from the Senior Surplus Fund when no Senior Bonds are outstanding shall be subject to any pledges, liens, or other encumbrances, including any pledge, lien, or encumbrance created under the terms of any other Parity Bonds or Subordinate Bonds.

Optional Redemption. The Series 2020A Senior Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest and a redemption premium of a percentage of the principal amount so redeemed as follows:

**ROCK CANYON METRO DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

Optional Redemption. The Series 2020B₍₃₎ Subordinate Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest and a redemption premium of a principal so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

The District has no operating or capital leases.

Reserves

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

ROCK CANYON METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$1,637,000 General Obligation Bonds, Series 2020A

Dated January 7, 2020

Principal due December 1

Interest Rate 5.000% Payable

June 1 and December 1

Year Ended December 31,	Principal		Interest		Total	
2024	\$	19,000	\$	81,850	\$	100,850
2025		20,000		80,900		100,900
2026		23,000		79,900		102,900
2027		25,000		78,750		103,750
2028		28,000		77,500		105,500
2029		29,000		76,100		105,100
2030		33,000		74,650		107,650
2031		35,000		73,000		108,000
2032		38,000		71,250		109,250
2033		40,000		69,350		109,350
2034		44,000		67,350		111,350
2035		47,000		65,150		112,150
2036		51,000		62,800		113,800
2037		54,000		60,250		114,250
2038		59,000		57,550		116,550
2039		62,000		54,600		116,600
2040		67,000		51,500		118,500
2041		71,000		48,150		119,150
2042		77,000		44,600		121,600
2043		80,000		40,750		120,750
2044		87,000		36,750		123,750
2045		91,000		32,400		123,400
2046		98,000		27,850		125,850
2047		103,000		22,950		125,950
2048		111,000		17,800		128,800
2049		245,000		12,250		257,250
	\$	1,637,000	\$	1,465,950	\$	3,102,950

I, Selket Allen, hereby certify that I am the duly appointed Secretary of the Rock Canyon Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Rock Canyon Metropolitan District held on November 17, 2023.



Secretary

RESOLUTION NO. 2023-12-03

RESOLUTION TO SET MILL LEVIES

**RESOLUTION OF THE ROCK CANYON METROPOLITAN DISTRICT LEVYING
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE
YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2024
BUDGET YEAR**

A. The Board of Directors of the Rock Canyon Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 17, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general operating/general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt retirement/debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Rock Canyon Metropolitan District, Douglas County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, 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.

SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES ☐

RESOLUTION APPROVED AND ADOPTED on November 17, 2023.

**ROCK CANYON METROPOLITAN
DISTRICT**

By: Sean Allen
President

Attest:

By: SL
Secretary

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
On behalf of the Rock Canyon Metro District
the Board of Directors
of the Rock Canyon Metro District**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$2,296,800** 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: **\$2,296,800**

Submitted: *Rob Lange* for budget/fiscal year 2024

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	17.552 mills	\$40,313
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	17.552 mills	\$40,313
3. General Obligation Bonds and Interest	58.506 mills	\$134,377
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
TOTAL:	76.058 mills	\$174,690

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

- Purpose of Issue: Public infrastructure
 Series: 2020B - Subordinate GO Limited Tax Bonds
 Date of Issue: 2020-01-07
 Coupon Rate: 8.75

Maturity Date:	2049-12-15
Levy:	0.000
Revenue:	\$0
2. Purpose of Issue:	Public infrastructure
Series:	2020A - GO Limited Tax Bonds
Date of Issue:	2020-01-07
Coupon Rate:	5.00
Maturity Date:	2049-12-01
Levy:	58.506
Revenue:	\$134,377

CONTRACTS	No Contracts Available
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OTHER	No Other Available
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JUDGMENT	No Judgment Available
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Explanation of Change:	
	Generated On Wed, 10 Jan 2024

I, Selket Allen, hereby certify that I am the duly appointed Secretary of the Rock Canyon Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Rock Canyon Metropolitan District held on November 17, 2023.



Secretary

EXHIBIT B

Actual and Assessed Valuation History

YEAR	ACTUAL VALUE	ASSESSED VALUE	SERVICE PLAN ESTIMATE
2019*	\$1,992,372	\$577,790	-0-
2020	\$2,237,934	\$649,350	-0-
2021	\$3,304,523	\$958,630	\$765,600
2022	\$11,664,031	\$1,561,330	\$2,105,192
2023	\$33,271,797	\$2,296,800	\$2,313,783

*The District was organized on February 28, 2019.

EXHIBIT C

Mill Levy History

BUDGET YEAR	MILL LEVY: OPERATIONS	MILL LEVY: DEBT	TOTAL MILL LEVY	SERVICE PLAN ESTIMATE
2019*	0.000	0.000	0.000	0.000
2020	15.104	50.349	65.453	60.000
2021	15.104	50.349	65.453	60.000
2022	15.104	50.349	65.453	60.000
2023	15.201	50.674	65.875	60.000
2024	17.552	58.506	76.058	60.000

*The District was organized on February 28, 2019.