THE GLEN METROPOLITAN DISTRICT NO. 3

January 30, 2024

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

RE: The Glen Metropolitan District No. 3

LG ID #65251

Attached is the 2024 Budget for The Glen Metropolitan District No. 3 in El Paso County, Colorado, submitted pursuant to Section 29-1-113, <u>C.R.S.</u> This Budget was adopted on November 15, 2023. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060 Ext. 101.

The mill levy certified to the County Commissioners of El Paso County is 10.00 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 51.345 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$4,795,470 the total property tax revenue is \$294,178.11. A copy of the certification of mill levies sent to the County Commissioners for El Paso County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of El Paso County, Colorado.

Sincerely,

Jon Erickson

District Accountant

Enclosure(s)

Admin@mwcpaa.com

THE GLEN METROPOLITAN DISTRICT NO. 3

2024 BUDGET MESSAGE

The adopted 2024 budget for The Glen Metropolitan District No. 3 ("District") is attached.

The District is part of a multiple district structure, with for The Glen Metropolitan Districts Nos. 1 and 2, with the primary function to act as a financing district and provide the administration and operations of public improvements for all three Districts. The District has adopted three separate funds: (i) a General Fund, to provide for administrative operating expenditures; (ii) a Debt Service Fund to provide for the payments on general obligation bond debt; and (iii) a Capital Projects Fund to account for projects funds from the issuance of debt and the construction of public improvements.

The District has levied a general fund mill levy to fund general and administrative as well as operating expenditures. There is no change to the general fund mill levy of 10.000 mills for budget year 2024.

The District has levied a debt service mill levy to provide funding for debt service payments on the Series 2021(3) Bonds. There is no change to the debt service mill levy for budget year 2024 except for the adjustment required for changes in property tax assessment rates.

The District has utilized the modified accrual basis of accounting for preparation of this budget.

EXHIBIT A BUDGET DOCUMENT BUDGET MESSAGE

The Glen Metropolitan District No. 3 Statement of Net Position					
September 30, 2023	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
FirstBank Checking	102,976				102,976
2021 Bond Fund		519,104			519,104
2021 Bond Reserve Fund		1,006,520			1,006,520
2021 Bond Surplus Fund		98,120			98,120
Project Fund			6,152,760		6,152,760
Pooled Cash	(127,673)	124,046	3,627		(0)
Due to/from Other Funds	32,021		(32,021)		-
TOTAL CASH	7,324	1,747,791	6,124,366	-	7,879,481
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	77	342			419
Prepaid Expense	(507)				(507)
TOTAL OTHER CURRENT ASSETS	(430)	342	-	-	(88)
FIXED ASSETS				400 740	
G10 Domestic Water System				100,742	100,742
G10 Sanitary Sewer System				152,542	152,542
G9 Sidewalks				310,184	310,184
G9 Storm Sewer G9 Streets, Curb 7 Gutter				465,859	465,859
Playground Park				1,852,281 153,108	1,852,281 153,108
Trail System				159,189	159,189
Land				383,846	383,846
Construction in Progress				-	-
Accumulated Depreciation				(11,660)	(11,660)
TOTAL FIXED ASSETS	-	-	-	3,566,092	3,566,092
TOTAL ASSETS	6,894	1,748,132	6,124,366	3,566,092	11,445,484
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	11,137				11,137
Retainage Payable CP					-
TOTAL CURRENT LIABILITIES	11,137	-	-	-	11,137
DEFERRED INFLOWS					
Deferred Property Taxes	77	342			419
TOTAL DEFERRED INFLOWS	77	342	-	-	419
LONG-TERM LIABILITIES					
Bonds Payable 2021 (3)				12,615,000	12,615,000
Advances District No 1				167,498	167,498
Accrued Interest				44,203	44,203
TOTAL LONG-TERM LIABILITIES	-	-	-	12,826,701	12,826,701
TOTAL LIAB & DEF INFLOWS	11,214	342	-	12,826,701	12,838,256
NET POSITION					
Inv in Capital Assets				3,566,092	3,566,092
Amount to be Provided for Debt				(12,826,701)	(12,826,701)
Fund Balance- Non-Spendable	-	4 = 4 = = 0 :	C 101 0 = =		-
Fund Balance- Restricted	4,811	1,747,791	6,124,366		7,876,968
Fund Balance- Unassigned	(9,130)				(9,130)
TOTAL NET POSITION	(4,319)	1,747,791	6,124,366	(9,260,609)	(1,392,772)

The Glen Metropolitan District No. 3
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Modified Accrual Basis For the Period Indicated									
	2022	2023	2023		YTD Thru	YTD Thru	Variance	2024	
	Audited	Adopted	Amended	2023	09/30/23	09/30/23	Positive	Adopted	
	Actual	Budget	Budget	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	1,895,080	3,933,800	3,961,480	3,961,480				4,795,470	Final 2023 AV
Mill Levy - General Fund	10.000	10.000	10.000	10.000				10.000	10 Mills, Undjusted
Mill Levy - Debt Service Fund	44.531	44.531	44.531	44.531				51.345	40 Mills, Adjusted
Total Mill Levy	54.531	-	54.531	54.531				61.345	50.000 Mills, Adjusted
Property Tax Revenue - General Fund	18,951	39,338	39,615	39,615				47,955	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	84,390	175,176	176,409	176,409				246,223	AV * Mills / 1,000
Total Property Taxes	103,341	214,514	216,023	216,023				294,178	1

Print Date: 1/30/2024

	Print Date: 1/30/2024
und Balance	

Modified Accrual Basis For the Period Indicated	2022	2023	2023		YTD Thru	YTD Thru	Variance	2024	
	Audited	Adopted	Amended	2023	09/30/23	09/30/23	Positive	Adopted	Budget Notes/Assumptions
COMBINED FUNDS	Actual	Budget	Budget	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
REVENUE									
Property Taxes	103,341	214,514	216,023	216,023	215,605	214,514	1,091	296,011	50.000 Mills, Adjusted
Specific Ownership Taxes	10,756	11,500	21,602	21,602	14,901	7,667	7,234	18,609	8% of Property Taxes
Interest & Other Income	143,937	60,000	335,100	335,100	288,995	45,000	243,995	143,145	Investment of Project Funds
TOTAL REVENUE	258,034	286,014	572,726	572,726	519,501	267,181	252,320	457,765	
EXPENDITURES									
<u>Administration</u>									
Accounting, Legal, Management, & Audit	54,161	111,000	130,731	130,731	55,131	84,750	29,619	136,400	Per General Fund
Insurance, SDA Dues, Misc Other	70,259	7,200	13,450	13,450	3,979	3,650	(329)	14,000	Per General Fund
Operations	44,402	15,000	15,000	15,000	-	15,000	15,000	45,000	-
Treasurer's Fees	3,099	6,200	6,481	6,481	6,468	3,218	(3,250)	8,825	3% of Property Taxes
Contingency	-	1,225	5,000	-	-	919	919	10,000	Allowance For Unforeseen Needs
Debt Service									
Bond Interest	508,336	530,438	530,438	530,438	265,219	265,219	-	530,438	-
Bond Principal	-	-	-	-	-	-	-	-	-
Trustee Administrative Fee	-	4,000	4,000	4,000	-	4,000	4,000	-	-
Debt Issuance Expense & Trustee Fees	-	-	-	-	-	-	-	-	
Contingency	-	-	5,000	-	-	-	-	5,000	
Capital Outlay	1,617,840	2,000,000	2,012,500	2,012,500	11,030	1,500,000	1,488,970	4,231,309	Bund Funds + \$5M
TOTAL EXPENDITURES	2,298,096	2,675,063	2,722,600	2,712,600	341,827	1,876,755	1,534,928	4,980,972	
REVENUE OVER / (UNDER) EXPENDITURES	(2,040,062)	(2,389,049)	(2,149,874)	(2,139,874)	177,674	2,143,936	(1,282,608)	(4,523,207)	
OTHER SOURCES / (USES)									
Transfers from Other Districts	120,000	95,000	145,000	145,000	35,800	35,800	-	153,200	General & Capital Fund Shortfalls
Reimbursed Expenses	18,810	-	-	-	-	-	-	-	-
Conveyance of Capital Assets	383,846	-	-	-	-	-	-	-	-
TOTAL OTHER SOURCES / (USES)	522,656	95,000	145,000	145,000	35,800	35,800	-	153,200	
CHANGE IN FUND BALANCE	(1,522,859)	(2,294,049)	(2,009,124)	(1,999,124)	210,572	(1,573,775)	1,784,347	(4,374,007)	
BEGINNING FUND BALANCE	9,180,124	8,795,318	7,657,265	7,657,265	7,657,265	8,795,318	(1,138,053)	5,658,141	
ENDING FUND BALANCE	7,657,265	6,501,269	5,648,141	5,658,141	7,867,838	7,221,543	646,294	1,284,135	
	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE									
Non-Spendable	161	150	6,000	6,200	-	150	-	6,200	Prepaid Insurance
TABOR Emergency Reserve	5,082	4,069	4,961	4,811	4,811	-	4,811	6,205	3% of General Fund Expenditures
Restricted For Debt Service	1,768,550	1,394,352	1,498,619	1,503,619	1,747,791	1,658,610	89,181	1,277,937	See Debt Service Fund
Restricted For Capital Projects	5,910,809	5,161,286	4,148,309	4,148,309	6,124,366	5,646,286	478,080	-	See Capital Fund
Unassigned	(27,338)	(58,588)	(9,748)	(4,798)	(9,130)	(83,503)	74,222	(6,207)	Remaining Balances
TOTAL ENDING FUND BALANCE	7,657,265	6,501,269	5,648,141	5,658,141	7,867,838	7,221,543	646,294	1,284,135	
	=	=	=	=	=	=	=	=	

	2022	2023	2023		YTD Thru	YTD Thru	Variance	2024	
	Audited	Adopted	Amended	2023	09/30/23	09/30/23	Positive	Adopted	
	Actual	Budget	Budget	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
GENERAL FUND								_	
REVENUE									
Property taxes - Operations	18,951	39,338	39,615	39,615	39,538	39,338	200	47,955	10 Mills, Undjusted
Property taxes - State Backfill								1,833	65% Backfill of Revenue Loss - SB 22-238
Specific Ownership Taxes	1,974	1,500	3,961	3,961	2,733	1,000	1,733	3,836	8% of Property Taxes
Interest Income	-	-	100	100	-	-	-	-	
Other/Misc. Income		-	-	-		-	-	-	
TOTAL REVENUE	20,925	40,838	43,676	43,676	42,271	40,338	1,933	53,624	
XPENDITURES - GENERAL									
Administration									
Accounting and Auditing	40,551	30,000	40,000	40,000	6,433	22,500	16,067	41,600	Accounting, Audit, Budget, & Cont Disclosures
Bank fees & service charges	1,282	200	200	200	90	150	60	200	Based on 2023 Forecast
Insurance	9,090	7,000	13,250	13,250	3,889	3,500	(389)	13,800	Insurance & SDA Dues
Prof Fees - District Managemnt	2,388	-	8,531	8,531	8,531	-	(8,531)	10,000	
Prof Fees - IT Website	850	-	1,200	1,200	600	-	(600)	600	Based on 2023 Forecast
Prof Fees - Other	338	6,000	6,000	6,000	-	6,000	6,000	6,200	
Prof Fees Attorneys	69,921	75,000	75,000	75,000	39,567	56,250	16,683	78,000	
Landscaping & Maintenance	44,402	15,000	15,000	15,000	-	15,000	15,000	45,000	
Treasurer's fees	595	1,200	1,188	1,188	1,186	590	(596)	1,439	3% of Property Taxes
Emergency Reserve		-	-	-		-	-	-	
Contingency		1,225	5,000	-		919	919	10,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	169,416	135,625	165,369	160,369	60,296	104,909	44,613	206,839	
REVENUE OVER / (UNDER) EXPENDITURES	(148,491)	(94,787)	(121,693)	(116,693)	(18,025)	(64,571)	46,546	(153,215)	
OTHER SOURCES / (USES)									
Transfers In - District No 1	60,000	47,500	72,500	72,500	22,900	22,900	-	76,600	
Transfers In - District No 2	60,000	47,500	72,500	72,500	12,900	12,900	-	76,600	
Reimbursed Expenditures	18,810	-	-	-	-	-	-		
OTAL OTHER SOURCES / (USES)	138,810	95,000	145,000	145,000	35,800	35,800	-	153,200	
HANGE IN FUND BALANCE	(9,681)	213	23,307	28,307	17,775	(28,771)	46,546	(15)	
	(5,502)		,,	,_,	,	(==,: / = /	,	(/	

Print Date: 1/30/2024

(22,094) (54,369) 1,213 6,213 (4,319) (83,353) 79,034

(22,094)

(54,582)

32,488

6,213

6,198

(22,094)

(22,094)

(54,582)

ENDING FUND BALANCE

BEGINNING FUND BALANCE

(12,413)

	2022 Audited	2023 Adopted	2023 Amended	2023	YTD Thru 09/30/23	YTD Thru 09/30/23	Variance Positive	2024 Adopted	
	Actual	Budget	Budget	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	84,390	175,176	176,409	176,409	176,066	175,176	890	246,223	40 Mills, Adjusted
Specific Ownership Taxes	8,781	10,000	17,641	17,641	12,168	6,667	5,502	14,773	8% of Property Taxes
Interest Income	33,322		85,000	85,000	64,408	-	64,408	60,145	
TOTAL REVENUE	126,493	185,176	279,050	279,050	252,643	181,843	70,800	321,142	
EXPENDITURES									
Treasurer's Fees	2,504	5,000	5,292	5,292	5,282	2,628	(2,654)	7,387	3% of Property Taxes
2021(3) Bond Principal		-	-	-	-	-	(2,00 .,		on or reperty ranes
2021(3) Bond Interest	508,336	530,438	530,438	530,438	265,219	265,219	-	530,438	
Paying Agent / Trustee Fees	-	4,000	4,000	4,000	-	4,000	4,000	-	
Bank Charges	5,452	, -	4,250	4,250	2,901	-	(2,901)	4,000	
Debt Issuance Expense	-	-	-	-	-	-	-	-	
Contingency	-	-	5,000	-	-	-	-	5,000	Unforeseen Needs
TOTAL EXPENDITURES	516,292	539,438	548,980	543,980	273,402	271,847	(1,555)	546,824	
REVENUE OVER / (UNDER) EXPENDITURES	(389,799)	(354,262)	(269,931)	(264,931)	(20,759)	(90,004)	69,244	(225,683)	
OTHER SOURCES / (USES)									
Transfers In/(Out) DS	2,158,349	-	-	_	-	-	-	-	
Bond Proceeds	-,,-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	2,158,349	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	1,768,550	(354,262)	(269,931)	(264,931)	(20,759)	(90,004)	69,244	(225,683)	
BEGINNING FUND BALANCE	_	1,748,614	1,768,550	1,768,550	1,768,550	1,748,614	19,936	1,503,619	
ENDING FUND BALANCE	1,768,550	1,394,352	1,498,619	1,503,619	1,747,791	1,658,610	89,181	1,277,937	
	=	=	-	-	=	=	= 1	=	
COMPONENTS OF FUND BALANCE:									
2021 Bond Payment Fund	733,622	-	-	-	519,104			-	
2021 Bond Reserve Fund	1,001,849	985,966	-	985,966	1,006,520			985,966	Build to \$985,966.12 Max
2021 Bond Surplus Fund	-	408,386	1,261,500	517,653	98,120			291,971	Build to \$1,261,500 Max
Internal & Other Balances	33,079	-	237,119	-	124,046			-	
TOTAL ENDING FUND BALANCE	1,768,550	1,394,352	1,498,619	1,503,619	1,747,791			1,277,937	
	=	=	=	=	=			=	

5,910,809

5,161,286

4,148,309

Modified Accrual Basis For the Period Indicated	2022	2022	2022		YTD Thru	YTD Thru	Variance	2024	
	2022 Audited	2023 Adopted	2023 Amended	2023	09/30/23	09/30/23	Variance Positive	Adopted	
	Actual	Budget	Budget	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	110,615	60,000	250,000	250,000	224,587	45,000	179,587	83,000	Investment of Project Funds
OTAL REVENUE	110,615	60,000	250,000	250,000	224,587	45,000	179,587	83,000	
XPENDITURES									
CF Attorney's Fees	26,805	-	-	-	-	-	-	-	
CF Engineering	-	-	-	-	-	-	-	-	
CF Bank Fees	5,948	-	12,500	12,500	11,030	-	(11,030)	4,150	Approximately 5% of Interest Income
Capital Assets Acquired	1,585,087	2,000,000	2,000,000	2,000,000	-	1,500,000	1,500,000	4,177,159	
Other Capital Improvements	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	50,000	
OTAL EXPENDITURES	1,617,840	2,000,000	2,012,500	2,012,500	11,030	1,500,000	1,488,970	4,231,309	
EVENUE OVER / (UNDER) EXPENDITURES	(1,507,225)	(1,940,000)	(1,762,500)	(1,762,500)	213,557	(1,455,000)	1,668,557	(4,148,309)	
OTHER SOURCES / (USES)									
Transfers from Debt Service Fund	(2,158,349)	-	-	-	-	-	-		
Conveyance of Capital Assets	383,846	-	-	-		-	-	-	
OTAL OTHER SOURCES / (USES)	(1,774,503)	-	-	-	-	-	-	-	
HANGE IN FUND BALANCE	(3,281,728)	(1,940,000)	(1,762,500)	(1,762,500)	213,557	(1,455,000)	1,668,557	(4,148,309)	
EGINNING FUND BALANCE	9,192,537	7,101,286	5,910,809	5,910,809	5,910,809	7,101,286	(1,190,477)	4,148,309	

Print Date: 1/30/2024

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6,124,366

5,646,286

478,080

4,148,309

ENDING FUND BALANCE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of El Paso				, Colorado.
On behalf of the Glen Metro District #3				
		(taxing entity) ^A		
the Board of Directors		(governing body) ^B		
of the Glen Metro District #3				
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:		(local government) ^C 95,470 ss ^D assessed valuation, Line 2 of	`the Certification	of Valuation From DLG 5だ)
the NET AV. The taxing entity's total property tax revenue	(NE	95,470 T ^G assessed valuation, Line 4 of LUE FROM FINAL CERTII ASSESSOR NO LA	ICATION OF V	ALUATION PROVIDED BY
Submitted: 1/4/2024		for budget/fiscal year		
(not later than Dec 15) (mm/dd/yyyy)	_	2 ,	(yyyy)	_
PURPOSE (see end notes for definitions and examples)		LEVY ²		REVENUE ²
1. General Operating Expenses ^H		10.000	mills	\$ 47,954.70
2. Minus> Temporary General Property Tax Credit Temporary Mill Levy Rate Reduction ^I	<i></i> /	0.000	mills	\$ -
SUBTOTAL FOR GENERAL OPERATION	NG:	10.000	mills	\$ 47,954.70
3. General Obligation Bonds and Interest ^J		51.345	mills	\$ 246,223.41
4. Contractual Obligations ^K		0.000	mills	\$ -
5. Capital Expenditures ^L		0.000	mills	\$ -
6. Refunds/Abatements ^M		0.000	mills	\$ -
7. Other ^N (specify):		0.000	mills	\$ -
		0.000	mills	\$ -
TOTAL: Sum of General Operation Subtotal and Lines 3 to 2	ng]	61.345	mills	\$ 294,178.11
Contact person: (print) Jon Erickson		Daytime phone:	(970) 926	-6060 x101
Signed:		Title:	District A	

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

Form DLG 70 (rev 6/16) Page 1 of 4

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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 OR CONTRACT:

BONI	OS ^J :	
1.	Purpose of Issue:	Public Infrastructure
	Series:	2021(3) Limited Tax General Obligation Bonds
	Date of Issue:	December 16, 2021
	Coupon rate:	3.75%-4.25%
	Maturity Date:	December 1, 2051
	Levy:	51.345
	Revenue:	\$246,223.41
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	ΓRACTS ^K :	
3.	Purpose of Contract:	
٥.	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Revenue:

Form DLG 70 (rev 6/16) Page 2 of 4