

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
2023 ANNUAL REPORT**

Pursuant to the Service Plan for Meadowbrook Heights Metropolitan District (the “District”), the District is required to provide an annual report to the Clerk of the Board of County Commissioners. For the year ending December 31, 2023, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

There were no boundary changes made or proposed in the year ending December 31, 2023.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

None.

3. Access information to obtain a copy of rules and regulations adopted by the Board.

During the report year the District did not establish/adopt any rules and regulations.

4. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

The District has no knowledge of any litigation involving the District’s Public Improvements as of December 31 of the prior year.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

Construction of certain Public Improvements began in February 2019. As of the date of this report, all of the water, sewer, stormwater, street and other public improvements are complete.

6. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.

All facilities or improvements described in the development plat have been previously constructed and dedicated to or accepted by the County, as applicable.

7. The assessed valuation of the District for the current year.

The District assessed valuation for 2023 was \$3,494,854.

8. **Current year budget including a description of the Public Improvements to be constructed in such year.**

The District's 2024 budget is attached hereto as **Exhibit A**. No improvements are expected to be constructed in 2024.

9. **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.**

The District's 2023 Audit is attached hereto as **Exhibit B**.

10. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

None.

11. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

None.

The foregoing filing and accompanying exhibits, if any, are submitted this 13th day of March 2024.

MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT

BY: */s/ Thomas N. George*
Thomas N. George, General Counsel

EXHIBIT A
2024 Budget

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Meadowbrook Heights Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 16, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 81,178; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 225,942; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0-; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of County of Jefferson is \$ 3,494,854; and

WHEREAS, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT OF JEFFERSON COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Meadowbrook Heights Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 23.228 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 64.650 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of Jefferson County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Jefferson County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 16th day of November, 2023.

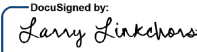
MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT

DocuSigned by:

EE09868D393433...

President

ATTEST:

DocuSigned by:

716181B7788840C...

Secretary

LETTER OF BUDGET TRANSMITTAL

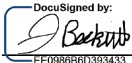
Date: January 18, 2024

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2024 budget and budget message for MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT in Jefferson County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 16, 2023. If there are any questions on the budget, please contact:

Carrie Beacom
CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Carrie.beacom@claconnect.com
Tele: 303-779-5710

I, Jack Beckwitt as President of the Meadowbrook Heights Metropolitan District, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:  _____
EE0988B0D393433...

**ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES**

MEADOWBROOK HEIGHTS METRO DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

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

1/17/24

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ 32,492 | \$ 22,626 | \$ 10,500 |
| REVENUES | | | |
| Property taxes | 154,426 | 201,861 | 307,120 |
| Specific ownership taxes | 1,314 | 14,130 | 21,401 |
| Interest income | 2,851 | 4,777 | 650 |
| Developer advance | 8,519 | 25,000 | 23,000 |
| Total revenues | <u>167,110</u> | <u>245,768</u> | <u>352,171</u> |
| Total funds available | <u>199,602</u> | <u>268,394</u> | <u>362,671</u> |
| EXPENDITURES | | | |
| General Fund | 65,395 | 89,254 | 108,000 |
| Debt Service Fund | 111,581 | 166,065 | 237,840 |
| Capital Projects Fund | - | 2,575 | - |
| Total expenditures | <u>176,976</u> | <u>257,894</u> | <u>345,840</u> |
| Total expenditures and transfers out requiring appropriation | <u>176,976</u> | <u>257,894</u> | <u>345,840</u> |
| ENDING FUND BALANCES | <u>\$ 22,626</u> | <u>\$ 10,500</u> | <u>\$ 16,831</u> |
| EMERGENCY RESERVE | \$ 1,300 | \$ 1,800 | \$ 2,700 |
| TOTAL RESERVE | <u>\$ 1,300</u> | <u>\$ 1,800</u> | <u>\$ 2,700</u> |

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

1/17/24

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|--------------------------------|-------------------|---------------------|---------------------|
| ASSESSED VALUATION | | | |
| Residential - Single Family | \$ 200,100 | \$ 1,878,438 | \$ 2,889,921 |
| State assessed | 9 | 31,199 | 474 |
| Vacant land | 51,890 | 690,365 | 555,072 |
| Personal property | 1,110 | 312 | 49,387 |
| | <u>253,109</u> | <u>2,600,314</u> | <u>3,494,854</u> |
| Adjustments | - | - | - |
| Certified Assessed Value | <u>\$ 253,109</u> | <u>\$ 2,600,314</u> | <u>\$ 3,494,854</u> |
| MILL LEVY | | | |
| General | 20.000 | 20.519 | 23.228 |
| Debt Service | 55.664 | 57.110 | 64.650 |
| Total mill levy | <u>75.664</u> | <u>77.629</u> | <u>87.878</u> |
| PROPERTY TAXES | | | |
| General | \$ 5,062 | \$ 53,356 | \$ 81,178 |
| Debt Service | 14,089 | 148,504 | 225,942 |
| Levied property taxes | <u>19,151</u> | <u>201,860</u> | <u>307,120</u> |
| Adjustments to actual/rounding | 135,275 | 1 | - |
| Budgeted property taxes | <u>\$ 154,426</u> | <u>\$ 201,861</u> | <u>\$ 307,120</u> |
| BUDGETED PROPERTY TAXES | | | |
| General | \$ 40,815 | \$ 53,352 | \$ 81,178 |
| Debt Service | 113,611 | 148,509 | 225,942 |
| | <u>\$ 154,426</u> | <u>\$ 201,861</u> | <u>\$ 307,120</u> |

No assurance provided. See summary of significant assumptions.

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

1/17/24

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ 29,985 | \$ 15,026 | \$ 8,609 |
| REVENUES | | | |
| Property taxes | 40,815 | 53,352 | 81,178 |
| Specific ownership taxes | 347 | 3,735 | 5,585 |
| Interest income | 755 | 750 | 350 |
| Developer advance | 8,519 | 25,000 | 23,000 |
| Total revenues | <u>50,436</u> | <u>82,837</u> | <u>110,113</u> |
| Total funds available | <u>80,421</u> | <u>97,863</u> | <u>118,722</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 16,596 | 21,000 | 23,500 |
| Auditing | 5,500 | 5,700 | 6,500 |
| County Treasurer's fee | 616 | 800 | 1,197 |
| Dues and membership | 333 | 353 | 400 |
| Insurance | 2,860 | 2,901 | 3,300 |
| District management | 11,400 | 12,000 | 12,000 |
| Landscaping | - | 5,000 | 13,000 |
| Legal | 11,872 | 18,500 | 14,000 |
| Miscellaneous | 854 | 1,500 | 1,500 |
| Election | 2,055 | 5,500 | - |
| Trash removal | 13,309 | 16,000 | 18,500 |
| Snow removal | - | - | 10,000 |
| Contingency | - | - | 4,103 |
| Total expenditures | <u>65,395</u> | <u>89,254</u> | <u>108,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>65,395</u> | <u>89,254</u> | <u>108,000</u> |
| ENDING FUND BALANCES | <u>\$ 15,026</u> | <u>\$ 8,609</u> | <u>\$ 10,722</u> |
| EMERGENCY RESERVE | <u>\$ 1,300</u> | <u>\$ 1,800</u> | <u>\$ 2,700</u> |
| TOTAL RESERVE | <u>\$ 1,300</u> | <u>\$ 1,800</u> | <u>\$ 2,700</u> |

No assurance provided. See summary of significant assumptions.

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

1/17/24

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|-----------------|-------------------|-----------------|
| BEGINNING FUND BALANCES | \$ - | \$ 5,052 | \$ 1,891 |
| REVENUES | | | |
| Property taxes | 113,611 | 148,509 | 225,942 |
| Specific ownership taxes | 967 | 10,395 | 15,816 |
| Interest income | 2,055 | 4,000 | 300 |
| Total revenues | <u>116,633</u> | <u>162,904</u> | <u>242,058</u> |
| Total funds available | <u>116,633</u> | <u>167,956</u> | <u>243,949</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's fee | 1,716 | 2,228 | 3,331 |
| Paying agent fees | 4,000 | 4,000 | 4,000 |
| Debt Service | | | |
| Bond interest | 105,865 | 159,837 | 230,509 |
| Total expenditures | <u>111,581</u> | <u>166,065</u> | <u>237,840</u> |
| Total expenditures and transfers out requiring appropriation | <u>111,581</u> | <u>166,065</u> | <u>237,840</u> |
| ENDING FUND BALANCES | <u>\$ 5,052</u> | <u>\$ 1,891</u> | <u>\$ 6,109</u> |

**MEADOWBROOK HEIGHTS METRO DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/17/24

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|-----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 2,507 | \$ 2,548 | \$ - |
| REVENUES | | | |
| Interest income | 41 | 27 | - |
| Total revenues | <u>41</u> | <u>27</u> | <u>-</u> |
| Total funds available | <u>2,548</u> | <u>2,575</u> | <u>-</u> |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Capital outlay - Developer certified costs | - | 2,575 | - |
| Total expenditures | <u>-</u> | <u>2,575</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>2,575</u> | <u>-</u> |
| ENDING FUND BALANCES | <u>\$ 2,548</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Meadowbrook Heights Metropolitan District was approved by eligible electors of the District at an election held on November 5, 2019. The District was organized by order of the District County in and for Jefferson County on December 9, 2020. 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). The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements and services, including sanitation, water, streets, traffic and safety controls, landscaping, park and recreation, television relay and translation, mosquito control, security, covenant enforcement, and fire protection.

On November 5, 2019 the District's voters authorized total indebtedness of \$88,000,000 for capital improvements, \$8,000,000 for the purpose of refunding debt, \$8,000,000 for operations and maintenance debt, \$8,000,000 for reimbursement agreement as debt, \$8,000,000 for special assessment debt and \$8,000,000 in revenue debt. The service plan has limitation on the issuance of debt of \$8,000,000.00

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 the Colorado Revised Statutes C,R,S, 29-1-105 using its best estimates as of the date of the budget hearing. 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.

REVENUES

Developer Advance

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

REVENUES – (continued)

Property Taxes – (continued)

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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 7% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

EXPENDITURES

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

Debt and Leases

The District issued Series 2021A₍₃₎ Bonds on July 12, 2021 in the amount of \$4,921,000.

Proceeds from the sale of the Series 2021A₍₃₎ Bonds will be used for the purposes of (1) financing or reimbursing a portion of the costs of designing, acquiring, constructing, relocating, installing, completing, and providing certain public infrastructure improvements related to the Development and (2) paying the costs of issuing the Bonds.

The Series 2021A₍₃₎ Bonds bear interest of 4.875% and are payable semi-annually on June 1 and December 1, beginning on June 1, 2022. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2034. The Series 2021A₍₃₎ Bonds mature on December 1, 2051. The Bonds are limited tax "cash flow" general obligations of the District payable solely from and to the extent of the Pledged Revenue as provided in the Indenture and as defined and described herein. The primary component of the Pledged Revenue is expected to be property tax revenues imposed and collected by the District and pledged to the payment of the Bonds pursuant to the Indenture.

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue which means:

- (a) the Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the 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 Pledged Revenue.

Any revenue received by the District from any PILOT (payment in lieu of taxes) as a result of the imposition of the Required Mill Levy shall be pledged and treated hereunder in the same fashion as ad valorem mill levy revenues derived from the Required Mill Levy.

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

Required Mill Levy

Pursuant to the Indenture, the District has covenanted to impose a Required Mill Levy on all taxable property of the District each year in the amount of 55.664 mills less the number of mills necessary to pay unlimited debt (subject to adjustment for changes in the method of calculating assessed valuation that occur after January 1, 2019), or such lesser mill levy as will fund the Bond Fund to an amount sufficient to pay all outstanding principal and interest (both accrued and compounded) due on the Bonds.

The following table shows the District’s long-term obligations through December 31, 2022:

| | Balance - December 31, 2022 | Additions | Retirements/ Reductions | Balance - December 31, 2023 |
|---|-----------------------------------|------------------|----------------------------|-----------------------------------|
| G.O. Limited Tax Bonds - Series 2021A(3) | \$ 4,921,000 | \$ - | \$ - | \$ 4,921,000 |
| Developer Advances - Operating | 84,370 | 25,000 | - | 109,370 |
| Developer Advances - Capital | 519,360 | - | - | 519,360 |
| Accrued Interest - Developer Advances - Operating | 11,047 | 5,997 | - | 17,044 |
| Accrued Interest - Developer Advances - Capital | 53,387 | 36,355 | - | 89,742 |
| Total | <u>\$ 5,589,164</u> | <u>\$ 67,352</u> | <u>\$ -</u> | <u>\$ 5,656,516</u> |
| | Balance - December 31, 2023 | Additions | Retirements/ Reductions | Balance - December 31, 2024 |
| G.O. Limited Tax Bonds - Series 2021A(3) | \$ 4,921,000 | \$ - | \$ - | \$ 4,921,000 |
| Developer Advances - Operating | 109,370 | 23,000 | - | 132,370 |
| Developer Advances - Capital | 519,360 | - | - | 519,360 |
| Accrued Interest - Developer Advances - Operating | 17,044 | 7,656 | - | 24,700 |
| Accrued Interest - Developer Advances - Capital | 89,742 | 36,355 | - | 126,097 |
| Total | <u>\$ 5,656,516</u> | <u>\$ 67,011</u> | <u>\$ -</u> | <u>\$ 5,723,527</u> |

Emergency Reserve

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

This information is an integral part of the accompanying budget.

**MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$4,921,000

Senior Cash Flow Bonds, Series 2021

Dated July 13, 2021

Interest Rate 4.875%

Interest Due June 1 and December 1

| Principal and Interest Maturing in the Year Ending December 31 | Principal Due December 1 | | |
|---|---------------------------------|---------------------|----------------------|
| | Principal | Interest | Total |
| 2024 | \$ - | \$ 253,695 | \$ 253,695 |
| 2025 | - | 253,695 | 253,695 |
| 2026 | - | 264,003 | 264,003 |
| 2027 | - | 264,003 | 264,003 |
| 2028 | - | 274,723 | 274,723 |
| 2029 | - | 274,723 | 274,723 |
| 2030 | - | 285,872 | 285,872 |
| 2031 | - | 285,872 | 285,872 |
| 2032 | - | 297,467 | 297,467 |
| 2033 | - | 297,467 | 297,467 |
| 2034 | - | 309,525 | 309,525 |
| 2035 | - | 309,525 | 309,525 |
| 2036 | - | 322,066 | 322,066 |
| 2037 | 46,000 | 276,010 | 322,010 |
| 2038 | 97,000 | 237,656 | 334,656 |
| 2039 | 102,000 | 232,928 | 334,928 |
| 2040 | 121,000 | 227,955 | 348,955 |
| 2041 | 127,000 | 222,056 | 349,056 |
| 2042 | 146,000 | 215,865 | 361,865 |
| 2043 | 154,000 | 208,748 | 362,748 |
| 2044 | 177,000 | 201,240 | 378,240 |
| 2045 | 185,000 | 192,611 | 377,611 |
| 2046 | 209,000 | 183,593 | 392,593 |
| 2047 | 219,000 | 173,404 | 392,404 |
| 2048 | 246,000 | 162,728 | 408,728 |
| 2049 | 258,000 | 150,735 | 408,735 |
| 2050 | 287,000 | 138,158 | 425,158 |
| 2051 | 300,000 | 124,166 | 424,166 |
| 2052 | 333,000 | 109,541 | 442,541 |
| 2053 | 349,000 | 93,308 | 442,308 |
| 2054 | 384,000 | 76,294 | 460,294 |
| 2055 | 402,000 | 57,574 | 459,574 |
| 2056 | 441,000 | 37,976 | 478,976 |
| 2057 | 338,000 | 16,478 | 354,478 |
| | <u>\$ 4,921,000</u> | <u>\$ 7,031,660</u> | <u>\$ 11,952,660</u> |

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____
(taxing entity)^A
the _____
(governing body)^B
of the _____
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ _____ assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ _____ (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year _____
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

| PURPOSE (see end notes for definitions and examples) | LEVY ² | REVENUE ² |
|--|----------------------------|-------------------------|
| 1. General Operating Expenses ^H | _____ mills | \$ _____ |
| 2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I | < _____ > mills | \$ < _____ > |
| SUBTOTAL FOR GENERAL OPERATING: | <input type="text"/> mills | \$ <input type="text"/> |
| 3. General Obligation Bonds and Interest ^J | _____ mills | \$ _____ |
| 4. Contractual Obligations ^K | _____ mills | \$ _____ |
| 5. Capital Expenditures ^L | _____ mills | \$ _____ |
| 6. Refunds/Abatements ^M | _____ mills | \$ _____ |
| 7. Other ^N (specify): _____ | _____ mills | \$ _____ |
| | _____ mills | \$ _____ |
| TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7] | <input type="text"/> mills | \$ <input type="text"/> |

Contact person: _____ Phone: (303)779-5710
Signed:  Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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, CO 80203. Questions? Call DLG at (303) 864-7720.

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 three decimal places and revenue must be calculated from the total NET assessed valuation (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 (32-1-1603 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 OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

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

EXHIBIT B
2023 Audit