RESOLUTION NO. 2024-11-02

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY

RESOLUTION OF THE BOARD OF DIRECTORS OF PIONEER METROPOLITAN DISTRICT NO. 3, WELD 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 2025

A. The Board of Directors of Pioneer Metropolitan District No. 3 (the "**District**") has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2024 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 18, 2024, 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 PIONEER METROPOLITAN DISTRICT NO. 3, WELD 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.

RESOLUTION APPROVED AND ADOPTED on November 18, 2024.

PIONEER METROPOLITAN DISTRICT NO. 3

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By:

President

Attest:

Lisa Jacoby By:

Secretary

EXHIBIT A

Budget

PIONEER METROPOLITAN DISTRICT NO. 3

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

PIONEER METROPOLITAN DISTRICT NO. 3 SUMMARY 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 10,084	\$-	\$ -
REVENUES			
Property taxes	14,449	22,983	1,259,542
Specific ownership taxes	649	776	46,506
Interest income	21,483	-	-
Other revenue	-	-	108,952
Transfers from Pioneer Metro No. 2	2,399,996	-	-
Transfers from Pioneer Metro No. 4	28,276	-	-
Transfers from Pioneer Metro No. 5	359,594	-	-
Total revenues	2,824,447	23,759	1,415,000
Total funds available	2,834,531	23,759	1,415,000
EXPENDITURES			
General Fund	3,482	23,759	315,000
Debt Service Fund	2,831,049	-	1,100,000
Total expenditures	2,834,531	23,759	1,415,000
Total expenditures and transfers out			
requiring appropriation	2,834,531	23,759	1,415,000
ENDING FUND BALANCES	\$-	\$-	\$ -

PIONEER METROPOLITAN DISTRICT NO. 3 PROPERTY TAX SUMMARY INFORMATION 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

		ACTUAL	E	STIMATED		BUDGET
		2023		2024		2025
ASSESSED VALUATION						
Commercial		-		-		110
Agricultural		6,760		6,950		6,950
State assessed		55,020		80		860
Oil & Gas		173,840		1,485,620		19,361,610
Certified Assessed Value	\$	235,620	\$	1,492,650	\$	19,369,530
MILL LEVY						
General		10.000		10.057		10.004
Debt Service		50.141		0.000		50.021
Regional Mill Levy		5.014		5.028		5.002
Total mill levy		65.155		15.085		65.027
PROPERTY TAXES						
General	\$	2,356	\$	15,012	\$	193,773
Debt Service	Ψ	11,814	Ψ	-	Ψ	968,883
Regional Mill Levy		1,181		7,505		96,886
Levied property taxes		15,351		22,517		1,259,542
Adjustments to actual/rounding		(901)		466		-
Budgeted property taxes	\$	14,450	\$	22,983	\$	1,259,542
	<u> </u>	. 1, 100	Ψ	22,000	Ŷ	1,200,012
BUDGETED PROPERTY TAXES						
General	\$	2,217	\$	15,323	\$	193,773
Debt Service		11,120		-		968,883
Regional Mill Levy		1,112		7,660		96,886
	\$	14,449	\$	22,983	\$	1,259,542

PIONEER METROPOLITAN DISTRICT NO. 3 GENERAL FUND 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$	- \$ -	\$-
REVENUES Property taxes Specific ownership taxes Interest income Other revenue	3,329 147 (7 776	290,659 7,751 - 16,590
Total revenues	3,482	2 23,759	315,000
Total funds available	3,482	2 23,759	315,000
EXPENDITURES General and administrative			
County Treasurer's fee Contingency Transfer to Community Authority Board	50 3,432		2,907 16,590 295,503
Total expenditures	3,482	2 23,759	315,000
Total expenditures and transfers out requiring appropriation	3,482	2 23,759	315,000
ENDING FUND BALANCES	\$	- \$ -	\$-

PIONEER METROPOLITAN DISTRICT NO. 3 DEBT SERVICE FUND 2025 BUDGET WITH 2023 ACTUAL AND 2024 ESTIMATED For the Years Ended and Ending December 31,

	A	ACTUAL 2023		STIMATED 2024	BUDGET 2025	
		2020		2021		
BEGINNING FUND BALANCES	\$	10,084	\$	-	\$	-
REVENUES						
Property taxes		11,120		-	968,8	83
Specific ownership taxes		502		-	38,7	55
Interest income		21,477		-		-
Other revenue		-		-	92,3	62
Transfers from Pioneer Metro No. 2		2,399,996		-		-
Transfers from Pioneer Metro No. 4		28,276		-		-
Transfers from Pioneer Metro No. 5		359,594		-		-
Total revenues		2,820,965		-	1,100,0	00
Total funds available		2,831,049		-	1,100,0	00
EXPENDITURES						
General and administrative						
County Treasurer's fee		167		-	14,5	33
Paying agent fees		7,000		-	-	-
Contingency		-		-	92,3	62
Transfer to Community Authority Board		17,946		-	993,1	05
Debt Service		450.000				
Bond Interest - Series 2016		159,936		-		-
Bond Principal - Series 2016		2,646,000		-		-
Total expenditures		2,831,049		-	1,100,0	00
Total expenditures and transfers out						
requiring appropriation		2,831,049		-	1,100,0	00
ENDING FUND BALANCES	\$	-	\$	-	\$	-

Services Provided

The District was organized by court order dated August 21, 2006, recorded with the Weld County Clerk and Recorder on August 29, 2006, to provide financing for the design, acquisition, construction and installation of essential public-purpose facilities such as water, sanitation, streets, safety protection, park and recreation, transportation, television relay and translation, mosquito control, and fire protection. The District's service area is located entirely in Weld County, Colorado.

Under the Service Plan, the District is one of six Financing Districts that are related to Pioneer Regional Metropolitan District (Pioneer Regional) which serves as the Service District. The Financing Districts provide the funding for infrastructure improvements and the tax base needed to support ongoing operations of the Service District.

The District's electorate voted on tax increases and/or debt authorization in 2006, 2008, 2010, 2014. At the District's most recent election, on May 6, 2014, the electorate authorized general obligation debt in the amount of \$330,000,000 to provide financing for the design, acquisition, construction and installation of essential public-purpose facilities such as water, sanitation, streets, safety protection, parks and recreation, transportation, television relay and translation, mosquito control, security, and fire protection, \$330,000,000 for agreements with other governments for regional improvements, \$330,000,000 for agreements for District improvements, \$330,000,000 for debt refunding and \$50,000,000 for operations and maintenance. Debt is subject to the terms of the Service Plan. The electorate also approved the removal of limitations imposed by the TABOR Amendment and any other law the purports to limit the District's revenue or expenditures, a \$10,000,000 annual property tax increase for intergovernmental agreements, and a \$330,000,000 annual property tax increase for regional improvements.

On September 30, 2020, the District, along with Pioneer Regional and Pioneer District Nos. 1, 2, and 4-6, entered into the First Amended and Restated Pioneer Community Authority Board Establishment Agreement. The Pioneer Community Authority Board Establishment Agreement was originally entered into on August 26, 2020, and organizes the Pioneer Community Authority Board (the "CAB") for the purpose of operating, maintaining, repairing or replacing the Public Improvements as authorized under the Service Plans. As part of the establishment of the CAB, the CAB has assumed Pioneer Regional's role as the Service District as described in the Service Plan.

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

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.

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 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.

For property tax collection year 2025, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The District has estimated that its share will equal approximately 4.0% of the property taxes collected.

Expenditures

Transfer to Pioneer Community Authority Board

The CAB records all operational and administrative expenditures for Pioneer Regional and District Nos. 1-6. Net taxes collected by the District from the general fund will be remitted to the CAB to pay operations and maintenance costs.

It is anticipated that the CAB will issue debt in 2025 to which revenues from District No. 3 will be pledged. Net taxes collected by the District from the debt service fund will be remitted to the CAB for repayment of debt.

Debt and Leases

Debt and Leases

The District issued Limited Tax General Obligation Refunding and Improvement Bonds, Series 2016 (the Bonds) on September 30, 2016, in the amount of \$6,414,000. The proceeds from the sale of the Bonds were used to finance the costs of certain water related public improvements, currently refund a portion of the District's outstanding Limited Tax General Obligation Bonds, Taxable Series 2012, and pay the costs of issuance of the Bonds.

The Bonds bear interest at 6.50% payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Bonds are structured as cash flow bonds, meaning that there are no scheduled payments of principal prior to the final maturity date. The Bonds mature on December 1, 2046. The flow of funds directs the Trustee to credit the interest account with the amounts necessary to fund current interest for the Bond Year and additional pledged revenues are deposited to the Redemption Account. On October 15th of each year the Trustee will determine how many bonds can be redeemed (in integral multiples of \$1,000) on December 1 and any additional funds on hand will be transferred to the Interest Account to go towards the funding of the following year's interest payments. Any accrued unpaid interest on the Bonds will compound semi-annually on June 1 and December 1. The Bond are secured by and payable solely from and to the extent of Pledged Revenue consisting of monies derived by the District, net of any costs of collection, from: (i) the Issuing District Required Mill Levy; (ii) all Capital Pledge Agreement Revenues; and (iii) Specific Ownership Tax which is collected as a result of the imposition of the Issuing District Required Mill Levy.

The Indenture provides an Issuing District Required Mill Levy be imposed upon all taxable property in the District in the amount of 50.000 mills, subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2006. The Capital Pledge Agreements require Pioneer Metropolitan District Nos. 2, 4, and 5 to also impose 50.000 mills, subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2006, upon all taxable property in the respective Districts.

Debt and Leases – (continued)

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, on December 1, 2021, and on any date thereafter, upon payment of par and accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows.

Date of Redemption	Redemption Premium
December 1, 2021, to November 30, 2022 December 1, 2022, to November 30, 2023 December 1, 2023, to November 30, 2024 December 1, 2024, and thereafter	3.00% 2.00 1.00 0.00

The Bonds were paid in full in 2023.

Reserve Funds

Emergency Reserve

Under the Pioneer Community Authority Board Establishment Agreement, the District transfers all of its general fund revenues to the CAB, which has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR. Therefore no Emergency Reserve has been provided for the District as the Emergency Reserve related to this revenue stream is captured in the CAB.

This information is an integral part of the accompanying budget.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Pioneer Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Pioneer Metropolitan District No. 3 held on November 18, 2024.

Lisa Jacoby

Secretary

RESOLUTION NO. 2024-11-03

RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE PIONEER METROPOLITAN DISTRICT NO. 3 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2025 BUDGET YEAR

A. The Board of Directors of the Pioneer Metropolitan District No. 3 (the "**District**") has adopted an annual budget in accordance with the Local Government Budget Law, on November 18, 2024.

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 fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for 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 Pioneer Metropolitan District No. 3, Weld County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2025 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 2025 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 2025 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 Weld 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]

By:

RESOLUTION APPROVED AND ADOPTED on November 18, 2024.

PIONEER METROPOLITAN DISTRICT NO. 3

President

Attest:

Lisa Jacoby Secretary By:

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of			W	ELD COUNTY			, Colora	ido.
On behalf of the			PIONE	ER METRO 3				,
			(ta:	king entity) ^A				
	the			d of Directors				
	of the		-	verning body) ^B				
				EER METRO 3 al government) ^C				
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$				\$19, sessed valuation, Line 2 of	369,530.0 of the Certification	0 ntion of V	aluation 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: $S = \frac{$19,369,530.00}{(NET^G assessed valuation, Line 4 of the Certification of Valuation FormUSE VALUE FROM FINAL CERTIFICATION OF VALUATION IBY ASSESSOR NO LATER THAN DECEMBER 10$					JUATION PROVID			
Subm	nitted:	12/13/2024	for l	oudget/fiscal yea	r	2025		
(no later	than Dec. 15)	(mm/dd/yyyy)				(уууу)		
P	URPOSE (see end	notes for definitions and examples)		LEVY ²			REVENUE²	
1. G	eneral Operating	g Expenses ^H		10.004	mills	\$	193772.78	
	-	ary General Property Tax C evy Rate Reduction ^I	credit/	< :	>_mills	\$<	0	>
	SUBTOTAL F	OR GENERAL OPERATIN	G:	10.004	mills	\$	193772.78	
3. G	eneral Obligatio	n Bonds and Interest ^J			mills	\$	0	
4. C	ontractual Oblig	ations ^K		50.021	mills	\$	968883.26	
5. C	apital Expenditu	res ^L			mills	\$	0	
6. R	efunds/Abateme	nts ^M			mills	\$	0	
7. C	Other ^N (specify):	Regional Mill Levy		5.002	mills	\$	96886.39	
					mills	\$		
		TOTAL: [Sum of General O Subtotal and Lines		65.027	mills	\$	1259542.43	
Contact person: (print) Terri Boroviak			Daytime phone:	30)3-439-	6030		
Signe	·	Jeni Bowriot		Title:	Distr	ict Acc	ountant	
Include	one copy of this tax e	ntity's completed form when filing the total tot						е

 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 <u>FINAL</u> 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:

BON	NDS ¹ :	
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:	
CON		
	NTRACTS ^K :	
3.	Purpose of Contract:	Capital Infrastructure Improvements

3.	Purpose of Contract:	Capital Infrastructure Improvements
	Title:	er Community Authority Board First Amended and Restated Establishment Agreer
	Date:	08/26/2020
	Principal Amount:	ΝΑ
	Maturity Date:	08/26/2060
	Levy:	50.021
	Revenue:	\$ 968.883
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levv:	

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

Revenue:

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Pioneer Metropolitan District No. 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Pioneer Metropolitan District No. 3 held on November 18, 2024.

Lisa Jacoby

Secretary