

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3 EL PASO COUNTY, COLORADO

2023 ANNUAL REPORT AND DISCLOSURE

Board of County Commissioners, El Paso
County, Colorado
via Email

Clerk and Recorder, El Paso County,
Colorado
via Email

County Assessor, El Paso County, Colorado
via Email

County Treasurer, El Paso County, Colorado
via Email

Office of the State Auditor,
via E-Filing Portal
1525 Sherman Street, 7th Floor
Denver, Colorado 80203

Division of Local Government,
via E-Filing Portal
1313 Sherman Street
Room 521
Denver, Colorado 80203

Pursuant to Section 32-1-207(3)(c)(I), C.R.S. and Section IX(A) of the Service Plan of the Grandview Reserve Metropolitan District No. 3 (the “**District**”) is required to submit an annual report (the “**Report**”) for the preceding calendar year no later than October 1 of each year to the County of El Paso, Colorado (the “**County**”), the Colorado Division of Local Government, the Colorado State Auditor, and the County Clerk and Recorder, Assessor and Treasurer; the Report must also be posted on the District’s website.

1. Name of District:	Grandview Reserve Metropolitan District No. 3
2. Report for Calendar Year:	2023
3. Contact Information	Matthew P. Ruhland CEGR Law 44 Cook Street, Suite 620 Denver, Colorado 80206 (303) 218-7200 mruhland@cegrlaw.com
4. Meeting Information	The Board does not hold regular meetings, but it meets as needed. Special meeting notices will be posted pursuant to statute.
5. Type of District/Unique Representational Issues (if any)	Colorado Revised Statutes Title 32 Special District.

6. Authorized Purposes of the District	The District has been organized for the purposes of financing, constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. Additional major purposes may include covenant enforcement, design review, and park and recreation purposes.
7. Active Purposes of the District	The District has funded items related to water facilities and acquisition.
8. Current Certified Mill Levies	Debt Service: 51.527 mills Operational: 10.305 mills Special Purpose: 0.000 mills Total: 61.832 mills
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property	Assumptions: \$400,000 is the total actual value of a typical single-family home as determined by El Paso County. \$500,000 is the total actual value of the sample commercially-assessed property. For the tax year 2024, the residential assessment rate is 6.70%. <i>Note: The assessment rate will also be adjusted in future years. The 2024 commercial assessment rate is 27.90%.</i> The calculations below assume a mill levy of 65.000 for Residential Property and 45.000 mills for Commercial Property. <u>Sample Metropolitan District Mill Levy Calculation for a Residential Property based on the 2024 rate:</u> \$400,000 x .067 = \$26,800 (Assessed Value) \$26,800 x .0650 mills = \$1,742 per year in sample taxes owed solely to a District if it imposes the maximum debt service and operations mill levy.

	<u>Sample Metropolitan District Mill Levy Calculation for a Commercial Property based on the 2024 rate:</u> $\\$500,000 \times .27900 = \\$139,500$ (Assessed Value) $\\$139,500 \times .0450$ mills = \$6,278 per year in sample taxes owed solely to a District if it imposes the maximum debt service and operations mill levy.
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)	Debt Service (residential): 50.000 mills* Debt Service (commercial): 35.000 mills* Operational: 10.000 mills* Special Purpose: 5.000 mills* Total: 65.000 mills (residential) * 50.000 mills (commercial) * <i>*subject to Gallagher Adjustment</i>
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property	See assumptions in #9 above.
12. Current Outstanding Debt of the District (as of the end of year of this report)	\$18,435,304
13. Total voter-authorized debt of the District (including current debt)	\$7,200,000,000
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	No debt is proposed to be issued, reissued or otherwise obligated in 2024.
15. Major facilities/infrastructure improvements initiated or completed in the prior year	Two potable water wells were planned in during the report year but constructed in 2024. No other infrastructure was built during the report year.
16. Summary of major property exclusion or inclusion activities in the past year	There were no changes made to the boundaries of the District during the report year.
17. Current boundary map	A current boundary map of the District is attached as Exhibit A .

18. Intergovernmental agreements entered into or terminated:	There were intergovernmental agreements entered into or terminated during the report year.
19. Access information to obtain a copy of the Rules and Regulations:	No rules and regulations have been established as of December 31, 2023.
20. A summary of any litigation involving public improvements by the District:	There is no litigation, pending or threatened, against the District of which we are aware.
21. List of facilities or improvements constructed by the District that were conveyed to the County:	No improvements were conveyed to the County during the report year.
22. Final assessed value of taxable property within the boundaries of the District:	The 2023 total assessed value of taxable property within the boundaries of the District was: \$14,260.
23. Current annual budget of the District:	The 2024 budget is attached as Exhibit B .
24. Most recently filed audited financial statements of the District.	The 2023 audited financial statements are attached as Exhibit C .
25. Notice of any uncured defaults:	The District is not in default of any debt.
26. The District's inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:	The District is able to pay their obligation.

Respectfully submitted this 7th day of October, 2024.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3

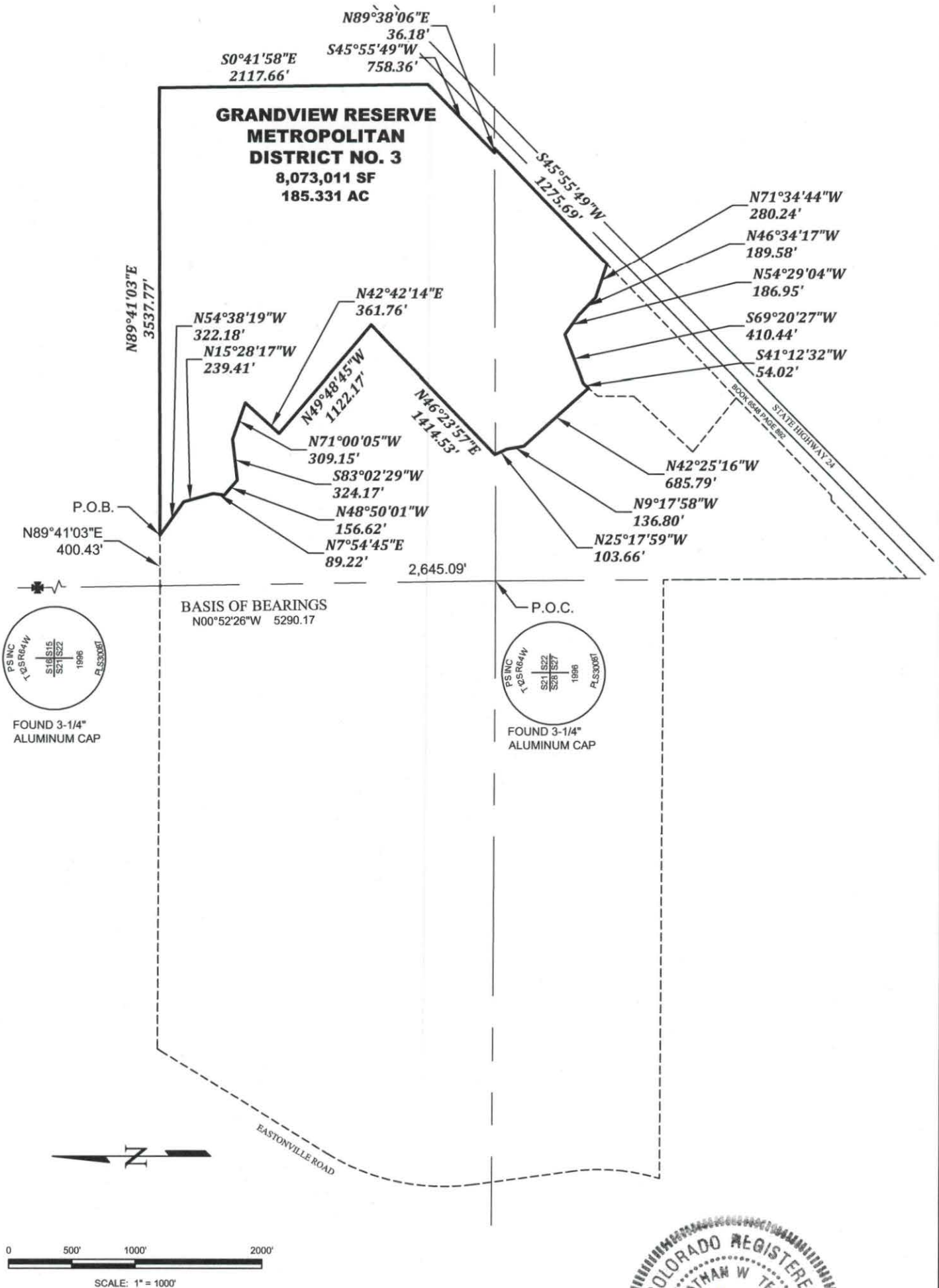
By:  Signed by:

President of the District

EXHIBIT A

Boundary Map

**GRANDVIEW RESERVE
METROPOLITAN
DISTRICT NO. 3**
8,073,011 SF
185.331 AC



**THIS DRAWING DOES NOT REPRESENT A
MONUMENTED LAND SURVEY AND IS ONLY
INTENDED TO DEPICT THE LEGAL DESCRIPTION.**



EDWARD-JAMES SURVEYING, INC.
926 Elkton Dr. 4732 Eagleridge Circle
Colorado Springs, CO 80907 Pueblo, CO 81008
(719) 576-1216 (719) 545-6240
1-29-21 JOB NO. 1672-02
DISTRICT NO. 3 SHEET 2 OF 2



GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 3

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22, AND A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3,537.77 FEET; THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET;
2. N89°38'06"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 1,275.69 FEET;

THENCE N71°34'44"W, A DISTANCE OF 280.24 FEET; THENCE N46°34'17"W, A DISTANCE OF 189.58 FEET; THENCE N54°29'04"W, A DISTANCE OF 186.95 FEET; THENCE S69°20'27"W, A DISTANCE OF 410.44 FEET; THENCE S41°12'32"W, A DISTANCE OF 54.02 FEET; THENCE N42°25'16"W, A DISTANCE OF 685.79 FEET; THENCE N09°17'58"W, A DISTANCE OF 136.80 FEET; THENCE N25°17'59"W, A DISTANCE OF 103.66 FEET; THENCE N46°23'57"E, A DISTANCE OF 1,414.53 FEET; THENCE N49°48'45"W, A DISTANCE OF 1,122.17 FEET; THENCE N42°42'14"E, A DISTANCE OF 361.76 FEET; THENCE N71°00'05"W, A DISTANCE OF 309.15 FEET; THENCE S83°02'29"W, A DISTANCE OF 324.17 FEET; THENCE N48°50'01"W, A DISTANCE OF 156.62 FEET; THENCE N07°54'45"E, A DISTANCE OF 89.22 FEET; THENCE N15°28'17"W, A DISTANCE OF 239.41 FEET; THENCE N54°38'19"W, A DISTANCE OF 322.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,073,011 SQ. FEET, OR 185.331 ACRES MORE OR LESS

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT B

2024 Budget

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Grandview Reserve Metropolitan District No. 3 (“the District”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court of El Paso County on November 23, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Consolidated Service Plan, dated July 20, 2021, formed the Grandview Reserve Metropolitan District Nos. 1 - 4 (the Districts). The District operates under the Amended and Restated Service Plan approved by the County of El Paso (the County) on September 28, 2021. The District’s service area is located entirely within El Paso County, Colorado.

The District was established to provide financing for planning, design, acquisition, installation, construction, relocation and redevelopment of public improvements and services, including streets and storm drainage, water, sanitary sewer, parks and recreation, traffic and safety, public transportation, television relay and translation, and mosquito control.

On November 2, 2021, the District’s voters authorized total indebtedness of \$4,500,000,000 for the above listed facilities. The District’s voters also authorized total indebtedness of \$900,000,000 for debt refunding.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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.

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

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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 forecast assumes that the District's share will be equal to approximately 10% of the property taxes collected.

Expenditures

County Treasurer's Fees

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

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.

Intergovernmental Transfers

The District's general fund mill levy of 11.319 mills, net of collection fees, is transferred to District No. 1 to help fund administrative expenses.

Capital Outlay

The District anticipates capital expenditures during the fiscal year as displayed on the Capital Projects Funds page.

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Series 2022 Bonds

The District issued Bonds on August 10, 2022, in the amounts of \$12,605,000 in General Obligation Bonds Series 2022A and \$5,165,000 in Taxable Special Revenue Bonds Series 2022B. The proceeds from the sale of the Series A Bonds will be used for the purposes of: (i) paying a portion of the costs of public improvements or reimbursing the Developer for the advancement of those costs, to the extent of available proceeds; (ii) providing the surplus fund; (iii) funding a portion of the interest to accrue on the series 2022A Senior Bonds; and (iv) paying costs of issuance of the Series A Bonds. Proceeds from the sale of the Series B Bonds will be used to: (i) pay a portion of the costs of public improvements or reimbursing the Developer for the advancement of those costs, to the extent of available proceeds.

The Series A Bonds bear interest at rates ranging from 6.50% payable semi-annually on June 1 and December 1, beginning on December 1, 2022. Annual mandatory sinking fund principal payments on the Series A Bonds are due on December 1, beginning on December 1, 2030. The Series A Bonds mature on December 1, 2052.

The Series 2022B Bonds are assumed to bear interest at 9.0% payable annually on December 15, beginning on December 15, 2022. The Series 2022B Bonds mature on December 1, 2052.

The District has no operating or capital leases.

Activity for 2024 is estimated as follows:

	Balance - December 31, 2022	Additions	Retirements	Balance - December 31, 2023*
2022A Limited Tax G.O. Bonds	\$ 12,605,000	\$ -	\$ -	\$ 12,605,000
2022B Limited Tax G.O. Bonds	5,165,000	-	-	5,165,000
Accrued Interest Series 2022B Bonds	142,639	477,688	-	620,327
Total Long-Term Obligations	<u>\$ 17,912,639</u>	<u>\$ 477,688</u>	<u>\$ -</u>	<u>\$ 18,390,327</u>

	Balance - December 31, 2023*	Additions	Retirements	Balance - December 31, 2024*
2022A Limited Tax G.O. Bonds	\$ 12,605,000	\$ -	\$ -	\$ 12,605,000
2022B Limited Tax G.O. Bonds	5,165,000	-	-	5,165,000
Accrued Interest Series 2022B Bonds	620,327	520,679	-	1,141,006
Total Long-Term Obligations	<u>\$ 18,390,327</u>	<u>\$ 520,679</u>	<u>\$ -</u>	<u>\$ 18,911,006</u>

*Estimate

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2024 Budget.

This information is an integral part of the accompanying budget.

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
2024 BUDGET**

\$12,605,000 Limited Tax General Obligation Senior Bonds

Series 2022A

Dated August 10, 2022

Principal Due Annually December 1

Interest at 6.500%, Due June and December 1

Year	Principal		Interest		Total
2024	\$	-	\$	787,813	\$ 787,813
2025		-		787,813	787,813
2026		-		787,813	787,813
2027		-		787,813	787,813
2028		-		787,813	787,813
2029		-		787,813	787,813
2030		80,000		787,813	867,813
2031		165,000		782,813	947,813
2032		195,000		772,500	967,500
2033		210,000		760,313	970,313
2034		240,000		747,188	987,188
2035		255,000		732,188	987,188
2036		295,000		716,250	1,011,250
2037		310,000		697,813	1,007,813
2038		350,000		678,438	1,028,438
2039		375,000		656,563	1,031,563
2040		415,000		633,125	1,048,125
2041		445,000		607,188	1,052,188
2042		490,000		579,375	1,069,375
2043		525,000		548,750	1,073,750
2044		575,000		515,938	1,090,938
2045		610,000		480,000	1,090,000
2046		675,000		441,875	1,116,875
2047		715,000		399,688	1,114,688
2048		780,000		355,000	1,135,000
2049		830,000		306,250	1,136,250
2050		905,000		254,375	1,159,375
2051		960,000		197,813	1,157,813
2052		2,205,000		137,813	2,342,813
Total	\$	12,605,000	\$	17,515,947	\$ 30,120,947

No assurance is provided. See summary of significant assumptions.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 5,918,377	\$ 5,400,876
REVENUES			
Property taxes	-	205	882
Specific ownership taxes	-	20	89
Interest income	78,073	273,127	215,000
Developer advance	11,017,355	-	-
Other revenue	-	-	323
Bond issuance proceeds	17,770,000	-	-
Total revenues	28,865,428	273,352	216,294
TRANSFERS IN	3,522,438	14,000	-
Total funds available	32,387,866	6,205,729	5,617,170
EXPENDITURES			
General Fund	-	37	485
Debt Service Fund	242,909	794,816	794,824
Capital Projects Fund	22,704,142	10,000	2,808,440
Total expenditures	22,947,051	804,853	3,603,749
TRANSFERS OUT	3,522,438	-	-
Total expenditures and transfers out requiring appropriation	26,469,489	804,853	3,603,749
ENDING FUND BALANCES	\$ 5,918,377	\$ 5,400,876	\$ 2,013,421
EMERGENCY RESERVE	\$ -	\$ 100	\$ 100
CAPITALIZED INTEREST	2,148,289	1,022,404	234,591
SURPLUS FUND	1,173,029	1,230,000	1,280,000
TOTAL RESERVE	\$ 3,321,318	\$ 2,252,404	\$ 1,514,591

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/30/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Agricultural	\$ -	\$ 3,110	\$ 3,210
State assessed	-	-	11,050
	-	3,110	14,260
Certified Assessed Value	\$ -	\$ 3,110	\$ 14,260

MILL LEVY

General	0.000	10.984	10.305
Debt Service	0.000	54.922	51.527
Total mill levy	0.000	65.906	61.832

PROPERTY TAXES

General	\$ -	\$ 34	\$ 147
Debt Service	-	171	735
Levied property taxes	-	205	882
Budgeted property taxes	\$ -	\$ 205	\$ 882

BUDGETED PROPERTY TAXES

General	\$ -	\$ 34	\$ 147
Debt Service	-	171	735
	\$ -	\$ 205	\$ 882

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	34	147
Specific ownership taxes	-	3	15
Other revenue	-	-	323
Total revenues	-	37	485
Total funds available	-	37	485
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	1	2
Contingency	-	-	323
Intergovernmental expenditures	-	36	160
Total expenditures	-	37	485
Total expenditures and transfers out requiring appropriation	-	37	485
ENDING FUND BALANCES	\$ -	\$ -	\$ -

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 3,321,367	\$ 2,692,436
REVENUES			
Property taxes	-	171	735
Specific ownership taxes	-	17	74
Interest income	41,838	151,697	115,000
Total revenues	41,838	151,885	115,809
TRANSFERS IN			
Transfers from other funds	3,522,438	14,000	-
Total funds available	3,564,276	3,487,252	2,808,245
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	3	11
Paying agent fees	-	7,000	7,000
Debt Service			
Bond interest	242,909	787,813	787,813
Total expenditures	242,909	794,816	794,824
Total expenditures and transfers out requiring appropriation	242,909	794,816	794,824
ENDING FUND BALANCES	\$ 3,321,367	\$ 2,692,436	\$ 2,013,421
CAPITALIZED INTEREST	\$ 2,148,289	\$ 1,022,404	\$ 234,591
SURPLUS FUND	1,173,029	1,230,000	1,280,000
TOTAL RESERVE	\$ 3,321,318	\$ 2,252,404	\$ 1,514,591

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 2,597,010	\$ 2,708,440
REVENUES			
Interest income	36,235	121,430	100,000
Bond issuance proceeds	17,770,000	-	-
Developer advance	11,017,355	-	-
Total revenues	28,823,590	121,430	100,000
TRANSFERS IN			
Total funds available	28,823,590	2,718,440	2,808,440
EXPENDITURES			
General and Administrative			
Organization costs	147,505	-	-
Capital Projects			
Repay developer advance	11,017,355	-	-
Bond issue costs	669,432	10,000	-
Capital outlay	10,869,850	-	-
Intergovernmental expenditures	-	-	2,808,440
Total expenditures	22,704,142	10,000	2,808,440
TRANSFERS OUT			
Transfer to other funds	3,522,438	-	-
Total expenditures and transfers out requiring appropriation	26,226,580	10,000	2,808,440
ENDING FUND BALANCES	\$ 2,597,010	\$ 2,708,440	\$ -

EXHIBIT C

2023 Audited Financial Statements

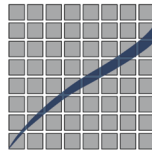
**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors

Grandview Reserve Metropolitan District No. 3

El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Grandview Reserve Metropolitan District No. 3 ("District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

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and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

BiggsKofford, P.C.

Colorado Springs, Colorado
September 17, 2024

BASIC FINANCIAL STATEMENTS

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments - Restricted	\$ 5,394,614
Property Tax Receivable	882
Capital Assets:	
Capital Assets Not Being Depreciated	<u>10,869,850</u>
Total Assets	<u>16,265,346</u>
LIABILITIES	
Accrued Interest	65,651
Noncurrent Liabilities:	
Due in More Than One Year	<u>18,435,304</u>
Total Liabilities	<u>18,500,955</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>882</u>
Total Deferred Inflows of Resources	<u>882</u>
NET POSITION	
Restricted for:	
Debt Service	1,239,364
Unrestricted	<u>(3,475,855)</u>
Total Net Position	<u><u>\$ (2,236,491)</u></u>

See accompanying Notes to Basic Financial Statements.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 17,039	\$ -	\$ -	\$ -	\$ (17,039)
Interest on Long-Term Debt and Related Costs	1,269,108	-	-	-	(1,269,108)
Total Governmental Activities	<u>\$ 1,286,147</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,286,147)</u>
GENERAL REVENUES					
Property Taxes					205
Specific Ownership Taxes					12
Interest Income					280,871
Total General Revenues and Transfers					<u>281,088</u>
CHANGES IN NET POSITION					(1,005,059)
Net Position - Beginning of Year					<u>(1,231,432)</u>
NET POSITION - END OF YEAR					<u>\$ (2,236,491)</u>

See accompanying Notes to Basic Financial Statements.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	\$ -	\$ 2,693,304	\$ 2,701,310	\$ 5,394,614
Property Tax Receivable	147	735	-	882
Total Assets	<u>\$ 147</u>	<u>\$ 2,694,039</u>	<u>\$ 2,701,310</u>	<u>\$ 5,395,496</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Total Liabilities	\$ -	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	147	735	-	882
Total Deferred Inflows of Resources	<u>147</u>	<u>735</u>	<u>-</u>	<u>882</u>
FUND BALANCES				
Restricted for:				
Debt Service	-	2,693,304	-	2,693,304
Capital Projects	-	-	2,701,310	2,701,310
Total Fund Balances	<u>-</u>	<u>2,693,304</u>	<u>2,701,310</u>	<u>5,394,614</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 147</u>	<u>\$ 2,694,039</u>	<u>\$ 2,701,310</u>	
Amounts reported for governmental activities in the Statement of Net Position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				10,869,850
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Accrued Interest				(730,955)
Bonds Payable - Senior Bonds				(12,605,000)
Bonds Payable - Subordinate Bonds				<u>(5,165,000)</u>
Net Position of Governmental Activities				<u>\$ (2,236,491)</u>

See accompanying Notes to Basic Financial Statements.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 34	\$ 171	\$ -	\$ 205
Specific Ownership Taxes	2	10	-	12
Interest Income	-	152,571	128,300	280,871
Total Revenues	<u>36</u>	<u>152,752</u>	<u>128,300</u>	<u>281,088</u>
EXPENDITURES				
Current:				
County Treasurer's Fee	1	3	-	4
Intergovernmental Expenditures	35	-	-	35
Debt Service:				
Bond Interest	-	787,812	-	787,812
Bond Issue Costs	-	-	10,000	10,000
Paying Agent Fees	-	7,000	-	7,000
Total Expenditures	<u>36</u>	<u>794,815</u>	<u>10,000</u>	<u>804,851</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(642,063)	118,300	(523,763)
OTHER FINANCING SOURCES (USES)				
Transfers In (Out)	-	14,000	(14,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>14,000</u>	<u>(14,000)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	-	(628,063)	104,300	(523,763)
Fund Balances - Beginning of Year	-	3,321,367	2,597,010	5,918,377
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 2,693,304</u>	<u>\$ 2,701,310</u>	<u>\$ 5,394,614</u>

See accompanying Notes to Basic Financial Statements.

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ (523,763)
--	--------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	<u>(481,296)</u>
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Changes in Net Position of Governmental Activities	<u><u>\$ (1,005,059)</u></u>
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See accompanying Notes to Basic Financial Statements.

**GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 34	\$ 34	\$ 34	\$ -
Specific Ownership Taxes	3	4	2	(2)
Total Revenues	<u>37</u>	<u>38</u>	<u>36</u>	<u>(2)</u>
EXPENDITURES				
County Treasurer's Fee	1	1	1	-
Intergovernmental Expenditures	<u>34</u>	<u>37</u>	<u>35</u>	<u>2</u>
Total Expenditures	<u>35</u>	<u>38</u>	<u>36</u>	<u>2</u>
NET CHANGE IN FUND BALANCE	2	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 2</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Grandview Reserve Metropolitan District No. 3 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court of El Paso County on November 23, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Consolidated Service Plan, dated July 20, 2021, formed the Grandview Reserve Metropolitan District Nos. 1 – 4 (the Districts). The District operates under the Amended and Restated Service Plan approved by the County of El Paso (the County) on September 28, 2021. The District's service area is located entirely within El Paso County, Colorado.

The District was established to provide financing for planning, design, acquisition, installation, construction, relocation and redevelopment of public improvements and services, including streets and storm drainage, water, sanitary sewer, parks and recreation, traffic and safety, public transportation, television relay and translation, and mosquito control.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows of resources and the sum of liabilities and deferred inflows of resources is reported as net position.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue subject to accrual are property and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in other funds.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund was established to account for financial resources to be used for the acquisition and construction of capital facilities.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financial uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2023.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Deferred Inflow of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 5,394,614
Total Cash and Investments	<u>\$ 5,394,614</u>

Cash and investments as of December 31, 2023 consist of the following:

Investments	\$ 5,394,614
Total Cash and Investments	<u>\$ 5,394,614</u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2023, the District had no cash deposits.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors, such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase and reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund	Weighted-Average	
Trust (CSAFE)	Under 60 Days	\$ 5,394,614
Total		<u>\$ 5,394,614</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Capital Assets Not Being Depreciated	\$ 10,869,850	\$ -	\$ -	\$ 10,869,850
Total Capital Assets, Not Being Depreciated	10,869,850	-	-	10,869,850
 Governmental Activities Capital Assets, Net	 \$ 10,869,850	 \$ -	 \$ -	 \$ 10,869,850

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Bonds Payable:					
Limited Tax General Obligation Senior Bonds					
Series 2022A	\$ 12,605,000	\$ -	\$ -	\$ 12,605,000	\$ -
Limited Tax General Obligation Subordinate Bonds					
Series 2022B	5,165,000	-	-	5,165,000	-
Accrued Interest					
Series 2022B	184,008	481,296	-	665,304	-
Subtotal Bonds Payable	<u>17,954,008</u>	<u>481,296</u>	<u>-</u>	<u>18,435,304</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 17,954,008</u>	<u>\$ 481,296</u>	<u>\$ -</u>	<u>\$ 18,435,304</u>	<u>\$ -</u>

\$12,605,000 Limited Tax General Obligation Senior Bonds, Series 2022A

On August 10, 2022, the District issued Limited Tax General Obligation Senior Bonds, Series 2022A (Senior Bonds) in the par amount of \$12,605,000. The Senior Bonds bear interest at 6.25%, payable semi-annually on June 1 and December 1, beginning on December 1, 2022. Principal payments on the Senior Bonds are due annually on each December 1, beginning on December 1, 2030. The Senior Bonds mature on December 1, 2052.

To the extent principal of any Senior Bonds is not paid when due, principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bonds. To the extent interest on any Senior Bonds is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Senior Bonds.

Proceeds of the Senior Bonds

Proceeds from the sale of the Senior Bonds were used to: (a) pay or reimburse Project Costs; (b) fund an initial deposit to the Surplus Fund; (c) fund capitalized interest on the Senior Bonds; and (d) pay costs of issuance of the Senior Bonds.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$12,605,000 Limited Tax General Obligation Senior Bonds, Series 2022A (Continued)
Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2027, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2027, to August 31, 2028	3.00%
September 1, 2028, to August 31, 2029	2.00
September 1, 2029, to August 31, 2030	1.00
September 1, 2030, and thereafter	0.00

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of the Senior Bonds Pledged Revenue derived by the District from the following sources:

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

Senior Bonds Required Mill Levy

The Senior Bonds Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the Senior Bonds as they come due, and if necessary, to fund the Surplus Fund to the Maximum Surplus Amount but not in excess of 50 mills (as adjusted for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2021).

For as long as the Surplus Fund is less than the Maximum Surplus Amount, the Senior Bonds Required Mill Levy will not be less than 50 mills, as adjusted.

Surplus Fund

The Surplus Fund was partially funded from proceeds of the Senior Bonds in the amount of the Initial Deposit of \$1,159,000. Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$2,521,000. The Surplus Fund is to be maintained for so long as any Senior Bond is Outstanding and is pledged to the payment of the Senior Bonds.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$12,605,000 Limited Tax General Obligation Senior Bonds, Series 2022A (Continued)

Events of Default of the Senior Bonds

Events of default occur if the District fails to impose the Senior Required Mill Levy, or to apply the Senior Pledged Revenues as required by the Senior Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

In the event of a default, the remedies available are as follows:

- Receivership
- Suit for Judgement
- Mandamus or Other Suit

\$5,165,000 Limited Tax General Obligation Subordinate Bonds, Series 2022B

On August 10, 2022, the District issued Limited Tax General Obligation Subordinate Bonds, Series 2022B (Subordinate Bonds) in the par amount of \$5,165,000. The Subordinate Bonds bear interest at a rate of 9.00% per annum payable annually on December 15, beginning on December 15, 2022, to the extent of available Subordinate Pledged Revenue, and mature on December 15, 2052. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Subordinate Bonds compounds annually on each December 15.

All the Subordinate Bonds and interest thereon will be deemed paid, satisfied, and discharged on the Termination Date of December 15, 2062, regardless of the amount of principal and interest paid prior to the Termination Date.

Proceeds of the Subordinate Bonds

Proceeds from the sale of the Subordinate Bonds were used to pay or reimburse Project Costs and pay costs of issuance of the Subordinate Bonds.

Subordinate Bonds Optional Redemption

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2027, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2027, to August 31, 2028	3.00%
September 1, 2028, to August 31, 2029	2.00
September 1, 2029, to August 31, 2030	1.00
September 1, 2030, and thereafter	0.00

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$5,165,000 Limited Tax General Obligation Subordinate Bonds, Series 2022B
(Continued)

Subordinate Bonds Mandatory Redemption

On each December 15, the Subordinate Bonds shall be subject to mandatory redemption in part in the maximum amount that is able to be redeemed (in integral multiples of \$1,000) from moneys on deposit in the Subordinate Bond Fund on such date at a redemption price equal to the principal amount of the Subordinate Bonds so redeemed plus all accrued and unpaid interest thereon to the redemption date, and with no redemption premium. The mandatory redemption described in this paragraph shall be made by the Trustee without further instructions or direction from the District and notwithstanding any instructions from the District to the contrary.

Subordinate Bonds Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue consisting of the following:

- a) the Subordinate Property Tax Revenues derived from the imposition of 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.

Subordinate Bonds Required Mill Levy

The Subordinate Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in the amount of 50 mills, as adjusted, less the amount of the Senior Required Mill Levy or such lesser mill levy in an amount sufficient to pay all the principal of and interest on the Subordinate Bonds in such year.

It is the intent that if the Senior Required Mill Levy equals 50 mills, as adjusted, in any year, the Subordinate Required Mill Levy for that year will be zero.

Events of Default of the Subordinate Bonds

Events of default occur if the District fails to impose the Subordinate Required Mill Levy, or to apply the Subordinate Pledged Revenues as required by the Subordinate Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Subordinate Indenture.

In the event of a default, the remedies available are as follows:

- Receivership
- Suit for Judgement
- Mandamus or Other Suit

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances

Reimbursement Agreement (Operations)

On December 1, 2021, the District, Grandview Reserve Metropolitan District No. 1, Grandview Reserve Metropolitan District No. 2 and Grandview Reserve Metropolitan District No. 4 entered in a Reimbursement Agreement (Operations) with 4 Site Investments, LLC ("The Developer"), which sets forth the terms and conditions for the advance of funds the Districts from Grandview Reserve Metropolitan District Nos. 1-4 for general administrative costs of the Districts, including but not limited to, management fees, legal fees, finance consulting fees and engineering fees related to the public purposed of the Districts and the reimbursement of any advances funds to 4 Site Investments, LLC by the Districts. The advances accrue interest at a rate of 8.00% per annum. The agreement expires on December 31, 2022 and automatically renews for additional one year periods. As of December 31, 2023, there were no balances outstanding.

Facilities Funding and Acquisition Agreement

On December 1, 2021, the District, Grandview Reserve Metropolitan District No. 1, Grandview Reserve Metropolitan District No. 2 and Grandview Reserve Metropolitan District No. 4 entered into a Facilities Funding and Acquisition Agreement (Acquisition Agreement) with 4 Site Investments, LLC, the Developer. The proceeds from Developer advances have been used primarily to fund the expenditures related to establishing the infrastructure. The advances accrue interest at a rate of 8.00% per annum. The agreement expires on December 31, 2051. As of December 31, 2023, there were no balances outstanding.

The District's long-term obligations of the Series 2022A Senior Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 787,813	\$ 787,813
2025	-	787,813	787,813
2026	-	787,813	787,813
2027	-	787,813	787,813
2028	-	787,813	787,813
2029-2033	650,000	3,891,252	4,541,252
2034-2038	1,450,000	3,571,877	5,021,877
2039-2043	2,250,000	3,025,001	5,275,001
2044-2048	3,355,000	2,192,501	5,547,501
2049-2052	4,900,000	896,251	5,796,251
Total	<u>\$ 12,605,000</u>	<u>\$ 17,515,947</u>	<u>\$ 30,120,947</u>

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 2, 2021, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$7,650,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2023, the District has authorized but unissued indebtedness for the following purposes:

	Amount Authorized on November 2, 2021	Authorization Used		Authorized But Unused
		Series 2022 Senior Bonds	Series 2022 Subordinate Bonds	
Special Assessment	\$ 450,000,000	\$ -	\$ -	\$ 450,000,000
Water	450,000,000	12,605,000	5,115,000	432,280,000
Sanitation	450,000,000	-	50,000	449,950,000
Streets	450,000,000	-	-	450,000,000
Traffic and Safety	450,000,000	-	-	450,000,000
Parks and Recreation	450,000,000	-	-	450,000,000
Transportation	450,000,000	-	-	450,000,000
Television	450,000,000	-	-	450,000,000
Mosquito Control	450,000,000	-	-	450,000,000
Security	450,000,000	-	-	450,000,000
Business Recruitment	450,000,000	-	-	450,000,000
Fire Protection	450,000,000	-	-	450,000,000
Operations and Maintenance	450,000,000	-	-	450,000,000
Refunding	900,000,000	-	-	900,000,000
Reimbursement Agreements	450,000,000	-	-	450,000,000
Revenue Debt	450,000,000	-	-	450,000,000
Total	<u>\$ 7,650,000,000</u>	<u>\$ 12,605,000</u>	<u>\$ 5,165,000</u>	<u>\$ 7,632,230,000</u>

Pursuant to the Service Plan the District, along with Grandview Reserve Metropolitan District Nos. 1, 2 and 4, is permitted to authorized to issue an aggregate bond indebtedness of up to \$295,000,000. The maximum debt mill levy per the Service Plan is 50 and 35 mills adjusted for residential and commercial districts respectively.

NOTE 6 NET POSITION

The District has net position consisting of two components - restricted and unrestricted.

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other government or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2023 as follows:

Restricted Net Position:	
Debt Service Reserve	\$ 1,239,364
Total Restricted Net Position	<u>\$ 1,239,364</u>

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 6 NET POSITION (CONTINUED)

The District has a deficit in unrestricted net position. The deficit amount is the result of the District being responsible for the financing and repayment of bonds issued for the construction of public improvements, which were dedicated to other entities for ownership and maintenance.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is 4 Site Investments, LLC. In 2022 Melody Homes, Inc., a wholly owned subsidiary of D.R. Horton, acquired approximately 176.7 acres of property included in the District boundaries from 4 Site Investments, LLC.

On November 30, 2023, 4 Site Investments, LLC sold the remaining acreage to CW-Grandview LLC.

In 2023, the members of the Board of Directors of the District included officers of, employees of, or associated with the Developer and DR Horton and may have had conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Intergovernmental Agreement

On December 1, 2021, Grandview Reserve Metropolitan District No. 1 (Operating District) entered into an Intergovernmental Agreement (IGA) with the District and District Nos. 2, 3, and 4 (Financing Districts). The IGA provides that District No. 1 is to operate, maintain, finance, and construct facilities benefitting the three districts, and that the District and District Nos. 2, 3, and 4 will contribute to the costs of construction, operation, and maintenance of such facilities. The districts have agreed to finance such activities by either issuing debt and/or pledging certain revenues collected within the boundaries of the Financing Districts.

NOTE 9 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 9 RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2023, the District relies on District No. 1 to carry the reserve.

On November 2, 2021, the voters authorized an annual increase in taxes of up to \$10,000,000 at a mill levy rate without limitation or with such limitations as may be determined by the Board for the purpose of the District's operations, maintenance, and other expenses. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

SUPPLEMENTARY INFORMATION

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 171	\$ 171	\$ 171	\$ -
Specific Ownership Taxes	17	17	10	(7)
Interest Income	1,500	152,000	152,571	571
Total Revenues	1,688	152,188	152,752	564
EXPENDITURES				
County Treasurer's Fee	3	3	3	-
Paying Agent Fees	-	7,000	7,000	-
Bond Interest	787,813	787,813	787,812	1
Contingency	-	5,184	-	5,184
Total Expenditures	787,816	800,000	794,815	5,185
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(786,128)	(647,812)	(642,063)	5,749
OTHER FINANCING SOURCES				
Transfers From Other Funds	-	14,000	14,000	-
Total Other Financing Sources	-	14,000	14,000	-
NET CHANGE IN FUND BALANCE	(786,128)	(633,812)	(628,063)	5,749
Fund Balance - Beginning of Year	3,279,529	3,321,367	3,321,367	-
FUND BALANCE - END OF YEAR	<u>\$ 2,493,401</u>	<u>\$ 2,687,555</u>	<u>\$ 2,693,304</u>	<u>\$ 5,749</u>

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Interest Income	\$ 500	\$ 125,000	\$ 128,300	\$ 3,300
Total Revenues	500	125,000	128,300	3,300
EXPENDITURES				
Capital Outlay	2,735,530	2,698,010	-	2,698,010
Bond Issue Costs	-	10,000	10,000	-
Total Expenditures	2,735,530	2,708,010	10,000	2,698,010
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,735,030)	(2,583,010)	118,300	2,701,310
OTHER FINANCING USES				
Transfers To Other Fund	-	(14,000)	(14,000)	-
Total Other Financing Uses	-	(14,000)	(14,000)	-
NET CHANGE IN FUND BALANCE	(2,735,030)	(2,597,010)	104,300	2,701,310
Fund Balance - Beginning of Year	2,735,030	2,597,010	2,597,010	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,701,310</u>	<u>\$ 2,701,310</u>

OTHER INFORMATION

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023

	\$12,605,000		
	Limited Tax General Obligation Senior Bonds		
	Dated August 10, 2022		
	Interest Rate 6.25%		
	Interest Payable		
	June 1 and December 1		
	Principal Payable December 1		
Bonds/Loans and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2024	\$ -	\$ 787,813	\$ 787,813
2025	-	787,813	787,813
2026	-	787,813	787,813
2027	-	787,813	787,813
2028	-	787,813	787,813
2029	-	787,813	787,813
2030	80,000	787,813	867,813
2031	165,000	782,813	947,813
2032	195,000	772,500	967,500
2033	210,000	760,313	970,313
2034	240,000	747,188	987,188
2035	255,000	732,188	987,188
2036	295,000	716,250	1,011,250
2037	310,000	697,813	1,007,813
2038	350,000	678,438	1,028,438
2039	375,000	656,563	1,031,563
2040	415,000	633,125	1,048,125
2041	445,000	607,188	1,052,188
2042	490,000	579,375	1,069,375
2043	525,000	548,750	1,073,750
2044	575,000	515,938	1,090,938
2045	610,000	480,000	1,090,000
2046	675,000	441,875	1,116,875
2047	715,000	399,688	1,114,688
2048	780,000	355,000	1,135,000
2049	830,000	306,250	1,136,250
2050	905,000	254,375	1,159,375
2051	960,000	197,813	1,157,813
2052	2,205,000	137,813	2,342,813
Total	<u>\$ 12,605,000</u>	<u>\$ 17,515,947</u>	<u>\$ 30,120,947</u>

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2022/2023	\$ 3,110	0.0%	10.984	54.922	65.906	\$ 205	\$ 205	100.00 %
Estimated for Year Ending December 31, 2024	\$ 14,260	358.5%	10.305	51.527				

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

Source: El Paso County Assessor and Treasurer.