

# **HANCE RANCH METROPOLITAN DISTRICT**

## **2022 ANNUAL REPORT TO CITY OF WHEAT RIDGE, COLORADO**

Pursuant to §32-1-207(3)(c) Hance Ranch Metropolitan District (the “**District**”), the District is required to provide an annual report to the City Clerk’s Office with regard to the following matters:

For the year ending December 31, 2022, the District makes the following report:

### **§32-1-207(3) Statutory Requirements**

#### **1. Boundary changes made**

There were no boundary changes made or proposed to the District’s boundaries during 2022.

#### **2. Intergovernmental Agreements entered into or terminated with other governmental entities.**

The District did not enter into or terminate any intergovernmental agreements in 2022.

#### **3. Access information to obtain a copy of rules and regulations adopted by the board.**

The District’s rules and regulations can be found at: <https://hanceranchmetrodistrict.com/>

#### **4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

#### **5. The status of the construction of public improvements by the District.**

The District did not construct any public improvements in 2022. All public improvements to serve the property within the District’s boundaries are being constructed by Hance Ranch Station, LLC.

#### **6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

No facilities or improvements were constructed by the District that were conveyed or dedicated to the City of Wheat Ridge as of December 31, 2022. All facilities and

improvements to serve the property within the District's boundaries are being constructed by Hance Ranch Station, LLC.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

The final assessed valuation of the District as of December 31, 2022 is attached hereto as **Exhibit A.**

**8. A copy of the current year's budget.**

A copy of the 2023 Budget is attached hereto as **Exhibit C.**

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

The 2022 Audit is still in process and will be submitted in a Supplemental Annual Report.

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

To our actual knowledge, there are no uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

To our actual knowledge, the District has been able to pay its obligations as they come due.

**Service Plan Requirements**

Pursuant to the Service Plan for Hance Ranch Metropolitan District (the "**District**"), the District is required to provide an annual report to the City of Wheat Ridge, Colorado (the "**City**") with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2022, the District makes the following report:

**1. A narrative summary of the progress of the District in implementing their service plan for the Report Year:**

On August 26, 2019 the City approved the District's Service Plan. The District continues to implement the development schedule as contemplated in the Service Plan.

**2. Except when an exemption from audit has been granted for the Report Year under the Local Government Audit Law, the audited financial statements of the District for the Report Year including a statement of financial condition (i.e. balance sheet) as of**

**December 31 of the Report Year and the statement of operations (i.e. revenues and expenditures) for the Report Year:**

The 2022 Audit is still in process and will be submitted in a Supplemental Annual Report.

- 3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the Report Year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the Report Year:**

During 2022, no capital expenditures were incurred by the District in development of public facilities. All public facilities to serve the property within the District's boundaries are being constructed by Hance Ranch Station, LLC.

There are no capital improvement projects anticipated from 2023 to 2027.

- 4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the Report Year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the Report Year, the amount of payment or retirement of existing indebtedness or long-term obligations issued in the Report Year, the total assessed valuation of all taxable properties within the District as of January 1 of the Report Year, and the current mill levy of the District pledged to debt retirement in the Report Year:**

The 2022 assessed valuation for the District is attached hereto as **Exhibit A**. The 2022 Mill Levy Certification is attached hereto as **Exhibit B**. The District's 2023 budget is attached hereto as **Exhibit C**.

- 5. The District's budget for the calendar year in which the annual report is submitted:**

The District's 2023 budget is attached hereto as **Exhibit C**.

- 6. A summary of the residential and commercial development that has occurred within the District for the Report Year:**

No commercial development has occurred within the District for the Report Year. During the Report Year, residential home construction and landscape installation as required in the final development plan occurred within the District during the Reporting Year.

- 7. A summary of all fees, charges, and assessments imposed by the District as of January 1 of the Report Year:**

On March 21, 2021, the District adopted a Second Amended and Restated Resolution of the Board of Directors of the Hance Ranch Metropolitan District Concerning the

Imposition of an Operations Fee (the “**Resolution**”). A copy of the Resolution is attached hereto as **Exhibit D**. A copy of the 2022 Mill Levy Certification is attached hereto as **Exhibit B**.

- 8. The names, business addresses and telephone numbers of all members of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the board:**

Matthew Gayda Cavanaugh	President	303-420-2899	5740 Olde Wadsworth Blvd, Arvada, CO
John “Charlie” Hood	Assistant Secretary	720-938-6466	2154 E. Commons Ave, Suite 2000, Centennial, CO
Charles R. Hauptman	Treasurer/Assistant Secretary	303-420-2899	5740 Olde Wadsworth Blvd, Arvada, CO
Jill Gundlach	Secretary	720-768-4290	2154 E. Commons Ave, Suite 2000, Centennial, CO
Nick Bergman	Assistant Secretary	720-630-5292	2154 E. Commons Ave, Suite 2000, Centennial, CO

Regular meetings are scheduled for January 4, April 5, July 5, and October 4, 2023 at 9:30 a.m. via teleconference.

General Legal Counsel – White Bear Ankele Tanaka & Waldron, Attn: Kristin B. Tompkins, Esq., 2154 E. Commons Ave, Suite 2000, Centennial, CO 80122; 303-858-1800

Chief Administrative Officer – None.

**EXHIBIT A**  
**2022 Final Assessed Valuation**



**SCOT KERSGAARD**

Assessor

December 5, 2022

HANCE RANCH METRO  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 E COMMONS AVE 2000  
CENTENNIAL CO 80122

OFFICE OF THE ASSESSOR  
100 Jefferson County Parkway  
Golden, CO 80419-2500  
Phone: 303-271-8600  
Fax: 303-271-8616  
Website: <http://assessor.jeffco.us>  
E-mail Address: [assessor@jeffco.us](mailto:assessor@jeffco.us)

Code # 4363

### CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2022 of:

\$1,167,629

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD  
Jefferson County Assessor

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# CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity

☒ YES ☐ NO

Date: December 5, 2022

**NAME OF TAX ENTITY:** HANCE RANCH METRO

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	799,033
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	1,167,629
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	107,361
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	1,060,268
5. NEW CONSTRUCTION: *	5.	\$	356,492
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

## USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	14,620,355
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	5,129,480
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

### DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	14,727,682
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$	8,119
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**EXHIBIT B**  
**2023 Mil Levy Certification**



**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of JEFFERSON COUNTY, Colorado.On behalf of the HANCE RANCH METROPOLITAN DISTRICT,  
(taxing entity)<sup>A</sup>the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>of the HANCE RANCH METROPOLITAN DISTRICT  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills  
to be levied against the taxing entity's GROSS \$ 1,167,629  
assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a Tax  
Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 1,060,268  
calculated using the NET AV. The taxing entity's total  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of: (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/12/2022 for budget/fiscal year 2023.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**

1. General Operating Expenses <sup>H</sup>	<u>25.751</u> mills	\$ <u>27,303</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>25.751</u> mills</b>	<b><u>\$ 27,303</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>61.803</u> mills	\$ <u>65,528</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>87.554</u> mills</b>	<b><u>\$ 92,831</u></b>

Contact person: (print) Gigi Pangindian Daytime phone: (303) 779-5710  
Signed: Gigi Pangindian Title: Accountant for the District

<sup>1</sup> 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.

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

## CERTIFICATION OF TAX LEVIES, continued

### **THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).**

Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

### **CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

#### **BONDS<sup>J</sup>:**

1.	Purpose of Issue:	Finance public improvements
	Series:	Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A(3)
	Date of Issue:	12/10/2020
	Coupon Rate:	5.000% - 5.125%
	Maturity Date:	12/1/2040 and 12/1/2050
	Levy:	61.803
	Revenue:	\$65,528
2.	Purpose of Issue:	Finance public improvements
	Series:	Subordinate Limited Tax General Obligation Bonds, Series 2020B(3)
	Date of Issue:	12/10/2020
	Coupon Rate:	8.000%
	Maturity Date:	12/15/2050
	Levy:	0.000
	Revenue:	\$0

#### **CONTRACTS<sup>K</sup>:**

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

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

**EXHIBIT C**  
**2023 Budget**

**HANCE RANCH METROPOLITAN DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**HANCE RANCH METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 989,781	\$ 478,287	\$ 338,920
REVENUE			
Property taxes	47,159	63,982	92,831
Property taxes - TIF	-	4,343	9,259
Specific ownership tax	3,772	4,461	6,498
Interest income	115	3,000	10,885
Developer advance	676,054	193,802	50,000
Operations fees	8,654	25,030	64,260
Transfer fees	10,200	30,600	1,800
Other revenue	-	781	940
Total revenue	745,954	325,999	236,473
TRANSFERS IN	18,000	-	-
Total funds available	1,753,735	804,286	575,393
EXPENDITURES			
General Fund	56,264	58,547	80,000
Debt Service Fund	118,486	128,690	137,000
Capital Projects Fund	1,070,077	228,429	-
Special Revenue Fund	12,621	49,700	67,000
Total expenditures	1,257,448	465,366	284,000
TRANSFERS OUT	18,000	-	-
Total expenditures and transfers out requiring appropriation	1,275,448	465,366	284,000
ENDING FUND BALANCES	\$ 478,287	\$ 338,920	\$ 291,393
EMERGENCY RESERVE	\$ 400	\$ 600	\$ 1,000
SPECIAL REVENUE RESERVE	-	1,700	2,100
DEBT SERVICE RESERVE	221,243	221,243	221,243
DEBT SERVICE SURPLUS RESERVE	53,525	99,738	50,274
CAPITALIZED INTEREST	121,012	-	-
TOTAL RESERVE	\$ 396,180	\$ 323,281	\$ 274,617

No assurance provided. See summary of significant assumptions.

**HANCE RANCH METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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**ASSESSED VALUATION**

Residential	\$ -	\$ 169,222	\$ 975,795
Personal property	-	2,142	23,621
State assessed	-	12	235
Vacant land	576,002	627,657	167,978
	576,002	799,033	1,167,629
Adjustments	(25,027)	(51,514)	(107,361)
Certified Assessed Value	\$ 550,975	\$ 747,519	\$ 1,060,268

**MILL LEVY**

General	25.174	25.174	25.751
Debt Service	60.419	60.419	61.803
Total mill levy	85.593	85.593	87.554

**PROPERTY TAXES**

General	\$ 13,870	\$ 18,818	\$ 27,303
Debt Service	33,289	45,164	65,528
Levied property taxes	47,159	63,982	92,831
Budgeted property taxes	\$ 47,159	\$ 63,982	\$ 92,831

**BUDGETED PROPERTY TAXES**

General	\$ 13,870	\$ 18,818	\$ 27,303
Debt Service	33,289	45,164	65,528
	\$ 47,159	\$ 63,982	\$ 92,831

No assurance provided. See summary of significant assumptions.

**HANCE RANCH METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 5,787	\$ (5,498)	\$ 3,350
REVENUE			
Property taxes	13,870	18,818	27,303
Property taxes TIF	-	1,277	2,723
Specific ownership tax	1,109	1,300	1,911
Developer advance	30,000	46,000	50,000
Total revenue	44,979	67,395	81,937
Total funds available	50,766	61,897	85,287
EXPENDITURES			
General and administrative			
Accounting	27,260	25,000	30,000
Auditing	4,700	5,200	5,500
County Treasurer's fee	208	282	410
Dues and licenses	496	328	500
Insurance and bonds	2,836	3,103	4,000
Legal services	20,764	20,000	35,000
Miscellaneous	-	1,214	1,090
Election expense	-	3,420	3,500
Total expenditures	56,264	58,547	80,000
Total expenditures and transfers out requiring appropriation	56,264	58,547	80,000
ENDING FUND BALANCE	\$ (5,498)	\$ 3,350	\$ 5,287
EMERGENCY RESERVE	\$ 400	\$ 600	\$ 1,000
TOTAL RESERVE	\$ 400	\$ 600	\$ 1,000

No assurance provided. See summary of significant assumptions.

**HANCE RANCH METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,645	\$ 7,878	\$ 14,589
REVENUE			
Other revenue	-	781	940
Operations fees	8,654	25,030	64,260
Transfer fees	10,200	30,600	1,800
Total revenue	18,854	56,411	67,000
Total funds available	20,499	64,289	81,589
EXPENDITURES			
Operations and maintenance			
Repairs and maintenance	-	2,000	4,000
District management	6,000	10,000	22,500
Landscaping	3,940	13,000	15,000
Trash removal	2,081	9,600	10,000
Snow Removal	-	15,000	12,500
Utilities	-	-	2,500
Miscellaneous	600	100	500
Total expenditures	12,621	49,700	67,000
Total expenditures and transfers out requiring appropriation	12,621	49,700	67,000
ENDING FUND BALANCE	\$ 7,878	\$ 14,589	\$ 14,589
SPECIAL REVENUE RESERVE	\$ -	\$ 1,700	\$ 2,100
TOTAL RESERVE	\$ -	\$ 1,700	\$ 2,100

No assurance provided. See summary of significant assumptions.



**HANCE RANCH METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 460,255	\$ 395,780	\$ 320,981
REVENUE			
Property taxes	33,289	45,164	65,528
Property taxes TIF	-	3,066	6,536
Specific ownership tax	2,663	3,161	4,587
Interest income	59	2,500	10,885
Total revenue	36,011	53,891	87,536
TRANSFERS IN			
Transfers from other funds	18,000	-	-
Total funds available	514,266	449,671	408,517
EXPENDITURES			
Debt Service			
County Treasurer's fee	499	677	983
Contingency	-	-	8,004
Paying agent fees	-	7,000	7,000
Bond interest - Series 2020A	117,987	121,013	121,013
Total expenditures	118,486	128,690	137,000
Total expenditures and transfers out requiring appropriation	118,486	128,690	137,000
ENDING FUND BALANCE	\$ 395,780	\$ 320,981	\$ 271,517
DEBT SERVICE RESERVE	\$ 221,243	\$ 221,243	\$ 221,243
DEBT SERVICE SURPLUS RESERVE	53,525	99,738	50,274
CAPITALIZED INTEREST	121,012	-	-
TOTAL RESERVE	\$ 395,780	\$ 320,981	\$ 271,517

No assurance provided. See summary of significant assumptions.

**HANCE RANCH METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 522,094	\$ 80,127	\$ -
REVENUE			
Interest income	56	500	-
Developer advance	646,054	147,802	-
Total revenue	646,110	148,302	-
Total funds available	1,168,204	228,429	-
EXPENDITURES			
Capital Projects			
Accounting	2,141	-	-
Engineering	2,888	-	-
Repay developer advance	418,994	80,627	-
Capital outlay	646,054	147,802	-
Total expenditures	1,070,077	228,429	-
TRANSFERS OUT			
Transfers to other fund	18,000	-	-
Total expenditures and transfers out requiring appropriation	1,088,077	228,429	-
ENDING FUND BALANCE	\$ 80,127	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**HANCE RANCH METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Hance Ranch Metropolitan District (the “District”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order of the District Court in Jefferson County on November 19, 2019, and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The District’s service area is location in Jefferson County. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$6,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the Districts’ service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

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**

**Developer Advances**

The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are to be funded by the Developer. The Developer is also expected to construct or cause to construct certain public improvements on behalf of the District. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Property Taxes**

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

The calculation of the taxes levied is displayed on the property tax summary information page of the budget.

**HANCE RANCH METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

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

**Property Taxes Received Through TIF**

The District has entered into a Tax Increment Sharing Agreement with the Wheat Ridge Urban Renewal Authority (Renewal Wheat Ridge), dated as of October 1, 2019 regarding the sharing of Tax Increment Revenues generated within the District. The Tax Increment Sharing Agreement provides that in consideration for the District providing public improvements and services, the Authority agrees that the portion of revenues which it receives as a result of ad valorem property tax increments, which are attributable to the District's current and future levy of ad valorem taxes on property within the Development and encompassed by the Urban Renewal Plan, shall be segregated upon receipt and shall be remitted by the Authority to the District within 45 days of the end of each quarter. The District will use such property tax revenue to pay debt service on the bonds or to reimburse the Bank for draws on the Letter of Credit.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

**Operations Fees**

The District imposes an Operations Fee on all residential units within the boundaries of the District to fund operating costs.

**Transfer Fees**

The District imposes a Transfer Fee upon each transfer of a residential unit to an end user.

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, election and other administrative expenditures.

**HANCE RANCH METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payments in 2023 are provided based on the debt amortization schedule from the Series 2020A(3) Bonds (discussed under Debts and Leases). There is no debt amortization schedule provided for the Series 2020B(3) Subordinate Bonds as the Bond is a cash flow bond and the timing of the payments are unknown.

**Debt and Leases**

**Series 2020 Bonds**

The District issued Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A(3) on December 10, 2020, in the par amount of \$2,375,000 (the Senior Bonds). The District also issued Subordinate Limited Tax General Obligation Bonds, Series 2020B(3) on December 10, 2020, in the par amount of \$227,000 (the Subordinate Bonds). Proceeds from the sale of the Senior and Subordinate Bonds were used to fund: (i) the costs of public improvements for the benefit of the District; (ii) capitalized interest on the Senior Bonds; (iii) certain funds created in the Senior Indenture; and (iv) costs of issuing the Bonds.

Senior Bonds Details

The Senior Bonds were issued as two term bonds that bear interest at the respective rates of 5.000% and 5.125%, payable semiannually on June 1 and December 1, beginning on June 1, 2022. The Senior Bonds have annual mandatory sinking fund principal payments due annually on December 1, beginning on December 1, 2028 and mature on December 1, 2050.

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 31, 2060, and shall continue to bear interest at the rate borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound semiannually on each interest payment date, at the rate then borne by the Senior Bond. In the event that any amount of principal or interest on the Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available therefor on December 31, 2060, the Senior Bonds shall be deemed discharged.

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue from the following sources, net of any costs of collection and any property tax refunds or abatement authorized by or on behalf of the County: (a) the Senior Required Mill Levy; (b) the portion of the Senior Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; (c) the Cooperation Agreement Revenues; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Trustee for application as Senior Pledged Revenue.

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 8.000% per annum and are payable annually on December 15, beginning December 15, 2022 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2050. The Subordinate Bonds are structured as cash flow

**HANCE RANCH METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15.

**Debt and Leases (Continued)**

All of the Subordinate Bonds and interest thereon are to be deemed to be discharged after the application of all available Subordinate Pledged Revenue on December 31, 2060 (the "Subordinate Bonds Termination Date"), regardless of the amount of principal and interest paid prior to the Subordinate Bonds Termination Date.

Subordinate Bonds Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means: (a) the Subordinate Required Mill Levy; (b) the portion of the Specific Ownership Tax Revenues resulting from the Subordinate Required Mill Levy; (c) the portion of the Cooperation Agreement Revenues, if any, available after application to the payment of the Senior Bonds; (d) the amounts, if any, in the Surplus Fund released to the District pursuant to the Senior Indenture; (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Optional Redemption

The Senior and Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

Senior Required Mill Levy

Pursuant to the Senior Indenture, prior to the Conversion Date, the District has covenanted to impose a Senior Required Mill Levy on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due and, if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve, but (i) not in excess of 60.000 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement with respect to the classes of property on which the District may impose its mill levy after January 1, 2018), and (ii) for so long as the Surplus Fund is required to be maintained and the amount on deposit therein is less than the Maximum Surplus Amount, not less than 60.000 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due, will replenish the Reserve Fund to the amount of the Required Reserve and, for so long as the Surplus Fund is required to be maintained, will fund the Surplus Fund to the Maximum Surplus Amount.

The Conversion Date means the date that: (i) the Debt to Assessed Ratio is 50% or less; (ii) no payments of principal or interest on the Senior Bonds are past due; and, (iii) the amount on deposit in the Reserve Fund is not less than the Required Reserve. Debt to Assessed Ratio means the ratio derived by dividing the then-outstanding principal amount of all debt of the District by the assessed valuation of taxable property in the District. For purposes of the forecast, the current year Debt to Assessed Ratio is calculated based on the outstanding Bonds as of December 2 of the current year and the assessed valuation for the subsequent year.

On and after the Conversion Date, a Senior Required Mill Levy is to be imposed upon all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due and, if necessary, to replenish the Reserve Fund to the amount of the Required Reserve, without limitation of rate. On and after the Conversion Date, the definition of "Senior Required Mill Levy" shall be determined exclusively by this paragraph regardless of any subsequent increase in the Debt to Assessed Ratio.

**HANCE RANCH METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

Subordinate Required Mill Levy

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy upon all taxable property in the District each year in an amount of 60 mills (subject to adjustment) less the amount of the Senior Bond Required Mill Levy. Senior Bond Required Mill Levy means the ad valorem mill levy applied in connection with any Senior Bonds.

The Subordinate Required Mill Levy will equal zero at any time that the (a) the payment of the Senior Bonds (and any other Senior Obligations) and replenishment of the Reserve Fund (and any similar reserve fund securing Senior Obligations) requires the imposition of at least 60 mills, as adjusted; and (b) prior to the Conversion Date, the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount.

The District has no debt, nor any capital and operating leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2023 as defined under TABOR.

**Debt Service Reserve**

The Senior Bonds are secured by the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Required Reserve of \$221,243. The Reserve Fund is to be maintained in the amount of the Required Reserve for so long as any Senior Bond is outstanding. Moneys in the Surplus Fund are to be used for payment of the Senior Bonds prior to the use of any moneys in the Reserve Fund.

**Debt Service Surplus Reserve**

Prior to the Conversion Date, Senior 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 \$237,500. Subject to the receipt of sufficient Senior Pledged Revenue, the Surplus Fund is to be maintained until the earlier of: (i) the Conversion Date or (ii) the date on which no Senior Bonds remain outstanding.

On and after the Conversion Date, amounts on deposit in the Surplus Fund are to be released to the District for application to any lawful purpose. However, the forecast assumes that the Surplus Fund will not be released until the final maturity of the Senior Bonds, as explained below. Pursuant to the Subordinate Indenture, amounts released from the Surplus Fund are pledged to the repayment of the Subordinate Bonds.

**This information is an integral part of the accompanying budget.**

**HANCE RANCH METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**MANDATORY REDEMPTION SCHEDULE**  
**\$2,375,000 Limited Tax (Convertible to Unlimited Tax)**  
**General Obligation Bonds**

**Series 2020A(3), Dated December 10, 2020**  
**Principal Due December 1**  
**Interest at 5.000% and 5.125%**  
**Payable June 1 and December 1**

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ -	\$ 121,013	\$ 121,013
2024	-	121,013	121,013
2025	-	121,013	121,013
2026	-	121,013	121,013
2027	-	121,013	121,013
2028	10,000	121,013	131,013
2029	10,000	120,513	130,513
2030	20,000	120,013	140,013
2031	20,000	119,013	139,013
2032	30,000	118,013	148,013
2033	30,000	116,513	146,513
2034	45,000	115,013	160,013
2035	45,000	112,763	157,763
2036	55,000	110,513	165,513
2037	60,000	107,763	167,763
2038	75,000	104,763	179,763
2039	75,000	101,013	176,013
2040	90,000	97,263	187,263
2041	95,000	92,763	187,763
2042	115,000	87,894	202,894
2043	120,000	82,000	202,000
2044	140,000	75,850	215,850
2045	145,000	68,675	213,675
2046	165,000	61,244	226,244
2047	175,000	52,788	227,788
2048	195,000	43,819	238,819
2049	205,000	33,825	238,825
2050	455,000	23,319	478,319
<b>Total</b>	<b>\$ 2,375,000</b>	<b>\$ 2,691,400</b>	<b>\$ 5,066,400</b>

No assurance provided. See summary of significant assumptions.



**EXHIBIT D**  
**Second Amended and Restated Resolution Concerning the Imposition of An Operations**  
**Fee**

After Recording, Return to:  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 East Commons Avenue, Suite 2000  
Centennial, Colorado 80122

**SECOND  
AMENDED AND RESTATED  
RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE  
HANCE RANCH METROPOLITAN DISTRICT**

**CONCERNING THE IMPOSITION OF AN OPERATIONS FEE**

---

WHEREAS, the Hance Ranch Metropolitan District (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Jefferson County, Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the District and Hance Ranch Station, LLC (the “**Developer**”) have entered into that certain Access Easement and Maintenance Agreement dated August 26, 2020 and recorded on October 20, 2020 at Reception Number 2020137209 in Jefferson County, Colorado (the “**Access Easement and Maintenance Agreement**”); and

WHEREAS, pursuant to the Access Easement and Maintenance Agreement, the District is responsible for providing certain services to be performed, subject to taxes, fees and charges that may be imposed upon lots by the District in connection with the provision of such services; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include the following: (1) landscape improvements, which may include, but are not limited to, plantings, trees, shrubs, grass, ground cover, irrigation lines and sprinkler systems and other landscape features, and including any such improvements that may be installed or constructed by a subsequent owner of the lot; (2) storm water drainage improvements, including mainline and drains; and (3) other public improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to provide certain services to property and inhabitants within the boundaries of the District, including without limitation, landscape maintenance, snow removal, and covenant enforcement (collectively, the “**Services**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the District incurs certain direct and indirect costs associated with the repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the “**Facility Costs**”) in order that the Facilities may be properly provided and maintained; and

WHEREAS, the District incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within the District maintained, and that the health, safety and welfare of the District and its inhabitants may be safeguarded (collectively, the “**Service Costs**”); and

WHEREAS, the establishment and continuation of a fair and equitable fee (the “**Operations Fee**”) to provide a source of funding to pay for the Facility Costs and the Service Costs, (collectively, the “**Operations Costs**”), which Operations Costs are generally attributable to the persons and/or properties subject to such Operations Fees, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District’s affairs; and

WHEREAS, the District finds that the Operations Fee, as set forth in this Resolution, is reasonably related to the overall cost of providing the Facilities and Services and paying the Operations Costs, and that imposition thereof is necessary and appropriate;

WHEREAS, on November 18, 2020, the Board adopted an Amended and Restated Resolution of the Board of Directors of Hance Ranch Metropolitan District Concerning the Imposition of an Operations Fee, which was recorded in the real property records of the Jefferson County Clerk and Recorder’s Office on November 24, 2020, at Reception No. 20201562277 (the “**Prior Fee Resolution**”), and the Board desires to adopt this Resolution to amend and restate the Prior Fee Resolution in its entirety. Any fees, rates, tolls, penalties or charges due under the Prior Fee Resolution, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

NOW, THEREFORE, be it resolved by the Board as follows:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“**District Boundaries**” means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq.*, C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Operations Fee is due, which Due Date is reflected on the Schedule of Fees.

“**End User**” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit

“**Fee Schedule**” or “**Schedule of Fees**” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Lot**” means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

“**Transfer**” or “**Transferred**” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

## 2. OPERATIONS FEE.

a. The Board has determined, and does hereby determine, that it is in the best interests of the District and its respective residents and property owners to impose, and does hereby impose an Operations Fee to fund the Operations Costs. The Operations Fee is hereby established and imposed in an amount as set forth by the District from time to time pursuant to an annual “Fee Schedule” and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. The Operations Fee shall consist of a recurring payment (the “**Recurring Payment**”) and a separate payment imposed on transfers of a Residential Unit (the “**Transfer Payment**”), which together shall comprise the Operations Fee.

b. The Transfer Payment shall be imposed on all Transfers of a Residential Unit to an End User. The Transfer Payment shall not apply to any of the following, except to the extent the District determines that such exception is being undertaken for the purpose of improperly avoiding the Operations Fee:

i. Any Transfer wherein the United States, or any agency or instrumentality thereof, the State of Colorado, any county, city and county, municipality, district or other political subdivisions of this State, is either the grantor or the grantee.

ii. Any Transfer by document, decree or agreement partitioning, terminating or evidencing termination of a joint tenancy, tenancy in common or

other co-ownership; however, if additional consideration or value is paid in connection with such partition or termination the Transfer Payment shall apply and be based upon such additional consideration.

iii. Any Transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any Transfer made and delivered without consideration for the purpose of: confirming, correcting, modifying or supplementing a Transfer previously made; making minor boundary adjustments; removing clouds of title; or granting easements, rights-of-way or licenses.

v. Any decree or order of a court of record quieting, determining or resting title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or releases other than by foreclosure, which is security for a debt or other obligation.

vii. Transfers pursuant to a decree or separation of divorce.

c. The Board has determined, and does hereby determine, that the Operations Fee is reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

d. The revenues generated by the Operations Fee will be accounted for separately from other revenues of the District. The Operations Fee revenue will be used solely for the purpose of paying Operations Costs, and may not be used by the District to pay for general administrative costs of the District.

3. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Operations Fee not paid in full within fifteen (15) days after the scheduled due date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Operations Fees, exclusive of assessed late fees, penalties, interest and any other costs of collection, specially including, but not limited, to attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

4. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable to "Hance Ranch Metropolitan District" and sent to the address indicated on the Fee Schedule.

The District may change the payment address from time and time and such change shall not require an amendment to this Resolution.

5. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Jefferson County, Colorado.

6. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

7. THE PROPERTY. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

8. EFFECTIVE DATE. This Resolution shall become effective March 26, 2021.

*[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]*

ADOPTED this 26<sup>th</sup> day of March, 2021.

HANCE RANCH METROPOLITAN DISTRICT, a  
quasi-municipal corporation and political  
subdivision of the State of Colorado



Matt Cavanaugh (Mar 26, 2021 11:25 MDT)

\_\_\_\_\_  
Officer of the District

ATTEST:



Guillaume Pouchot (Mar 26, 2021 10:25 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys At Law



\_\_\_\_\_  
General Counsel to the District

*Signature page to Second Amended and Restated Resolution Concerning the Imposition of an  
Operations Fee*

**EXHIBIT A**

**HANCE RANCH METROPOLITAN DISTRICT**

**Schedule of Fees**

**Effective March 26, 2021**

Schedule of Fees		
Fee Type	Classifications	Rate
<b>Operations Fee – Recurring Payment</b>		
	Residential Unit	\$85.00/month
The Due Date for each Operations fee is the 10 <sup>th</sup> day of each month.		
<b>Operations Fee – Payment Due Upon a Transfer</b>		
	Residential Unit	\$600 per Transfer
The Due Date for each Operations Fee—Payment Due Upon Transfer is the date upon which the Transfer occurs.		

**PAYMENTS:** Payment for each fee shall be made payable to the Hance Ranch Metropolitan District and sent to the following address for receipt by the Due Date:


Hance Ranch Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111



**EXHIBIT B**

**HANCE RANCH METROPOLITAN DISTRICT**

**District Boundaries**

 <b>BASELINE</b> Engineering • Planning • Surveying 10 N HURLEY DRIVE, SUITE 200 • GOLDEN, COLORADO 80401 P. 303.440.9900 • F. 303.440.9901 • J. 303.440.9902	REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY	<b>HANCE RANCH DEVELOPMENT, LLC</b>  WHEAT RIDGE  HANCE RANCH 11818 W. 52ND AVE. LEGAL DESCRIPTION	INITIAL SUBMITAL: 05/01/2019 DRAWING SIZE: 8.5" X 11" SURVEY FROM: SURVEY DATE: DRAWING: 01/11/2015 JOB NO: C034066 DRAWING NAME: 3006 DESCRIP 1 CHNS.dwg SHEET 1 OF 1
		XXX		XXX		
		XXX		XXX		JEFFERSON COUNTY
		XXX		XXX		

