



January 31, 2024

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

*Via: DOLA filing portal*

**RE: SSMD3 2024 Budget Transmittal Letter**

To whom it may concern:

Attached please find the 2024 Budget Resolution, Budget Message, Budget, Mill Levy Certification and Proof of Publication for the Severance Shores Metropolitan District No. 3, located in the Town of Severance, Weld County, Colorado. This budget was adopted on October 25, 2023 and is being submitted pursuant to Section 291-113, C.R.S. Please direct any inquiries to the below contact:

Fromm & Company LLC  
8200 S. Quebec St., Ste A3 - 305  
Centennial, CO 80112  
Telephone: (970) 875-7047  
contact@frommco.us

Fromm and Company LLC does hereby certify as the accountant for the Severance Shores Metropolitan District No. 3, that the attached is a true and correct copy of the 2024 Budget.

Sincerely,

*Megan VanCamp*

Megan VanCamp  
District Management

8200 S. Quebec St., Ste A3 – 305, Centennial, CO 80112  
(970) 875 – 7047



CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2024**

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
SEVERANCE SHORES )  
METROPOLITAN DISTRICT NO. 3 )

The Board of Directors of the Severance Shores Metropolitan District No. 3, Town of Severance, Weld County, Colorado, held a special meeting at the Windsor Severance Fire Rescue Station, 9 Timber Ridge Parkway, Severance, CO 80550, and via teleconference: (720) 386-9023, Passcode: 126412

Present were the following members of the Board:

Larry Buckendorf, President  
Laura Ziegler, VP, Asst. Secretary & Treasurer  
Joseph Schumacher, Secretary/Treasurer  
Morgan Kidder, VP, Asst. Secretary & Treasurer  
Adam Bliven, VP, Asst. Secretary & Treasurer

Also present were:

David O’Leary, Spencer Fane LLP  
Cathy Fromm & Megan VanCamp, Fromm & Company LLC  
Various Members of the Public

The Chairman stated that proper publication was made to conduct a public hearing on the District’s 2024 budget. The Chairman opened the public hearing on the District’s proposed 2024 budget. There being no public present to comment on the District’s budget, the public hearing was closed.

Thereupon, Director Buckendorf introduced and moved the adoption of the following Resolution:

**RESOLUTION BY THE BOARD OF DIRECTORS  
OF SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Severance Shores Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2023; and

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

WHEREAS, upon due and proper notice, published on October 11, 2023 in the Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 25, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3 OF WELD COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted by the Board of Directors as the true and accurate budget of the Severance Shores Metropolitan District No. 3 for calendar year 2024.

Section 4. 2024 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$30,808, and the amount necessary to balance the budget for the Debt Service Fund for retirement of debt, bonds and interest thereon is \$154,047 that the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$2,438,140.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 12.636 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Levy for Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a tax of 63.182 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

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

Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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

The foregoing Resolution was seconded by Director Schumacher.

ADOPTED AND APPROVED this 25<sup>th</sup> day of October, 2023.

**SEVERANCE SHORES  
METROPOLITAN DISTRICT NO. 3**

  
Larry Buckendorf, President

ATTEST:

  
Laira Ziegler, Secretary

## **SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3 2024 BUDGET MESSAGE**

Severance Shores Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provision set forth in the Colorado Special District Act and was formed in 2015. The District was established as part of a “Multiple District Structure” in the Town of Severance, Colorado and has a service area of approximately 133 acres. Along with its companion Districts No. 1 (“Service District”) and Nos. 2, and 4, (“Finance Districts”), this Finance District was organized to acquire, construct and install public improvements and related operation and maintenance within the boundaries of the District in order to provide street, safety protection, parks and recreation, water, sanitary sewer, storm drainage, covenant enforcement, security and mosquito control services.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District’s financial statements.

### *General Fund*

The District has adopted and certified a mill levy of 75.818 mills. Of the 75.818 mills, 12.636 mills for administrative and operations costs incurred by District No. 1. The remaining 63.182 mills are pledged to the Bonds-Series 2020 issued by District No.4.

### *Debt Service*

The District has no outstanding debt. However, a portion of the District’s property tax revenues are pledged to District No. 4’s Bonds-Series 2020 through an Intergovernmental Agreement.

### *Reserve*

The District transfers all of its revenue to Severance Shores Metropolitan Districts No. 1 and No. 4 as provided for in the Intergovernmental Agreements between Severance Shores Metropolitan District Nos. 1-4. Therefore, no emergency reserve has been provided for in Severance Shores Metropolitan District No. 3. The emergency reserve related to this District is held in Severance Shores Metropolitan District No. 1.

**SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3**

**Adopted 2024 Budget**

**SEVERANCE SHORES METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**ADOPTED 2024 BUDGET**  
with 2022 Actual and 2023 Estimated

	<u>Actual 2022</u>	<u>Estimated 2023</u>	<u>Adopted 2024 Budget</u>
<b>REVENUE</b>			
Property Taxes	\$ 136,523	\$ 143,548	\$ 184,855
Specific Ownership Taxes	8,080	6,200	8,000
Interest/Miscellaneous	30	38	100
<b>Total Revenue</b>	<u>\$ 144,633</u>	<u>\$ 149,786</u>	<u>\$ 192,955</u>
<b>EXPENDITURES</b>			
Transfer to District #1	\$ 23,764	\$ 24,610	\$ 31,682
Transfer to District #4	118,821	123,021	158,373
Treasurer's Fees	2,048	2,155	2,800
Contingency	-	-	100
<b>Total Expenditures</b>	<u>\$ 144,633</u>	<u>\$ 149,786</u>	<u>\$ 192,955</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
<b>2024 Budget</b>	<b>Operations</b>	<b>Debt</b>	<b>Total</b>
Assessed Valuation - SB23-100	\$ 2,438,140	\$ 2,438,140	
Mill Levy	12.636	63.182	75.818
<b>Property Taxes</b>	<u><u>\$ 30,808</u></u>	<u><u>\$ 154,047</u></u>	<u><u>\$ 184,855</u></u>



**Mill Levy Certification  
and  
Assessed Valuation**

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

On behalf of the SEVERANCE SHORES METRO DISTRICT 3,  
(taxing entity)<sup>A</sup>

the Board of Directors,  
(governing body)<sup>B</sup>

of the SEVERANCE SHORES METRO DISTRICT 3,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,438,140.00 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 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: \$ \$2,438,140.00 (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:** 01/09/2024 for budget/fiscal year 2024.  
(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>	12.636 mills	\$ 30808.34
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	12.636 mills	\$ 30808.34
3. General Obligation Bonds and Interest <sup>J</sup>	63.182 mills	\$ 154046.56
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): <u>0.000</u>	0.000 mills	\$ 0
<u>0.000</u>	0.000 mills	\$ 0
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	75.818 mills	\$ 184854.90

Contact person: (print) Cathy Fromm Daytime phone: (303) 912-8401  
Signed: Cathy Fromm Title: CPA

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

<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:	Developer Reimbursement
	Series:	Limited Tax GO Bonds Series 2020A
	Date of Issue:	03/18/2020
	Coupon Rate:	5%
	Maturity Date:	12/01/2049
	Levy:	63.182
	Revenue:	\$154.047
2.	Purpose of Issue:	Developer Reimbursement
	Series:	Subordinate Limited Tax GO Bonds Series 2020B
	Date of Issue:	03/18/2020
	Coupon Rate:	8.25%
	Maturity Date:	12/15/2049
	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.

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1550 - SEVERANCE SHORES METRO DISTRICT 3

IN WELD COUNTY ON 12/10/2023

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,088,910
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$2,438,140
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,438,140
5. NEW CONSTRUCTION: **	\$66,790
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$36,078,375
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$996,831
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(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.)

DELETIONS FROM TAXABLE REAL PROPERTY:

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

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->

\$0

**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023**

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\*

\*\* 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 f(3). C.R.S.

Data Date: 12/12/2023

**NOTICE OF HEARINGS ON PROPOSED 2024 BUDGETS  
AND 2023 BUDGET AMENDMENTS**

NOTICE IS HEREBY GIVEN that proposed budgets for the ensuing year of 2024 have been submitted to the Severance Shores Metropolitan District Nos. 1 - 4 (collectively, the "District"). Such proposed budgets will be considered at meetings and public hearings of the Boards of Directors of the District to be held at the following times:

Severance Shores District Nos. 1 & 3: 12:30 pm (or as soon thereafter)  
Severance Shores District No. 2: 1:00 pm (or as soon thereafter)  
Severance Shores District No. 4: 1:30 pm (or as soon thereafter)

on October 25, 2023, or as soon thereafter, at Windsor Severance Fire Rescue, 9 Timber Ridge Parkway, Severance, CO 80550. To attend and participate by telephone, dial (720) 386-9823 and enter passcode 126412.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budgets of the Districts may also be considered at the above-referenced meetings and public hearings of the Boards of Directors of the Districts. Copies of the proposed 2024 budgets and the amended 2023 budgets, if required, are available for public inspection at the offices of Fromm & Company LLC, 8200 S. Quebec Street, Suite A3 - 305, Centennial, CO 80112. Any interested elector within the Districts may, at any time prior to final adoption of the 2024 budgets and the amended 2023 budgets, if required, file or register any objections thereto.

SEVERANCE SHORES METROPOLITAN  
DISTRICT NOS. 1-4  
By: /s/ Larry Buckendorf, President

Published: Greeley Tribune October 11, 2023-2007383

**Prairie Mountain Media, LLC**

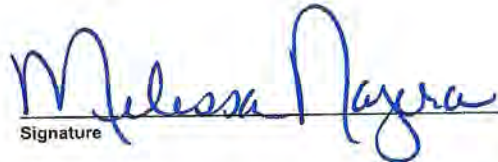
**PUBLISHER'S AFFIDAVIT**

**County of Weld  
State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Oct 11, 2023

  
Signature

Subscribed and sworn to me before me this  
11th day of October, 2023.

  
Notary Public

**SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES July 31, 2025**

(SEAL)

Account: 1097151  
Ad Number: 2007383  
Fee: \$31.68

STATE OF COLORADO )  
 )  
COUNTY OF WELD )ss.  
 )  
SEVERANCE SHORES )  
METROPOLITAN DISTRICT NO. 3 )

I, Laura Ziegler, Secretary to the Board of Directors of the Severance Shores Metropolitan District No. 3, Weld County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held at at the Windsor Severance Fire Rescue Station, 9 Timber Ridge Parkway, Severance, CO 80550, and via teleconference: (720) 386-9023, Passcode: 126412, on October 25, 2023, at 12:30 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 25<sup>th</sup> day of October, 2023.



  
\_\_\_\_\_  
Laura Ziegler, Secretary