

RESOLUTION NO. 2025-12-03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2026 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Denargo Market Metropolitan District No. 3 (“District”) has appointed the District Accountant to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2025, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 2, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denargo Market Metropolitan District No. 3:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Denargo Market Metropolitan District No. 3 for the 2026 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 2nd day of December, 2025.

A handwritten signature in black ink, consisting of several loops and flourishes, positioned above a horizontal line.

Secretary

EXHIBIT A
(Budget)

DENARGO MARKET METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**DENARGO MARKET METROPOLITAN DISTRICT NO. 3
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|------------------------------|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 23,660,295 | \$ 158,648 | \$ 712,429 |
| REVENUES | | | |
| Property taxes | 653,557 | 673,708 | 694,599 |
| Specific ownership taxes | 31,447 | 36,679 | 31,257 |
| Interest Income | 399,465 | 27,244 | 22,877 |
| Other Revenue | 3,357 | 1,128 | 4,365 |
| IGA Revenue - District No. 2 | 1,795,269 | 1,798,638 | 1,685,825 |
| Total revenues | <u>2,883,095</u> | <u>2,537,397</u> | <u>2,438,923</u> |
| | | | |
| Total funds available | <u>26,543,390</u> | <u>2,696,045</u> | <u>3,151,352</u> |
| EXPENDITURES | | | |
| General Fund | 150,062 | 159,223 | 225,000 |
| Debt Service Fund | 2,248,991 | 1,824,393 | 2,280,000 |
| Capital Projects Fund | 23,985,689 | - | - |
| Total expenditures | <u>26,384,742</u> | <u>1,983,616</u> | <u>2,505,000</u> |
| | | | |
| requiring appropriation | <u>26,384,742</u> | <u>1,983,616</u> | <u>2,505,000</u> |
| | | | |
| ENDING FUND BALANCES | <u>\$ 158,648</u> | <u>\$ 712,429</u> | <u>\$ 646,352</u> |

DENARGO MARKET METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/29/26

| ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|----------------|-------------------|----------------|
|----------------|-------------------|----------------|

ASSESSED VALUATION

| | | | |
|--------------------------|---------------|---------------|---------------|
| Vacant land | \$ 13,231,150 | \$ 13,630,550 | \$ 12,933,200 |
| Personal property | 360 | 8,920 | 880 |
| Certified Assessed Value | \$ 13,231,510 | \$ 13,639,470 | \$ 12,934,080 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 10.394 | 10.394 | 16.111 |
| Debt Service | 39.000 | 39.000 | 37.592 |
| Total mill levy | 49.394 | 49.394 | 53.703 |

PROPERTY TAXES

| | | | |
|-------------------------|------------|------------|------------|
| General | \$ 137,528 | \$ 141,769 | \$ 208,381 |
| Debt Service | 516,029 | 531,939 | 486,218 |
| Levied property taxes | 653,557 | 673,708 | 694,599 |
| Budgeted property taxes | \$ 653,557 | \$ 673,708 | \$ 694,599 |

BUDGETED PROPERTY TAXES

| | | | |
|--------------|------------|------------|------------|
| General | \$ 137,528 | \$ 141,769 | \$ 208,381 |
| Debt Service | 516,029 | 531,939 | 486,218 |
| | \$ 653,557 | \$ 673,708 | \$ 694,599 |

**DENARGO MARKET METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Property taxes | 137,528 | 141,769 | 208,381 |
| Specific ownership taxes | 6,617 | 10,082 | 9,377 |
| Interest Income | 2,560 | 6,244 | 2,877 |
| Other Revenue | 3,357 | 1,128 | 4,365 |
| Total revenues | 150,062 | 159,223 | 225,000 |
| Total funds available | 150,062 | 159,223 | 225,000 |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 1,375 | 1,418 | 2,084 |
| Contingency | - | - | 4,365 |
| IGA Expenditure - District No. 1 | 148,687 | 157,805 | 218,551 |
| Total expenditures | 150,062 | 159,223 | 225,000 |
| Total expenditures and transfers out requiring appropriation | 150,062 | 159,223 | 225,000 |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - |

DENARGO MARKET METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/29/26

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 38,642 | \$ 158,648 | \$ 712,429 |
| REVENUES | | | |
| Property taxes | 516,029 | 531,939 | 486,218 |
| Specific ownership taxes | 24,830 | 26,597 | 21,880 |
| Interest Income | 32,869 | 21,000 | 20,000 |
| IGA Revenue - District No. 2 | 1,795,269 | 1,798,638 | 1,685,825 |
| Total revenues | 2,368,997 | 2,378,174 | 2,213,923 |
| Total funds available | 2,407,639 | 2,536,822 | 2,926,352 |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 5,160 | 5,319 | 4,862 |
| Paying agent fees | - | 3,000 | 3,000 |
| Contingency | - | - | 6,129 |
| Debt Service | | | |
| Loan Interest 2023A-1 | 1,289,299 | 1,208,306 | 1,200,605 |
| Loan Principal 2023A-1 | 57,000 | 123,000 | 159,000 |
| Loan Interest 2023A-2 | 859,532 | 402,768 | 800,404 |
| Loan Principal 2023A-2 | 38,000 | 82,000 | 106,000 |
| Total expenditures | 2,248,991 | 1,824,393 | 2,280,000 |
| Total expenditures and transfers out requiring appropriation | 2,248,991 | 1,824,393 | 2,280,000 |
| ENDING FUND BALANCES | \$ 158,648 | \$ 712,429 | \$ 646,352 |

DENARGO MARKET METROPOLITAN DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, on June 30, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on March 8, 2010. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, traffic, safety, transportation, and mosquito control.

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.

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

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

On May 6, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S. for 2025 and all future years.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

| Category | Rate | Category | Rate |
|---------------------------|-------------|-----------------------|-------------|
| Single-Family Residential | 6.25% | Agricultural Land | 27.00% |
| Multi-Family Residential | 6.25% | Renewable Energy Land | 27.00% |
| Commercial | 27.00% | Vacant Land | 27.00% |
| Industrial | 27.00% | Personal Property | 27.00% |
| Lodging | 27.00% | State Assessed | 27.00% |
| | | Oil & Gas Production | 87.50% |

Revenues (Continued)

Property Taxes (Continued)

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4.5% of the property taxes collected.

Expenditures

County Treasurer Fees

County Treasurer's fees have been computed at 1% of property tax collections.

Transfer to Other Districts

Pursuant to a Memorandum of Understanding entered into on October 29, 2010, and amended on August 22, 2016 by and among the District, District No. 1 and District No. 2, the Districts are obligated to impose an operations mill levy and remit property taxes derived from such mill levy, to District No. 1 to fund the Districts' services provided by District No. 1.

Debt and Leases

On November 8, 2023, the District and District No. 2 entered into a Loan Agreement for Series 2023A-1 Limited Tax General Obligation Refunding and Improvement Note in the principal amount of \$19,359,000 and Series 2023A-2 Limited Tax General Obligation Refunding and Improvement Loan Agreement in the principal amount of \$12,906,000.

Proceeds from the Series 2023A-1 & 2023A-2 Loan will be used to: (i) prepay District No. 2's 2016 Notes, and as a part of the prepayment, for the District to pay Payment Obligations with respect to the Financed

DENARGO MARKET METROPOLITAN DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Public Improvements that were financed with the proceeds of the 2016 Notes; (ii) finance or reimburse additional public improvements to the portion of the Development that is within the boundaries of the District and District No. 2; and (iii) pay the costs of issuance.

The Series 2023A-1 & 2023A-2 Loans bear interest at 6.26%, payable semi-annually on June 1 and December 1, beginning on June 1, 2024. Principal payments are due on December 1, beginning on December 1, 2024. The Series 2023A-1 & 2023A-2 Loan matures on December 1, 2030.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Fund

Emergency Reserve

Pursuant to the MOU, District No. 1 has provided for Emergency Reserves for District No. 1-3; therefore, and Emergency Reserve is not reflected in the District's Budget.

This information is an integral part of the accompanying budget.

I, David Solin, hereby certify that I am the duly appointed Secretary of the Denargo Market Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Denargo Market Metropolitan District No. 3 held on December 2, 2025.

By: 
Secretary

RESOLUTION NO. 2025-12-04
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
DENARGO MARKET METROPOLITAN DISTRICT NO. 3
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Denargo Market Metropolitan District No. 3 (“District”) has adopted the 2026 annual budget in accordance with the Local Government Budget Law on December 2, 2025; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2026 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Denargo Market Metropolitan District No. 3:

1. That for the purposes of meeting all general fund expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the City and County of Denver, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 2nd day of December, 2025.



Secretary

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of City & County of Denver, Colorado.

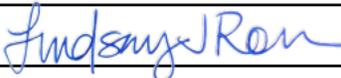
On behalf of the Denargo Market Metropolitan District No. 3
(taxing entity)^A
 the Board of Directors
(governing body)^B
 of the Denargo Market Metropolitan District No. 3
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 12,934,080 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 12,934,080
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/10/2025 for budget/fiscal year 2026
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

| PURPOSE <small>(see end notes for definitions and examples)</small> | LEVY ² | REVENUE ² |
|--|-------------------|----------------------|
| 1. General Operating Expenses ^H | 16.111 mills | \$ 208,381 |
| 2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I | < > mills | \$ < > |
| SUBTOTAL FOR GENERAL OPERATING: | 16.111 mills | \$ 208,381 |
| 3. General Obligation Bonds and Interest ^J | 37.592 mills | \$ 486,218 |
| 4. Contractual Obligations ^K | _____ mills | \$ _____ |
| 5. Capital Expenditures ^L | _____ mills | \$ _____ |
| 6. Refunds/Abatements ^M | _____ mills | \$ _____ |
| 7. Other ^N (specify): _____ | _____ mills | \$ _____ |
| | _____ mills | \$ _____ |
| TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small> | 53.703 mills | \$ 694,599 |

Contact person: Lindsay Ross Daytime phone: 303-779-5710
 Signed:  Title: Accountant for the District

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

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

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

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

| | | |
|----|-------------------|---|
| 1. | Purpose of Issue: | Refunding 2016 Loan and Financing of Public Improvements |
| | Series: | Limited Tax General Obligation Refunding and Improvement Loan 2023A-1 |
| | Date of Issue: | November 8, 2023 |
| | Coupon Rate: | 6.260% |
| | Maturity Date: | December 1, 2030 |
| | Levy: | 22.555 |
| | Revenue: | \$291,728 |
| | | |
| 2. | Purpose of Issue: | Refunding 2016 Loan and Financing of Public Improvements |
| | Series: | Limited Tax General Obligation Refunding and Improvement Loan 2023A-2 |
| | Date of Issue: | November 8, 2023 |
| | Coupon Rate: | 6.260% |
| | Maturity Date: | December 1, 2030 |
| | Levy: | 15.037 |
| | Revenue: | \$194,490 |

CONTRACTS^K:

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

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

I, David Solin, hereby certify that I am the duly appointed Secretary of the Denargo Market Metropolitan District No. 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Denargo Market Metropolitan District No. 3 held on December 2, 2025.



Secretary