

SOLARIS METROPOLITAN DISTRICT NO. 3

Filed electronically: dlg-filing@state.co.us
LGID#: 65741

January 25, 2025

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

RE: Solaris Metropolitan District No. 3

Attached is the 2025 Budget for the Solaris Metropolitan District No. 3 in Eagle County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 24, 2024. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060, extension 101.

The mill levy certified to the County Commissioners of Eagle County is 23.750 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 18.942 mills for general obligation debt; 0.000 mills for contractual obligations; 0.000 for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of \$9,121,370, the total property tax revenue is \$389,409.53. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,



Jon Erickson

District Administrator

Enclosure(s)

SOLARIS METROPOLITAN DISTRICT NO. 3

2025 BUDGET MESSAGE

Solaris Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary public improvements and related operation and maintenance services as such power and authority is described in the Colorado Special District Act, and other applicable statutes.

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

The following 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.

2025 BUDGET STRATEGY

The District was formed in late 2006. The District has joined with Solaris Metropolitan District No. 1 and Solaris Metropolitan District No. 2 in adopting a consolidated service plan. Under this consolidated service plan, Solaris Metropolitan District No. 1 is the “service district” and Solaris Metropolitan Districts No. 2 and No. 3 are the “financing districts.”

As such, Solaris Metropolitan District No.1 is responsible for managing the construction and operation of facilities and improvements needed for the Solaris Metro Districts No. 2 and No. 3 areas. Initially Solaris Metropolitan District No. 1 issued \$30,560,000 property tax revenue variable rate bonds on March 25, 2008 to be repaid with revenues pledged by Solaris Metropolitan District Nos. 2 and 3. During 2013 Solaris Metropolitan District No. 2 issued bonds and transferred the proceeds to District No. 1 and District No. 1’s 2008 bonds were paid off. During 2016 Solaris Metropolitan District No. 3 issued bonds and transferred the proceeds to District No. 2 and District No. 2’s 2013 bonds were paid off. During 2021 District No. 3 entered into a loan agreement in order to refund the 2016 bonds. Solaris Metropolitan District No. 2 and No. 3 levy a debt service mill levy to pay the debt service on District No. 3’s 2016 bonds.

Operating expenses are funded pursuant to an Operating Agreement between Solaris Metropolitan District Nos. 1, 2 and 3. District No. 1 performs the operations and the operating expenses are funded through property tax revenues collected by the “financing” districts (No. 2 and No. 3) and paid to District No. 1.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 3

TO ADOPT 2025 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE SOLARIS METROPOLITAN DISTRICT NO. 3, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 3 has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, 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, and a public hearing was held on October 24, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Solaris Metropolitan District No. 3, Eagle County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Solaris Metropolitan District No. 3 for the year stated above, as it may be adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding budget adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent specific capital expenditures budgeted and forecasted for the current year are unable to be completed by the end of the current year, the budget for such expenditures shall be transferred into next year's budget and the budgeted beginning fund balance for next year's budget shall be updated to reflect such changes.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 3 (CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE SOLARIS METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 3, has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$216,632.54 and;

WHEREAS, the Solaris Metropolitan District No. 3 hereby documents its intent to preserve its voter approved mill levy rate and to provide property tax relief by a temporary reduction in property taxes in accordance with C.R.S. 39-1-111.5, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$172,776.99, and;

WHEREAS, the 2024 valuation for assessment for the Solaris Metropolitan District No. 3, as certified by the County Assessor is \$9,121,370.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Solaris Metropolitan District No. 3, EAGLE COUNTY, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Solaris Metropolitan District No. 3 during the 2025 budget year, there is hereby levied a tax of 23.750 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 2. That for the purposes of rendering a temporary credit/refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 3. That for the purpose of meeting all capital expenditures of the Solaris Metropolitan District No. 3 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 3 (CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for bonds and interest of the Solaris Metropolitan District No. 3 during the 2025 budget year, there is hereby levied a tax of 18.942 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That for the purpose of recouping refunds and abatements of the Solaris Metropolitan District No. 3 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 6. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 3 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 3 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 3 (CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE SOLARIS METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to 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 and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOLARIS METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Operations Expenditures	<u>\$244,143</u>
TOTAL GENERAL FUND	\$244,143

DEBT SERVICE FUND:

Debt Service Expenditures	<u>\$1,640,059</u>
TOTAL DEBT SERVICE FUND:	\$1,640,059

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RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 3 (CONTINUED)

**TO ADOPT 2025 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)**

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 24th day of October, 2024.

Attest: *Ryan Smith*
Ryan Smith (Jan 21, 2025 17:16 MST)

Title: Chairman







2025 Solaris Metropolitan District #3 Budget Resolution - FINAL

Final Audit Report

2025-01-22

Created:	2025-01-21
By:	Karolina Sosnowka (karolina@mwcpaa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqNVO-hNeRNqvA1mw-cmvNkzSptm2XuH0

"2025 Solaris Metropolitan District #3 Budget Resolution - FINAL" History

-  Document created by Karolina Sosnowka (karolina@mwcpaa.com)
2025-01-21 - 5:19:30 PM GMT
-  Document emailed to ryan@solarisvail.com for signature
2025-01-21 - 5:19:45 PM GMT
-  Email viewed by ryan@solarisvail.com
2025-01-22 - 0:16:21 AM GMT
-  Signer ryan@solarisvail.com entered name at signing as Ryan Smith
2025-01-22 - 0:16:41 AM GMT
-  Document e-signed by Ryan Smith (ryan@solarisvail.com)
Signature Date: 2025-01-22 - 0:16:43 AM GMT - Time Source: server
-  Agreement completed.
2025-01-22 - 0:16:43 AM GMT

SOLARIS METROPOLITAN DISTRICT NO. 3
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed: 1/25/25

GENERAL FUND	Cal Yr	Cal Yr	Variance Favorable (Unfav)	Cal Yr	8 Months	8 Months	Variance Favorable (Unfav)	Cal Yr	BUDGET ASSUMPTIONS
	2023 Audited Actual	2024 Adopted Budget		2024 Forecast	Ended 08/31/24 Actual	Ended 08/31/24 Budget		2025 Adopted Budget	
Assessed Valuation SMD No. 3	7,166,660	9,096,810		9,096,810				9,121,370	Final AV
Service Obligation Mill Levy	10,000	23,750		23,750				23,750	
Advance Note Levy	0.000	0.000		0.000				0.000	
REVENUES									
SMD #3 Prop Tax - Service Obligation	72,395	216,049	0	216,049	216,314	214,549	1,765	216,633	
SMD #3 Prop Tax - Advance Note	0	0	0	0	0	0	0	0	
SMD #3 Prop Tax - State Backfill			3,307	3,307	3,307	0	3,307	0	
SMD #3 SO Tax - Service Ob & Adv Note	4,107	10,802	0	10,802	6,149	7,202	(1,053)	11,915	5.5% of Prop. Taxe:
SMD #1 Expense Reimbursement	8,954	10,100	(218)	9,882	4,382	5,350	(968)	10,595	
Interest Income	296	200	100	300	194	133	61	200	
TOTAL REVENUES	85,752	237,152	3,189	240,341	230,346	227,234	3,112	239,343	
EXPENDITURES									
Insurance	4,204	4,600	218	4,382	4,382	4,600	218	4,820	
Directors Fees & Payroll Taxes	0	0	0	0	0	0	0	0	
Advance repayment	0	0	0	0	0	0	0	0	
Audit	4,750	5,500	0	5,500	0	0	0	5,775	Per Engage Ltr
Election	0	0	0	0	0	0	0	0	
Legal	0	0	0	0	0	0	0	0	
Office Supplies	0	0	0	0	0	0	0	0	
Treasurer's Fees - Service Obligation	2,172	6,481	(99)	6,581	6,546	6,436	(109)	6,499	3% of Prop. Taxes
Operations Costs Payment to SMD No. 1	74,341	220,370	(3,208)	223,578	220,559	220,370	(189)	222,048	Xfer Prop Tax
Advance Note Payment to SMD No. 1	0	0	0	0	0	0	0	0	Xfer Prop Tax
Contingency Allowance	0	5,000	5,000	0	0	0	0	5,000	
TOTAL EXPENDITURES	85,467	241,952	1,911	240,041	231,487	231,407	(81)	244,143	
REVENUE OVER (UNDER) EXPEND.	285	(4,800)	5,100	300	(1,141)	(4,172)	3,032	(4,800)	
OTHER SOURCES AND (USES)									
TOTAL OTHER SOURCES & (USES)	0	0	0	0	0	0	0	0	
FUND BALANCE - BEGINNING	13,627	13,977	(350)	13,627	13,912	13,977	(65)	13,927	
FUND BALANCE - ENDING	13,912	9,177	4,750	13,927	12,772	9,805	2,967	9,127	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

SOLARIS METROPOLITAN DISTRICT NO. 3
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed: 1/25/25

	Cal Yr 2023 Audited Actual	Cal Yr 2024 Adopted Budget	Variance Favorable (Unfav)	Cal Yr 2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfav)	Cal Yr 2025 Adopted Budget	BUDGET ASSUMPTIONS
DEBT SERVICE FUND									
Assessed Valuation SMD No. 3 Percent Increase	7,166,660	9,096,810	0	9,096,810				9,121,370	
Assessed Valuation SMD No. 2 Percent Increase	30,680,560	31,702,520		31,702,520				31,678,600	
Debt Service Mill Levy	23.830	19.184	0	19.184				18.942	
REVENUES									
SMD No. 3 Prop Tax - Debt Service	172,322	174,513	0	174,513	174,754	171,023	3,731	172,777	
Specific Ownership Taxes	9,775	8,726	0	8,726	4,968	5,090	(122)	9,503	5.5% of Prop. Taxe:
Prop Tax Xfer fr SMD No. 2 for Senior Bonds	1,445,331	1,468,399	17,188	1,485,587	1,426,947	1,453,715	(26,767)	1,470,935	Per No. 2 Bgt
Prop Tax Xfer fr SMD No. 2 for Sub Bonds	0	0	0	0	0	0	0	0	
Interest Income	30,006	12,500	17,500	30,000	26,077	8,333	17,743	12,500	
TOTAL REVENUES	1,657,434	1,664,138	34,688	1,698,826	1,632,746	1,638,161	(5,415)	1,665,715	
EXPENDITURES									
Interest Bond Series 2016A/2021	957,506	939,472	0	939,472	469,736	469,736	0	919,876	
Principal Bond Series 2016A/2021	635,000	690,000	0	690,000	0	0	0	705,000	
Interest Bond Series 2016B	0	0	0	0	0	0	0	0	
Principal Bond Series 2016B	0	0	0	0	0	0	0	0	
Bond Costs Payment to SMD No. 2	0	0	0	0	0	0	0	0	
Treasurer's Fees	5,170	5,235	0	5,235	5,288	5,131	(158)	5,183	3% of Prop. Taxes
Cash Management/Trustee Fees	0	0	0	0	0	0	0	0	
Annual Surveillance Fee	0	0	0	0	0	0	0	0	
Contingency	0	10,000	10,000	0	0	0	0	10,000	
TOTAL EXPENDITURES	1,597,676	1,644,707	10,000	1,634,707	475,024	474,867	(158)	1,640,059	
REVENUE OVER (UNDER) EXPEND.	59,758	19,430	44,688	64,118	1,157,722	1,163,294	(5,573)	25,655	
OTHER SOURCES/(USES)									
Proceeds from Developer Note	0				0	0	0		
Bond/Loan Proceeds	0	0			0	0	0		
Bond Proceeds Series B	0	0			0	0	0		
Xfer From No. 2	0	0			0	0	0		
Xfer to No. 1 for Developer Advances	0	0			0	0	0		
Cost of Issuance	0	0			0	0	0		
Xfer to SMD No. 2 to Refund 2013 Bonds	0	0			0	0	0		
Debt Service Reserve Fund	0	0			0	0	0		
Deposit to Surplus Fund	0	0			0	0	0		
Transfer to Refunding Escrow	0	0			0	0	0		
TOTAL OTHER FINANCING SOURCES	0	0	0	0	0	0	0	0	
FUND BALANCE - BEGINNING	1,214,970	1,755,375	(480,647)	1,274,728	1,274,728	1,755,375	(480,647)	1,338,847	
FUND BALANCE - ENDING	1,274,728	1,774,806	(435,959)	1,338,847	2,432,450	2,918,670	(486,220)	1,364,502	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

Components of Fund Balance:

Bond Reserve Fund	0	1,125,788	0	1,125,788	1,123,911			1,125,788
Bond Surplus Fund	0		0		0			
Other	1,274,728	649,018	-435,959	213,059	1,308,539			238,714
Total	1,274,728	1,774,806	-435,959	1,338,847	2,432,450			1,364,502

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Eagle County, Colorado.

On behalf of the Solaris Metropolitan District #3

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Solaris Metropolitan District #3

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 9,121,370 (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:

\$ 9,121,370 (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: 12/9/2024 (not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2025 (yyyy)

Table with 3 columns: PURPOSE (see end notes for definitions and examples), LEVY², and REVENUE². Rows include General Operating Expenses, Temporary General Property Tax Credit, General Obligation Bonds and Interest, Contractual Obligations, Capital Expenditures, Refunds/Abatements, and Other. Total: 42.692 mills, \$ 389,409.53

Contact person: Jon Erickson

Daytime phone: (970) 926-6060 x101

Signed: [Signature]

Title: District Accountant

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, Colorado 80203. Questions? Call DLG (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 (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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: Refund existing outstanding bonds
Series: Loan Agreement and Promissory Note, Series 2021
Date of Issue: 12/15/2021
Coupon rate: 2.84%
Maturity Date: 12/1/2036
Levy: 18.942
Revenue: \$172,776.99

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

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.