

LETTER OF BUDGET TRANSMITTAL

Date: January 25, 2025

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

Attached are the 2024 budget and budget message for CASTLE PINES METROPOLITAN IMPROVEMENT DISTRICT No. 3 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 1, 2024. If there are any questions on the budget, please contact

Steve Wasiecko
Mulhern MRE, Inc.
58 Inverness Drive West, #100
Englewood, CO 80112
Telephone number: (303) 649-9857

I, Steve Wasiecko, General Manager for the Castle Pines Metropolitan Improvement District No. 3, hereby certify that the attached is a true and correct copy of the 2025 budget.

By: Steve Wasiecko, General Manager
CASTLE PINES METROPOLITAN
IMPROVEMENT DISTRICT No. 3

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET MESSAGE and BUDGET ASSUMPTIONS
FOR THE YEAR ENDING DECEMBER 31, 2025**

Services Provided

The District, a quasi-municipal corporation, and a political subdivision of the State of Colorado, is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was formed pursuant to an Order and Decree of the Douglas County District Court issued on March 25, 1987. Formation of the District was preceded by the approval by the Town of Castle Rock of a Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1 – 5 in January 1987, as amended by an Amended and Restated Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1, 3 and 4 dated January 6, 2015 and approved by the Town Council of the Town of Castle Rock on the same date. The District’s service area is located entirely in Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitary sewer, storm sewer, streets and safety, parks and recreation, transportation facilities and fire protection.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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

Governor Jared Polis signed into law House Bill 24B-1001 on September 4, 2024. Under the new law, property tax assessment ratios will see notable adjustments. The commercial property assessment ratio adjustments are relatively straightforward. They will be lowered from 27.9 to 27.0%, which is expected to ease the burden on businesses. There are further decreases to the commercial ratio in 2026 (down to 26%) and in 2027 (down to 25%). However, for agricultural properties, the 2026 ratio is 25% and stays flat into the future.

Meanwhile, for residential properties in 2025, the assessment ratio will be reduced from 6.7 to 6.25% for the local government portion of the tax bill and will move to 7.05% for the school

portion of the tax bills, offering renters and homeowners some relief. (These rates assume that the statewide actual value does not increase more than 5% in 2025. If they do increase more than 5%, the ratios are 6.15% and 6.95%, respectively.) It should also be noted that in 2026, these figures increase to 6.7% if more than 5% growth for local government and 6.95% for school districts. If the growth is less than 5%, these numbers are 6.8% and 7.05%, respectively.

The District has no residential property. The calculation of the taxes levied is displayed within 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 8% of the property taxes collected however such revenue can vary depending upon economic conditions.

Net Investment Income: Interest to be earned on the District's available funds has been estimated based expected fund balances and interest rates in 2025 at 3%.

Expenditures

General and administrative Expenditure: General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and other administrative expenditures.

County Treasurer's Fees: County Treasurer's fees have been computed at 1.5% of property tax collections only. Specific Ownership taxes are not subject to the collection fee.

Debt Service: Principal and interest payments are provided based on the debt amortization schedule for the Series

Debt, Leases, Advances and Reserves

Debt: On April 21, 2022, Castle Pines Commercial Metropolitan District No. 3 refunded Castle Pines Commercial Metropolitan District No. 1's Series 2015 Limited Tax Supported Revenue Bonds by the issuance of \$4,545,000 Tax-Exempt Refunding Loan, Series 2022 through NBH Bank. The loan bears interest at a rate of 5% and shall mature on December 1, 2042 with principal payments due December 1st. The notes are secured by and payable by ad valorem property taxes of the Taxing Districts.

A Capital Pledge Agreement between CP3 and Castle Pines Commercial Metropolitan District No. 4 executed April 21, 2022 set fourth CP3's portion of joint debt obligation held and managed by CP4. Per the Capital Pledge Agreement, CP3 shall provide CP4 with the CP3 Douglas County assessed value by September 30th annually. CP4 shall calculate CP3s portion of the debt payment as follows:

Calculation Methodology: To meet the current year loan payment, CP4 can required CP3 to impose a debt mill levy that cannot exceed the mill of CP4 in the current year. Additionally, the total funds collected by CP3 for this purposed cannot exceed \$150,000 annually.

Collections and Remittance: CP3 agrees to remit at the direction of CP4, property tax and specific ownership revenues collected within ten days of each monthly remittance by the County up and until the amount reaches the current year’s calculated portion of the loan payment obligation by CP3. CP3’s required mill to meet this obligation cannot exceed the mill imposed by CP4. CP3’s calculated obligation to CP4 to meet its share of the current year loan payment, based on the mill stipulation noted above, will be approximately \$112,000 in 2025. These funds will be transferred monthly to CP4 until the obligated amount is reached.

In order to collect funds over the course of the payment schedule to meet the final 2042 final loan balloon payment, an approximate additional amount of \$35,000 annually was collected in 2024 at the request of CP4. These additional funds were retained by CP3. However, CP4 has changed policy for 2025 and foreseeable future years and will not be asking for these additional funds from CP3 nor collecting additional funds through their mill levy. CP3 has been informed that at this time that CP4 expects to refinance in future years and restructure the loan.

The CP4 loan payment schedule for the above mentioned debt in which CP3 is party to is provided below:

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$4,545,000 Limited Tax General Obligation Refunding Loan
Dated April 21, 2022
Principal Due Annually December 1
Interest 3.62%, Due June and December 1

Year	Principal	Interest	Total
2024	90,000	156,384	246,384
2025	95,000	153,126	248,126
2026	95,000	149,687	244,687
2027	100,000	146,248	246,248
2028	105,000	142,628	247,628
2029	105,000	138,827	243,827
2030	110,000	135,026	245,026
2031	115,000	131,044	246,044
2032	120,000	106,881	226,881
2033	125,000	122,537	247,537
2034	125,000	118,012	243,012
2035	130,000	113,487	243,487
2036	135,000	108,781	243,781
2037	140,000	103,894	243,894
2038	145,000	98,826	243,826
2039	150,000	93,577	243,577
2040	155,000	88,147	243,147
2041	165,000	82,536	247,536
2042	2,115,000	76,563	2,191,563
Total	\$ 4,320,000	2,266,211	\$ 6,586,211

Capital Leases: This District has no operating or capital leases.

Developer Advances: This District has no developer advances

Reserves: The District had provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending, as defined under TABOR.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET IN DETAIL (attached)
FOR THE YEAR ENDING DECEMBER 31, 2025**

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3
General Fund Operating - 2025 Budget - FINAL

	2023 Actual	2024 Budget	2024 Amended	2024 Projected	2025 BUDGET
REVENUE					
Tax Income					
Douglas County Property Tax	71,100	55,000	55,000	54,000	53,200
Specific Ownership Tax	6,593	4,950	4,950	5,000	4,300
Interest Income	2,225	-	3,000	3,000	2,000
REVENUE TOTAL	79,918	59,950	62,950	62,000	59,500
EXPENSE					
District Management		-	-		-
Accounting & Management	14,403	14,400	14,400	14,400	15,600
Director Fees	1,948	2,500	2,500	1,900	2,500
Payroll Tax Expense	144	200	200	150	200
Election Expense	-	-	-	-	-
Audit	4,800	5,000	5,000	4,800	5,200
Legal Services	10,552	5,000	17,000	17,000	10,000
Legal - Litigation	-	-	-	-	-
Insurance and Bonds	3,271	2,500	2,500	2,500	2,500
Dues & licenses	317	500	500	400	500
Office & General Admin	2,117	1,000	1,000	1,400	1,000
Treasurer's Fees	1,067	900	900	1,000	900
Property Tax Reimbursement	23,435	15,000	15,000	14,850	15,200
Contingency	-	5,000	10,000		10,000
EXPENSE TOTAL	62,054	52,000	69,000	58,400	63,600
ANNUAL NET	17,864	7,950	(6,050)	3,600	(4,100)

General Fund Property Tax					
Assessed Valuation	7,110,000	7,854,200	7,854,200	7,854,200	7,597,730
Mill Levy	10.000	7.000	7.000	7.000	7.000
Calculated property taxes	71,100	54,979	54,979	54,979	53,184
GF + DEBT FUND Combined Mills					
GF Mill	10.000	7.000	7.000	7.000	7.000
Debt Fund Levy (from Debt Fund)	31.304	17.765	17.765	17.765	14.000
TOTAL Levy	41.304	24.765	24.765	24.765	21.000

FUND BALANCE ANALYSIS	2023 Actual	2024 Bud	2024 Amd	2024 Proj	2025 Budget
GENERAL FUND - Jan 1	28,256	46,120	46,120	46,120	49,720
Annual Net	17,864	7,950	(6,050)	3,600	(4,100)
Dec 31, Ending Balance	46,120	54,070	40,070	49,720	45,620
DEBT FUND - Jan 1	4,246	20,923	20,923	20,923	55,523
Annual Net	16,677	(200)	34,600	34,600	(6,220)
Dec 31, Ending Balance	20,923	20,723	55,523	55,523	49,303
ALL FUNDS - Jan 1	32,502	67,043	67,043	67,043	105,243
Annual Net	34,541	7,750	28,550	38,200	(4,100)
Dec 31, Ending Balance	67,043	74,793	95,593	105,243	101,143

CASTLE PINES COMMERCIAL METROPOLITIAN DISTRICT No. 3
Debt Service Fund - 2025 Budget - FINAL

	2023 Actual	2024 Budget	2024 Projected	2025 BUDGET
REVENUE				
Douglas County Property Tax	222,571	140,000	138,000	106,000
Specific Ownership Tax	20,640	12,600	12,600	8,480
Interest Income	3,639	500	1,000	1,000
Misc Income				
TOTAL REVENUE	246,850	153,100	151,600	115,480
EXPENSE				
Legal - Litigation		-		-
Treasurer's Fees	3,338	2,300	2,000	1,700
Property Tax Reimbursement	110,218	-		-
Debt Service - Bond Pymt to CP1	116,617	150,000	115,000	115,000
Legal Reimbursements		-		-
Contingency		1,000		5,000
TOTAL EXPENSES	230,173	153,300	117,000	121,700
ANNUAL NET	16,677	(200)	34,600	(6,220)

Debt Fund Property Tax Summary				
Assessed Valuation	7,110,000	7,854,200	7,854,200	7,597,730
Mill Levy CP4 Loan Pledge	15.304	17.765	17.765	14.000
Mill Levy CP4 2042 Balloon Escrow				-
Mill Levy Legal/Tax Reim	16.000	-	-	-
Admin Cost Mill Levy				
Abatement mill levy share				
TOTAL DEBT FUND MILL	31.304	17.765	17.765	14.000
Bond Mill Collections		139,530	139,530	106,368
Legal/Tax Reimb Collections		-	-	-
TOTAL Collections	222,571	139,530	139,530	106,368

FUND BALANCE ANALYSIS				
DEBT FUND - Jan 1	4,246	20,923	20,923	55,523
Annual Net	16,677	(200)	34,600	(6,220)
Dec 31, Ending Balance	20,923	20,723	55,523	49,303

RESOLUTION
TO ADOPT 2025 BUDGET, APPROPRIATE SUMS OF MONEY, AND AUTHORIZE THE
CERTIFICATION OF THE TAX LEVY
CASTLE PINES COMMERCIAL 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 CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 3, DOUGLAS COUNTY, 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 Castle Pines Commercial Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; 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 or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 1, 2024 and interested electors 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 or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, at an election held on May 2, 2006, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 3 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. 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 as the budget of the Castle Pines Commercial Metropolitan District No. 3 for calendar year 2024.

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

Section 3. 2025 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2025 as more specifically set out in the budget attached hereto

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. That Steve Wasiecko, with Mulhern MRE, Inc. is hereby authorized and directed to certify by December 15, 2024, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2024, in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

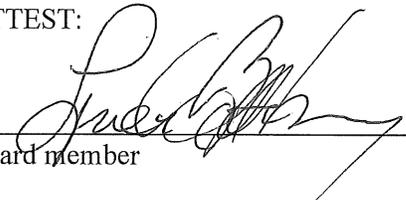
ADOPTED this 1st day of November, 2024.

CASTLE PINES COMMERCIAL METROPOLITAN
DISTRICT NO. 3



Shawn Batterberry, President

ATTEST:



Board member

Castle Pines Comm Metro District 3
Attn: Luis Tovar
Mulhern MRE Inc
188 Inverness Dr W Ste 150
Englewood, CO 80112

November 21, 2024

Greetings,

We have enclosed the 2024 *Final* Certification of Valuation for Castle Pines Comm Metro District 3. A Certification Guide is provided to assist you with any questions or concerns. The guide provides descriptions of the individual line items on the certification, including any items that changed due to legislation.

The Certification has applied the assessment conditions enacted from recent legislative and regulatory events, including legislative action resulting from the 2024 special session on property taxation. As a result, the \$55,000 adjustment to Actual Value on improved residential property, and the \$30,000 adjustment to Actual Value on improved commercial property, are reflected in this certification, as are the current assessment rates. The 2024 County Board of Equalization was held in October, the results of which are now reflected in the data.

It is important to note the Douglas County Assessor has previously published preliminary certifications to provide information to local governments as regulation evolved. All prior certifications are now inaccurate and should not be used in any manner to calculate mill levies or perform any other type of analysis.

In accordance with Colorado law, and Article X of the Colorado Constitution, I hereby certify the values of property located within the limits of each entity as listed on the attached Certification of Values. Unlike the Preliminary Certification, this Final Certification includes any changes to current year tax policy that were enacted during the special session or general election. Entities intending to certify a levy for the current Tax Year must certify to the Board of County Commissioners by December 15. Your organization will receive information from Douglas County regarding accessing the mill levy certification application to certify your mill levies to the BOCC. That application has been updated to reflect changes enacted by legislation in 2024, such as the Mill Levy Public Information form.

Pursuant to Section 32-1-306, C.R.S., a special district shall maintain a current, accurate map of its boundaries, and shall provide for such map to be on file with the County Assessor on or before January 1 of each year. This statutory requirement is frequently overlooked and is the only means my office has to check for parcels omitted from your certification. The enclosed Certification of Valuation, as well as updated Abstract Summaries can be found on the Douglas County Assessor web site, www.douglas.co.us/assessor. If you have any questions, please contact my office at 303-660-7450.

Respectfully,
Toby Damisch
Douglas County Assessor

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4290 - Castle Pines Comm Metro District 3**

IN DOUGLAS COUNTY ON 11/20/2024

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 2024 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,871,600
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$7,597,730
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,597,730
5. NEW CONSTRUCTION: **	\$0
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.):	\$7,228.00

* 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 2024 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$25,342,185
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
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
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
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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 f(3), C.R.S.

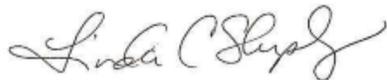
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Castle Pines Commerical MD (mulh) **
c/o Mulhern MRE, Inc.
188 Inverness Drive West #150
Englewood CO 80112

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/17/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



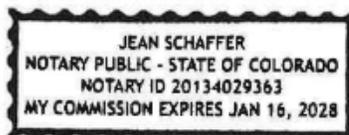
For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/17/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-462055

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE AS TO PROPOSED BUDGET

NOTICE IS HERBY GIVEN that a proposed budget has been submitted to the **CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3** for the ensuing year of 2025. A copy of such proposed budget has been filed in the office of the District, 58 Inverness Drive East, Suite 100, in Englewood, Colorado, where the same is open for public inspection. Such proposed budget will be considered and final action taken at the special meeting of the Board of Directors of the Castle Pines Commercial Metropolitan District No. 3 on **Friday, November 1, 2024 at 9:00 a.m. via Zoom Meeting.** The meeting can be accessed by going to zoom.us and using meeting ID 851 6563 1769, passcode 731441 or calling (719) 359-4580. Any taxpayer or interested elector within the Castle Pines Commercial Metropolitan District No. 3 may, at any time prior to the final adoption of the budget, file or register his objections thereto.

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3

By: *Shawn Batterberry*
President, Board of Directors

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