TALON POINTE COORDINATING METROPOLITAN DISTRICT

Via email – dlg-filing@state.co.us

January 22, 2022

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

RE: Talon Pointe Coordinating Metropolitan District

LG ID# 66476

Attached is the 2022 Budget for the Talon Pointe Coordinating Metropolitan District in Adams County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 11, 2021. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Adams County is 0.000 mills for all general operating purposes subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of $10, the total property tax revenue is $0.00. A copy of the certification of mill levies sent to the County Commissioners for Adams 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 Adams County, Colorado.

Sincerely,

Eric Weaver
District Accountant

Enclosure(s)

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RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2022)

The Board of Directors of Talon Pointe Coordinating Metropolitan District (the "**Board**"), City of Thornton, Adams County, Colorado (the "**District**") held a special meeting held via teleconference on Thursday, November 11, 2021, at the hour of 1:00 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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

Talon Pointe / Talon P. Coordin MD (Teleos) **
c/o Teleos Management Group
191 University Blvd., No. 358
Denver CO 80206

Description: No. 708211 PROPOSED 2022 BUDGETS

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Northglenn-Thornton Sentinel, a weekly newspaper, printed and published for the County of Adams, 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 10/28/2021, 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 Northglenn-Thornton Sentinel

State of Colorado }
County of Adams } 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 10/28/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

Carla Bethke
Notary Public
My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

Public Notice

NOTICE OF PUBLIC HEARINGS ON THE AMENDED 2021 BUDGETS AND NOTICE OF PUBLIC HEARINGS ON THE PROPOSED 2022 BUDGETS

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the **TALON POINTE METROPOLITAN DISTRICT and TALON POINTE COORDINATING METROPOLITAN DISTRICT** (the "Districts"), will hold a joint meeting via teleconference on **Thursday, November 11, 2021, at 1:00 P.M.,** for the purpose of conducting such business as may come before the Boards including public hearings on the 2021 amended budgets (the "Amended Budgets") and the 2022 proposed budgets (the "Proposed Budgets"). This meeting can be joined using the following teleconference information:

https://us06web.zoom.us/j/85647290079
Meeting ID 856 4729 0079
By telephone: 720-707-2699

NOTICE IS FURTHER GIVEN that the Amended Budgets and the Proposed Budgets have been submitted to the Districts. A copy of the Amended Budgets and the Proposed Budgets are on file in the office of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, Colorado, where the same is open for public inspection.

Any interested elector of the Districts may file any objections to the Amended Budgets and the Proposed Budgets at any time prior to final adoption of the Amended Budgets and the Proposed Budgets by the Boards. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS: TALON POINTE METROPOLITAN DISTRICT and TALON POINTE COORDINATING METROPOLITAN DISTRICT

/s/ WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

Legal Notice No. 708211
First Publication: October 28, 2021
Last Publication: October 28, 2021
Publisher: Northglenn-Thornton Sentinel

DocuSign Envelope ID: 37908CA0-CE54-4BD3-BEE1-062ADFC4FF16

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 11, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000

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mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED THIS 11TH DAY OF NOVEMBER, 2021.

TALON POINTE COORDINATING METROPOLITAN DISTRICT

DocuSigned by:
George Hanlon
15E052138FDD4D3...
Officer of the District

ATTEST:

DocuSigned by:
Jimmy Oge
869292E8FF094AF...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Blair Dickhoner
FC00F67CE53F436...
General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
TALON POINTE COORDINATING METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Thursday, November 11, 2021, via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 11th day of November, 2021.

DocuSigned by:
Angela Elliott
D2F394E77E9B4B1...

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EXHIBIT A

BUDGET DOCUMENT

BUDGET MESSAGE

TALON POINTE COORDINATING METROPOLITAN DISTRICT

2022

BUDGET MESSAGE

The Talon Pointe Coordinating Metropolitan District ("District") is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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.

2022 Budget Strategy

The District was formed with the primary purpose to coordinate construction and operation and maintenance of the public improvements to ensure that the requirements of the Approved Conceptual Site Plan are met and all of the needed Public Improvements are completed. This budget is prepared with the objective of providing the above service at a reasonable cost.

Revenues

The source of revenue for the District is the transfer of available tax and operations fee revenues from Talon Pointe Metropolitan District that serves primarily as a taxing district and the imposition of an operations fee.

Expenditures

The District has adopted a budget for two funds: 1) the General Fund operating expenditures necessary for district administration and operations and maintenance expenses of public improvements and; 2) The Capital Fund to fund acquisition of public infrastructure.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenses in the General Fund in accordance with the TABOR Amendment.

Talon Pointe Coordinating Metropolitan District
Statement of Net Position
September 30, 2021

	General Fund	Capital Fund	Fixed Assets & Long-Term Debt	Total
ASSETS				
CASH				
CityWide Checking	41,536			**41,536**
TOTAL CASH	**41,536**	**-**	**-**	**41,536**
OTHER CURRENT ASSETS				
Accounts Receivable	50			**50**
Due From TPMD - Capital		-		**-**
Due From TPMD	1,254			**1,254**
Prepaid Expense	-			**-**
TOTAL OTHER CURRENT ASSETS	**1,304**	**-**	**-**	**1,304**
TOTAL ASSETS	**42,839**	**-**	**-**	**42,839**
LIABILITIES & DEFERRED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	109,724			**109,724**
Miscellaneous Payable	-			**-**
Prepaid Expense	-			**-**
Due to Developer- Operations			108,000	**108,000**
Due to Developer- Capital			2,617,032	**2,617,032**
Due to Developer - Accrued Interest			277,512	**277,512**
TOTAL CURRENT LIABILITIES	**109,724**	**-**	**3,002,544**	**3,112,269**
NET POSITION				
Investment In Long-Term Debt			(3,002,544)	**(3,002,544)**
Fund Balance- Non-Spendable	-			**-**
Fund Balance- Assigned	16,190			**16,190**
Fund Balance- Restricted	9,068			**9,068**
Fund Balance- Unassigned	(92,144)	-		**(92,144)**
TOTAL NET POSITION	**(66,885)**	**-**	**(3,002,544)**	**(3,069,430)**

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

Talon Pointe Coordinating Metropolitan Distric Print Date: **Print Date: 12/14/2021**

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2020 Unaudited Actual	2021 Adopted Budget	2021 Amended Budget	2021 Forecast	YTD Thru 09/30/21 Actual	YTD Thru 09/30/21 Budget	Variance Positive (Negative)	2022 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
OPERATIONS FEE									
Units Constructed:									
Talon View Filing 1 (168 Units)				158				168	Assume built out in 2022
Talon View Filing 2 (128 Units)				-				57	Assuming total of 67 new starts in 2022 (Per Builder)
Talon Pointe (355 Units)				-				-	
Total Units				158				225	
Quarterly Operations Fee From TPMD	$ -			$ -				$ **200.00**	Approved 11-11-2021 by TPMD
REVENUE									
Transfers from TPMD- Taxes	106,835	128,992	128,992	127,710	120,896	127,152	(6,255)	126,833	Amt Available Per TPMD Budget
Transfers from TPMD- Operations Fees	-	-	-		-	-	-	144,267	Units and Quarterly Fees Per Above- From TPMD
Design Review Fees	2,800	2,500	2,500	1,000	900	1,875	(975)	1,000	Based on 2021 Forecast
Compliance Violation Fees	-	-	-		-	-	-		None assumed for 2022
Miscellaneous Income	-	-	32,381	32,381	32,381	-	32,381		None assumed for 2022
TOTAL REVENUE	**109,635**	**131,492**	**163,873**	**161,091**	**154,177**	**129,027**	**25,150**	**272,100**	

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Talon Pointe Coordinating Metropolitan Distric Print Date: **Print Date: 12/14/2021**

Statement of Revenues, Expenditures, & Changes In Fund Balance

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GENERAL FUND (Continued)									
EXPENDITURES									
Administration									
Accounting	43,480	35,000	35,000	40,000	29,745	26,250	(3,495)	42,000	Includes both districts
Audit	5,500	6,000	6,000	-	-	6,000	6,000	-	Not Anticipated To Be Needed For 2021
District Management	8,948	9,000	9,000	9,000	6,750	6,750	-	19,200	Per Teleos
Legal	49,362	30,000	30,000	30,000	18,711	22,500	3,789	31,500	Includes both Districts
Insurance & Bonds	2,489	5,250	5,250	3,244	3,244	5,250	2,006	3,740	Assume 15% increase
Dues & Subscriptions	663	800	800	766	766	800	34	810	SDA Dues both districts
Bank Fees, Office Supp, Misc Other	2,708	3,000	3,000	3,000	1,742	2,250	508	3,000	Bill.com, checks, postage, etc
Website	-	750	750	616	616	750	134	650	Based on 2021 forecast
Operations & Maintenance									
Billing & Collections		-	-	-		-	-	6,000	Billing and collection of fees
Reserve Study		5,000	5,000	-		-	-	5,000	Requested by Teleos/Angela
Utilities- Water - Common Areas	9,450	60,131	105,000	105,000	89,215	45,099	(44,117)	116,000	Based on 2021 forecast + 10% (Fountain On in 2022)
Utilities- Electric- Common Areas	-	9,723	9,723	1,931	1,431	5,722	4,290	10,000	Fountain, Irrigation, Lighting
Landscaping Maintenance Contract	19,358	73,577	54,219	54,219	35,596	54,954	19,358	77,300	Based on 2021 Contract + 5%
Grounds Maintenance		-	-	-	-	-	-	5,600	Winter water & deep root fertilization
Irrigation Repair & Maintenance	364	-	11,000	11,000	10,252	-	(10,252)	11,600	Based on 2021 Forecast
Entrance Water Feature Maintenance	-	3,600	20,000	20,000	17,191	3,600	(13,591)	19,800	Start-up, winterization, monthly inspection Jun-Oct
Drainage Pond Maintenance	-	1,000	1,000	1,000	-	1,000	1,000	1,000	Estimated by Teleos
Snow Removal	2,577	10,000	10,000	10,000	3,702	7,500	3,798	10,300	Hourly basis contract
Fence Maintenance	-	2,500	2,500	2,500	-	1,250	1,250	2,500	Minor estimated needs
Contingency	-	25,000	25,000	10,000	-	-	-	10,000	Unforeseen needs
TOTAL EXPENDITURES	**144,900**	**280,332**	**333,242**	**302,277**	**218,962**	**189,674**	**(29,287)**	**376,000**	
REVENUE OVER / (UNDER) EXPENDITURES	**(35,265)**	**(148,840)**	**(169,370)**	**(141,186)**	**(64,785)**	**(60,648)**	**(4,137)**	**(103,900)**	
OTHER SOURCES (USES) OF FUNDS									
Developer Advances	-	154,000	235,000	203,000	28,870	65,000	(36,130)	104,000	Based On Fee Amount Implemented
TOTAL OTHER SOURCES (USES) OF FUNDS	**-**	**154,000**	**235,000**	**203,000**	**28,870**	**65,000**	**(36,130)**	**104,000**	
CHANGE IN FUND BALANCE	**(35,265)**	**5,160**	**65,630**	**61,814**	**(35,915)**	**4,352**	**(40,267)**	**100**	
BEGINNING FUND BALANCE	**4,294**	**18,725**	**(30,971)**	**(30,971)**	**(30,971)**	**18,725**	**(49,695)**	**30,843**	
ENDING FUND BALANCE	**(30,971)**	**23,885**	**34,660**	**30,843**	**(66,885)**	**23,077**	**(89,963)**	**30,943**	
	=	=	=		=	=	=	=	
COMPONENTS OF FUND BALANCE									
Non-Spendable	2,758	6,353	6,353	4,550	-			4,778	Prepay 2022 Insurance & Dues
TABOR emergency reserve	4,347	8,410	9,997	9,068	9,068			11,280	3% of operating expenditures
Assigned for Capital Replacements	-	-	16,190	16,190	16,190			-	No funds available
Unassigned	(38,076)	9,122	2,120	1,034	(92,144)			14,886	
TOTAL ENDING FUND BALANCE	**(30,971)**	**23,885**	**34,660**	**30,843**	**(66,885)**			**30,943**	
	=	=	=	=	=			=	

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

Talon Pointe Coordinating Metropolitan Distric Print Date: **Print Date: 12/14/2021**

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2020 Unaudited Actual	2021 Adopted Budget	2021 Amended Budget	2021 Forecast	YTD Thru 09/30/21 Actual	YTD Thru 09/30/21 Budget	Variance Positive (Negative)	2022 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Transfers from TPMD	439,898	2,718,778	2,718,778	-	-	-	-	3,062,192	Subordinate Project Fund
TOTAL REVENUE	**439,898**	**2,718,778**	**2,718,778**	**-**	**-**	**-**	**-**	**3,062,192**	
EXPENDITURES									
Debt Service						-	-		
Developer Repayment- Principal	439,898	-	-	-	-	-	-	-	
Developer Repayment- Interest	-	-	-		-	-	-	-	
Capital Outlay- Cost Certification		2,718,778	2,718,778	-				3,062,192	Assume any additional costs are contributions
Contingency	-	500,000	500,000	-	-	-	-	-	Unforeseen Needs
TOTAL EXPENDITURES	**439,898**	**3,218,778**	**3,218,778**	**-**	**-**	**-**	**-**	**3,062,192**	
REVENUE OVER / (UNDER) EXPENDITURES	**-**	**(500,000)**	**(500,000)**	**-**	**-**	**-**	**-**	**-**	
OTHER SOURCES (USES) OF FUNDS									
Developer Advances	-	500,000	500,000	-	-	-	-	-	Unforeseen Needs
TOTAL OTHER SOURCES (USES) OF FUNDS	**-**	**500,000**	**500,000**	**-**	**-**	**-**	**-**	**-**	
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
BEGINNING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
ENDING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
	=	=	=		=	=	=	=	

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

406 County Tax entity code DOLA LGID/SID 66476

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams County, Colorado.

On behalf of the Talon Pointe Coordinating Metropolitan District
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Talon Pointe Coordinating Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 10
(Gross[D] assessed valuation, Line 2 of the Certification of Valuation From 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: $ 10
(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: *12/14/2021* (mm/dd/yyyy) for budget/fiscal year *2022* (yyyy).
(not later than Dec 15)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	0.000	mills	$ -
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	(0.000)	mills	$ -
SUBTOTAL FOR GENERAL OPERATING:	(0.000)	**mills**	$ -
3. General Obligation Bonds and Interest[J]	0.000	mills	$ -
4. Contractual Obligations[K]	0.000	mills	$ -
5. Capital Expenditures[L]	0.000	mills	$ -
6. Refunds/Abatements[M]	0.000	mills	$ -
7. Other[N] (specify):	0.000	mills	$ -
	0.000	mills	$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	0.000	**mills**	$ -

Contact person: (print) Eric Weaver

Daytime phone: (970) 926-6060 x6

Signed: Eric Weaver

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).