

**RESOLUTION**  
**ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY**  
**AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026**

---

The Board of Directors of The Gardens on Havana Metropolitan District No. 3 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 12, 2025, at the hour of 9:00 a.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.

*[Remainder of Page Intentionally Left Blank]*

NOTICE AS TO PROPOSED 2026 BUDGET

SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

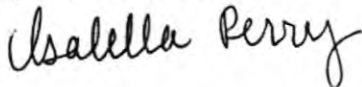
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 23 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated October 23 A.D. 2025.

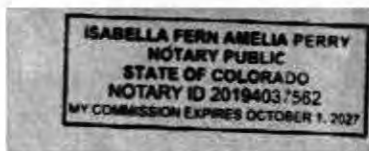
I witness whereof I have hereunto set my hand this 23rd day of October A.D. 2025



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23rd day of October A.D. 2025.



Notary Public



**NOTICE OF PUBLIC HEARING  
ON THE PROPOSED 2026 BUDGETS  
AND NOTICE OF PUBLIC HEARING  
ON THE AMENDED 2025 BUDGETS**

The Boards of Directors (collectively the "Boards") of the gardens on HAVANA METROPOLITAN DISTRICT NOS. 1-3 (collectively the "Districts"), will hold a public hearing on November 12, 2025, at 9:00 a.m. to consider adoption of the Districts' proposed 2026 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2025 budgets (the "Amended Budgets").

<https://us06web.zoom.us/j/87001033800?pwd=yXlFX5Zl1Cyy-M8eZcSCxs52cFlaZUb.1>  
Meeting ID: 870 0103 3800  
Passcode: 175175  
Call-in Number: +1-720-707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 2001 16th St, Suite 1700, Denver, CO 80202.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://thegardensonhavanametrodistrict.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS: THE GARDENS ON HAVANA METROPOLITAN DISTRICT NOS. 1-3, quasi-municipal corporations and political subdivisions of the State of Colorado/s/ WBA, PC

Publication: October 23, 2025  
Sentinel

WHEREAS, the Board has appointed 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 available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the 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 2026. 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 of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Arapahoe 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 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. 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 7. 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.

*[Remainder of Page Intentionally Left Blank]*


ADOPTED NOVEMBER 12, 2025.

**DISTRICT:**

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3**, a quasi-municipal corporation and political subdivision of the State of Colorado

By:   
ira shwartz (Dec 15, 2025 10:38:07 MST)  
\_\_\_\_\_  
Officer of the District


**ATTEST:**

By:   
Jack Krowl (Nov 21, 2025 12:26:23 MST)  
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3

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 via teleconference on Wednesday, November 12, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 21<sup>st</sup> day of November, 2025.

  
Jack Krowl (Nov 21, 2025 12:26:23 MST)  
\_\_\_\_\_  
Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]*

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**THE GARDENS ON HAVANA METRO DISTRICT NO. 3  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/4/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 2,909,661	\$ 2,718,639	\$ 1,000,100
REVENUES			
Property taxes	32,437	32,481	29,085
Specific ownership taxes	12,282	12,457	11,123
Property tax increment	1,770,739	776,032	768,272
Sales tax increment	213,566	-	-
PIF revenue	586,892	763,520	579,000
Interest income	177,223	105,000	100,000
Late fees/penalties	-	54,415	237
Transfers from District No. 2	159,094	146,990	160,311
Total revenues	<u>2,952,233</u>	<u>1,890,895</u>	<u>1,648,028</u>
Total funds available	<u>5,861,894</u>	<u>4,609,534</u>	<u>2,648,128</u>
EXPENDITURES			
Debt Service Fund	3,143,255	3,609,434	1,648,028
Total expenditures	<u>3,143,255</u>	<u>3,609,434</u>	<u>1,648,028</u>
Total expenditures and transfers out requiring appropriation	<u>3,143,255</u>	<u>3,609,434</u>	<u>1,648,028</u>
ENDING FUND BALANCES	<u>\$ 2,718,639</u>	<u>\$ 1,000,100</u>	<u>\$ 1,000,100</u>
DEBT SERVICE SURPLUS	2,389,200	1,000,000	1,000,000
TOTAL RESERVE	<u>\$ 2,389,200</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>

**THE GARDENS ON HAVANA METRO DISTRICT NO. 3  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/4/25

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Residential-Multi Family	\$ 4,855,825	\$ 4,855,825	\$ 4,398,125
State assessed	700	710	700
Vacant land	140	140	135
Personal property	158,140	155,908	163,784
	5,014,805	5,012,583	4,562,744
Adjustments	(4,293,703)	(4,291,637)	(3,906,543)
Certified Assessed Value	\$ 721,102	\$ 720,946	\$ 656,201

**MILL LEVY**

Debt Service	41.508	41.419	44.324
Total mill levy	41.508	41.419	44.324

**PROPERTY TAXES**

Debt Service	\$ 29,932	\$ 29,861	\$ 29,085
Levied property taxes	29,932	29,861	29,085
Adjustments to actual/rounding	2,505	2,620	-
Budgeted property taxes	\$ 32,437	\$ 32,481	\$ 29,085

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 32,437</b>	<b>\$ 32,481</b>	<b>\$ 29,085</b>
	<b>\$ 32,437</b>	<b>\$ 32,481</b>	<b>\$ 29,085</b>

**THE GARDENS ON HAVANA METRO DISTRICT NO. 3  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/4/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 100	\$ 100	\$ 100
REVENUES			
Total revenues	-	-	-
Total funds available	100	100	100
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ 100	\$ 100	\$ 100

**THE GARDENS ON HAVANA METRO DISTRICT NO. 3  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/4/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 2,909,561	\$ 2,718,539	\$ 1,000,000
REVENUES			
Property taxes	32,437	32,481	29,085
Specific ownership taxes	12,282	12,457	11,123
Property tax increment	1,770,739	776,032	768,272
Sales tax increment	213,566	-	-
PIF revenue	586,892	763,520	579,000
Interest income	177,223	105,000	100,000
Late fees/penalties	-	54,415	237
Transfers from District No. 2	159,094	146,990	160,311
Total revenues	<u>2,952,233</u>	<u>1,890,895</u>	<u>1,648,028</u>
Total funds available	<u>5,861,794</u>	<u>4,609,434</u>	<u>2,648,028</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	487	487	484
Miscellaneous	-	-	1,908
Paying agent fees	5,500	5,500	5,500
Transfers to District No. 1	76,508	77,273	78,045
Debt Service			
Bond interest Series 2017A	589,112	517,888	489,675
Bond interest Series 2017B	262,648	210,800	150,738
Bond principal Series 2017A	1,540,000	610,000	655,000
Bond principal Series 2017B	669,000	2,187,486	266,678
Total expenditures	<u>3,143,255</u>	<u>3,609,434</u>	<u>1,648,028</u>
Total expenditures and transfers out requiring appropriation	<u>3,143,255</u>	<u>3,609,434</u>	<u>1,648,028</u>
ENDING FUND BALANCES	<u>\$ 2,718,539</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
DEBT SERVICE SURPLUS	<u>\$ 2,389,200</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
TOTAL RESERVE	<u>\$ 2,389,200</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>

No assurance provided. See summary of significant assumptions.

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court on May 27, 2008, by the City of Aurora, Colorado and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized in conjunction with other related districts, the Gardens on Havana Metropolitan District No. 1 (District No. 1) and the Gardens on Havana Metropolitan District No. 2 (District No. 2). Under the respective Service Plans, District No. 1 is to be the Operating District and District Nos. 2 and 3 are to be the Financing Districts. The District operates under a Service Plan approved by the City of Aurora on May 28, 2008. The District's service area is located in Arapahoe County, Colorado entirely within the City of Aurora.

On May 6, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$450,000,000. Pursuant to the Service Plan, the District cannot issue debt in excess of \$75,000,000. Additionally, the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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**

**Aurora Urban Renewal Authority (AURA) Revenues**

The District, the Developer and the Aurora Urban Renewal Authority (AURA) have entered into an agreement in which AURA will remit TIF Revenues (Pledged Property Tax Revenues) to the District to be used for the payment of principal and interest on the bonds issued by the District for the construction of public improvements.

**Public Improvement Fees (PIF)**

The District collects a public improvement fee (PIF) from existing retailers within Districts in the amount of one-half percent on the purchase price of each transaction involving the sale of goods or services.

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**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.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2025, the adjusted maximum mill levy for debt service is 44.234 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same becomes due and payable and to make up any deficiencies in the Reserve Fund.

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.

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

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
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%

**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 5.50% of the property taxes collected.

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Intergovernmental Expenditures**

Pursuant to the Capital Pledge Agreement entered with District No. 1 and District No. 2, the mill levy imposed upon all taxable property of the Districts shall be of an amount which, when combined with other revenues of District No. 1, be sufficient to pay the annual costs of District No. 1's old loan. The agreement was amended and restated with the issuance of the District's 2017 Bonds. District No. 2 anticipates transferring all tax revenue to the District. The District will transfer \$78,045 to District No. 1 for operations during 2026.

**Debt and Leases**

On April 7, 2017, District No. 3 issued the 2017A Bonds and the 2017B Bonds in the respective amounts of \$23,895,000 and \$3,404,000. Proceeds from the sale of the Bonds were used for the purposes of: (a) paying the costs of refunding the Refunded Notes; (b) funding repayment of advances from the Developer; and (c) paying other costs in connection with the issuance of the 2017A Bonds and refunding the Refunded Notes (including accrued unpaid interest on such Refunded Notes).

The 2017A Bonds bear interest at rates ranging from 3.625% to 5.25%, payable semi-annually on June 1 and December 1, beginning on June 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2017. The 2017A Bonds mature on December 1, 2047.

The 2017A Bonds are further secured by amounts accumulated in the Surplus Fund. Senior Pledged Revenue that is not needed to pay debt service on the 2017A Bonds in any year will be deposited to and held in the Surplus Fund, up to the applicable Maximum Surplus Amount. Initially and until December 2, 2024, the Maximum Surplus Amount will be \$2,389,500. The Maximum Surplus Amount reduces to \$1,000,000 on December 2, 2024, and to \$500,000 on December 2, 2034.

The 2017B Bonds bear interest at 7.75% payable annually on December 15, beginning on December 15, 2017, but only to the extent of available Subordinate Pledged Revenue. The 2017B Bonds are structured as cash flow bonds, meaning that there are no scheduled payments of principal or interest. Unpaid interest on the 2017B Bonds compounds annually on each December 15. In the event any amounts due and owing on the 2017B Bonds remain outstanding on December 15, 2057, such amounts shall be extinguished and no longer be due and outstanding.

**THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

Subordinate Bonds Series 2017B balances are estimated as follows:

	Balance December 31, 2024	Additions	Retirements*	Est. Balance December 31, 2025*
Principal	\$ 2,720,000	\$ -	\$ 2,187,486	\$ 532,514
Interest	9,369	208,130	210,800	6,699
	<u>\$ 2,729,369</u>	<u>\$ 208,130</u>	<u>\$ 2,398,286</u>	<u>\$ 539,213</u>
	Balance December 31, 2025*	Additions*	Retirements*	Est. Balance December 31, 2026
Principal	\$ 532,514	\$ -	\$ 266,678	\$ 265,836
Interest	6,699	149,705	150,738	5,666
	<u>\$ 539,213</u>	<u>\$ 149,705</u>	<u>\$ 417,416</u>	<u>\$ 271,502</u>

*\*Estimates*

The District has no leases.

**Reserve**

**Emergency Reserve**

District No. 1 has provided for an Emergency Reserve fund equal to at least 3.00% of fiscal year spending for District Nos. 2 and 3 as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**THE GARDENS ON HAVANA METROPOLITAN DISCTRICT NO. 3  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$23,895,000 Senior Bonds, Series 2017A**

**Dated April 7, 2017**

**Interest Rate 3.625% - 5.250%**

**Interest Payable June 1 and December 1**

**Principal Payable December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2026	\$ 655,000	\$ 489,675	\$ 1,144,675
2027	695,000	459,381	1,154,381
2028	745,000	427,238	1,172,238
2029	655,000	389,056	1,044,056
2030	705,000	355,488	1,060,488
2031	745,000	319,356	1,064,356
2032	805,000	281,175	1,086,175
2033	185,000	239,919	424,919
2034	195,000	230,438	425,438
2035	210,000	220,444	430,444
2036	225,000	209,681	434,681
2037	240,000	198,150	438,150
2038	260,000	185,850	445,850
2039	275,000	172,200	447,200
2040	295,000	157,763	452,763
2041	315,000	142,275	457,275
2042	340,000	125,738	465,738
2043	360,000	107,888	467,888
2044	385,000	88,988	473,988
2045	410,000	68,775	478,775
2046	435,000	47,250	482,250
2047	465,000	24,413	489,413
	<b>\$ 9,600,000</b>	<b>\$ 4,941,141</b>	<b>\$ 14,541,141</b>