

CORNERSTONE METROPOLITAN DISTRICT NO. 2

January 15, 2022

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

RE: Cornerstone Metropolitan District No. 2
LG ID #65391

Attached is the 2022 Budget for Cornerstone Metropolitan District No. 2 in Montrose and Ouray Counties, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 22, 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 Montrose and Ouray Counties is 0.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 40.726 mills for G.O. bonds; 69.274 mills for contractual obligations, 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a total assessed valuation of \$5,370,860 the total property tax revenue is \$590,795. Copies of the certification of mill levies sent to the County Commissioners for Montrose and Ouray Counties are 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 Montrose and Ouray Counties, Colorado.

Sincerely,



Eric Weaver
District Administrator

Enclosure(s)

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

CORNERSTONE METROPOLITAN DISTRICT NO. 2

2022 BUDGET MESSAGE

Cornerstone Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to provide funding for the financing and operations of facilities being constructed and operated by Cornerstone Metropolitan District No. 1.

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.

2022 BUDGET STRATEGY

The District's strategy in preparing the budget is to strive to provide the type of public-purpose facilities desired by the property owners and residents of the District in the most economic manner possible. Virtually all services needed by the District will be provided by the Cornerstone Metropolitan District No. 1 pursuant to the District Facilities and Construction Service Agreement. The District is levying a contractual obligation mill levy which will be collected and transferred to Cornerstone Metropolitan District No. 1 to be used to fund a portion of the operations associated with the facilities installed and maintained for the benefit of the constituents of the District.

The District also levies a debt service mill levy to pay for the debt service on the District's bonded indebtedness, issued in 2010. The maximum debt service mill levy of 40.000 mills (adjusted for changes in residential assessment rates to 40.726 for the 2022 budget year) is dedicated towards payment of principal and interest on the Series 2010A Bonds. The budget shows a shortfall of funds necessary to pay the full debt service due on the Series 2010A Bonds. Unpaid debt service will be accrued for payment in future years if and when funds become available. The 2010B Developer Bonds remain subordinate to the 2010A Bonds and because there are no funds available to pay current interest on the 2010B Bonds, such unpaid amounts will be accrued for payment in future years if and when funds become available.

RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 2

TO ADOPT 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CORNERSTONE METROPOLITAN DISTRICT NO. 2, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board of Directors of the Cornerstone Metropolitan District No. 2 has appointed a budget committee to prepare and submit a proposed 2022 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 25, 2021 and continued to November 22, 2021, 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 Cornerstone Metropolitan District No.2, Montrose and Ouray Counties, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Cornerstone Metropolitan District No. 2 for the year stated above, as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding 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 capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management's best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

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.

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RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 2
(CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2021, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE CORNERSTONE METROPOLITAN DISTRICT NO.2, MONTROSE AND OURAY COUNTIES, COLORADO, FOR THE 2022 BUDGET YEAR.

WHEREAS, the Board of Directors of the Cornerstone Metropolitan District No. 2, has adopted the annual budget in accordance with the Local Government Budget Law, on November 22, 2021 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses purposes from property tax revenue is \$0.00 and;

WHEREAS, the Cornerstone Metropolitan District No. 2 finds that it is required to temporarily lower the general operating mill levy to render a refund for \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for contractual obligations approved at election is \$372,061 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 \$218,734 and;

WHEREAS, the 2021 valuation for assessment for the Cornerstone Metropolitan District No. 2, as certified by the Montrose County Assessor is \$1,156,040 and;

WHEREAS, the 2021 valuation for assessment for the Cornerstone Metropolitan District No. 2, as certified by the Ouray County Assessor is \$4,214,820

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CORNERSTONE METROPOLITAN DISTRICT, MONTROSE AND OURAY COUNTIES, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Cornerstone Metropolitan District No. 2 during the 2022 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 2021.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2022 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills.

RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 2
(CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 3. That for the purpose of meeting all capital expenditures of the Cornerstone Metropolitan District No. 2 during the 2022 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 2021.
- Section 4. That for the purpose of meeting all payments for bonds and interest of the Cornerstone Metropolitan District No. 2 during the 2022 budget year, there is hereby levied a tax of 40.726 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.
- Section 5. That for the purpose of meeting the contractual obligations of the Cornerstone Metropolitan District No. 2 during the 2022 budget year, there is hereby levied a tax of 69.274 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.
- Section 6. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Montrose County and Ouray County, Colorado, the mill levies for the Cornerstone Metropolitan District No.2 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Montrose County and Ouray County, Colorado, the mill levies for the Cornerstone Metropolitan District No. 2 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 2
(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 CORNERSTONE METROPOLITAN DISTRICT NO. 2, MONTROSE COUNTY AND OURAY COUNTY, COLORADO, FOR THE 2022 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 22, 2021 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 CORNERSTONE METROPOLITAN DISTRICT NO. 2, MONTROSE COUNTY AND OURAY COUNTY, COLORADO:

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

DEBT SERVICE FUND	
Contractual Obligations	\$ 439,111
Current Debt Service Expenditures	<u>336,785</u>
TOTAL DEBT SERVICE FUND	\$ 775,896

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RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 2
(CONTINUED)

TO ADOPT 2022 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)

The above resolutions to adopt the 2022 budget, set the mill levies and to appropriate sums of money were adopted this 22nd day of November, 2021.

DocuSigned by:
Attest: Brian Wallin
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Title: President

CORNERSTONE METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
September 30, 2021

Print Date: 12/07/21

	IGA DEBT SVC FUND	BOND DEBT SVC FUND	LONG-TERM DEBT	TOTAL
ASSETS				
Csafe	-		-	-
Colostrust	618	58,444		59,062
Reserve Fund- 2010A		-		-
Interest Account-2010A		1		1
Revenue Fund- 2010B		-		-
Fee Account - 2010B		-		-
Interest Account-2010B		0		0
Surplus Fund- 2010B		-		-
Due from Montrose Co. Treasurer	-		-	-
Due from Ouray County Treasurer	-		-	-
Property Taxes Receivable Montrose	18,942	11,138		30,080
Property Taxes Receivable Montrose - Prior Yr	-	-		-
Property Taxes Receivable Ouray	205,867	120,950		326,817
Property Taxes Receivable Ouray - Prior Year	38,961	22,868		61,829
TOTAL ASSETS	264,388	213,401	-	477,789
LIABILITIES AND DEFERRED INFLOWS				
Accounts Payable	-	-		-
Due to District No. 1- Ops	0		38,961	38,961
Due to Montrose County Treasurer	-		-	-
Deferred Property Tax Revenue Montrose	18,942	11,138		30,080
Deferred Property Tax Revenue Montrose - PY	-	-	-	-
Deferred Property Tax Revenue Ouray	205,867	120,950		326,817
Deferred Property Tax Revenue Ouray - PY	38,961	22,868	(61,829)	-
Bonds Payable-2010A			5,185,000	5,185,000
Bonds Payable 2010B Developer Bonds			16,298,001	16,298,001
Accrued Interest			8,230,370	8,230,370
Capitla & Service Obligation Owed to Dist No. 1			13,186,518	13,186,518
TOTAL LIAB & DEF INFLOWS	263,770	154,956	42,877,021	43,295,747
NET POSITION				
Investment In Bonds Payable			(29,713,371)	(29,713,371)
Investment In Delinquent Taxes			22,868	22,868
Investment In Capitla & Service Obligation			(13,186,518)	(13,186,518)
Fund Balance- Restricted For Debt Service		58,445		58,445
Fund Balance- UnAssigned	618			618
TOTAL NET POSITION	618	58,445	(42,877,021)	(42,817,958)
TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	264,388	213,401	-	477,789
	=	=	=	=
	0	0	0	0

**CORNERSTONE METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

**Modified
Accrual
Basis**

CONTRACTUAL OBLIGATIONS DEBT SERVICE FUND	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfav)	2021 Forecast	9 Months Ended 09/30/21 Actual	9 Months Ended 09/30/21 Budget	Variance Favorable (Unfav)	2022 Adopted Budget	Budget Comments
Assessed Valuation Montrose	988,080	987,890		987,890				1,156,040	Final November AV
Assessed Valuation Ouray	3,685,940	3,568,540		3,568,540				4,214,820	Final November AV
Total AV For Certification	4,674,020	4,556,430		4,556,430				5,370,860	
Less AV Not Expected to Be Collected In CY	(750,000)	-		-				-	Assume all sold at tax lien sale
Net AV For Expected Current Yr Collection	3,924,020	4,556,430		4,556,430				5,370,860	
Mill Levy- Contractual- Operations	69.270	69.270		69.270				69.274	Keep total at 110
Mill Levy- Contractual - Debt Service	0.000	0.000		0.000				0.000	None available
REVENUES									
Prop Taxes- Montrose Ops	68,438	68,431	(52)	68,379	49,539	68,431	(18,892)	80,084	Amounts Levied
Prop Taxes- Montrose Ops- Prior Year	-	-	-	-	-	-	-	-	
Prop Taxes- Ouray Ops	160,751	247,193	27,874	275,067	136,066	247,193	(111,127)	291,977	Amounts Levied
Prop Taxes- Ouray Ops- Prior Year	-	-	-	-	-	-	-	-	
Delayed Receipts- Montrose DS	-	-	-	-	-	-	-	-	
Delayed Receipts- Ouray DS	-	(39,052)	39,052	-	-	(39,052)	39,052	-	Assume All Paid or Sold at Tax Lien Sale
Specific Ownership- Montrose	10,455	9,580	2,044	11,624	7,645	6,387	1,258	12,013	15% of Ppty Taxes
Specific Ownership- Ouray	30,169	22,896	8,621	31,517	20,713	15,264	5,449	35,037	12% of Ppty Taxes
Development Fees	-	-	-	-	-	-	-	-	
Interest Income/ Contingency	5,532	12,000	2,730	14,730	2,847	1,000	1,847	20,000	Budget high to avoid budget overage
TOTAL REVENUES	275,346	321,048	80,269	401,317	216,810	299,223	(82,413)	439,111	
EXPENSES									
Treasurer's Fees Montrose	1,398	1,369	1	1,368	1,007	1,369	361	1,602	2% of taxes
Treasurer's Fees Ouray	4,995	7,416	(836)	8,252	4,142	7,416	3,273	8,759	3% of taxes
Xfer to No. 1 Operations	268,952	302,264	(89,433)	391,697	211,660	290,438	78,778	413,750	Amt Available
Xfer to No. 1 Capital/Debt Svc	-	-	-	-	-	-	-	-	
Trfr to No. 1- Development Fees	-	-	-	-	-	-	-	-	
Contingency	-	10,000	10,000	-	-	-	-	15,000	To avoid budget overage
TOTAL EXPENDITURES	275,346	321,048	(80,269)	401,317	216,810	299,223	82,413	439,111	
REVENUE OVER (UNDER) EXPEND.	0	-	-	-	(0)	-	(0)	-	
OTHER FINANCING SOURCES/(USES)									
Inter-Fund Transfer for Senior Bond Fund	-	-	-	-	-	-	-	-	
TOTAL OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-	
FUND BALANCE - BEGINNING	618	618	0	618	618	618	-	618	
FUND BALANCE - ENDING	618	618	0	618	618	618	(0)	618	

**CORNERSTONE METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

**Modified
Accrual
Basis**

SENIOR & SUBORDINATE BOND DEBT SERVICE FUND	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfav)	2021 Forecast	9 Months Ended 09/30/21 Actual	9 Months Ended 09/30/21 Budget	Variance Favorable (Unfav)	2022 Adopted Budget	Budget Comments
Senior Mill Levy	40,685	40,730		40,730				40,726	Maximum of 40, Gallagherized Only if Senior below 30
Subordinate Mill Levy	-	-		-			-	-	
Total Mill Levy- Bond Debt Service	40,685	40,730		40,730				40,726	40 Gallagherized Max
Assessed Valuation- Montrose	988,080	987,890		987,890				1,156,040	Final November AV
Assessed Valuation- Ouray	3,685,940	3,568,540		3,568,540				4,214,820	Final November AV
# of Lots Sold	-	-		-				-	All dev fees paid for curr platted lots
Development Fee Per Lot Sale	26,000	26,000		26,000				26,000	
REVENUES									
Prop Taxes- Montrose	40,170	40,237	(30)	40,206	29,129	40,237	(11,108)	47,081	Amounts Levied
Prop Taxes- Montrose- Prior Year	-	-	-	-	-	-	-	-	
Prop Taxes- Ouray	94,354	145,347	16,364	161,711	80,005	145,347	(65,341)	171,653	Amounts Levied
Prop Taxes- Ouray- Prior Year	-	-	-	-	-	-	-	-	
Less Taxes Not Sold at Tax Lien Sale	-	(22,962)	22,962	-	-	(22,962)	22,962	-	Assume All Paid or Sold at Tax Lien Sale
Specific Ownership- Montrose	6,137	5,633	1,202	6,835	4,495	3,755	740	7,062	15% of Ppty Taxes
Specific Ownership- Ouray	17,708	15,988	2,544	18,532	12,179	10,659	1,520	20,598	12% of Ppty Taxes
Development Fees	-	-	-	-	-	-	-	-	Lot Sales X Dev Fee Amt
Interest Income	3,281	15,000	(6,280)	8,720	1,721	-	1,721	18,000	Budget high to avoid budget overage
TOTAL REVENUES	161,649	199,243	36,762	236,004	127,528	177,036	(49,507)	264,394	
EXPENSES									
Treasurer's Fees Montrose	821	805	1	804	592	805	212	942	2% of taxes
Treasurer's Fees Ouray	2,932	4,360	(491)	4,851	2,436	4,360	1,925	5,150	3% of taxes
Series 2010A Sr. Bonds-Principal-Current	-	-	-	-	-	-	-	-	No Funds Available
Series 2010A Sr. Bonds-Interest-Current	414,800	414,800	-	414,800	207,400	207,400	-	414,800	\$5.185M @ 8% Due
Series 2010A Sr. Bonds-Principal Delinquent	-	-	-	-	-	-	-	-	
Series 2010A Sr. Bonds-Interest-Delinquent	-	-	-	-	-	-	-	-	
Less Shortfall In Funds Available	(285,669)	(203,195)	19,738	(222,934)	(107,437)	(50,574)	56,863	(99,106)	Funds not available to make pmts
Wire Fees	-	-	-	-	-	-	-	-	
Paying Agent Fees	-	-	-	-	-	-	-	-	
Series 2010B Sub Bonds- Principal	-	-	-	-	-	-	-	-	
Series 2010B Sub Bonds- Interest	-	-	-	-	-	-	-	-	
Contingency	-	14,000	14,000	-	-	-	-	15,000	To avoid budget overage
TOTAL EXPENDITURES	132,883	230,770	33,248	197,522	102,991	161,991	59,000	336,785	
REVENUE OVER (UNDER) EXPEND.	28,766	(31,527)	70,010	38,483	24,537	15,044	9,493	(72,391)	
OTHER FINANCING SOURCES/(USES)									
Bond Proceeds- 2010A	-	-	-	-	-	-	-	-	
Bond Proceeds- 2010B	-	-	-	-	-	-	-	-	
Bond Cost of Issuance	-	-	-	-	-	-	-	-	
Inter-District Contributions	-	-	-	-	-	-	-	-	
Xfer of Net Bond Proceeds to No. 1	-	-	-	-	-	-	-	-	
TOTAL OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-	
FUND BALANCE - BEGINNING	5,142	31,527	2,381	33,908	33,908	31,527	2,381	72,391	Funds received at tax sale after 12/1 pmt
FUND BALANCE - ENDING	33,908	-	72,391	72,391	58,445	46,571	11,874	-	

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

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Montrose County, Colorado.

On behalf of the Cornerstone Metropolitan District No. 2
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Cornerstone Metropolitan District No. 2
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 1,156,040

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: \$ 1,156,040
(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: 12/8/2021 for budget/fiscal year 2022
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ -
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	<u>(0.000)</u> mills	<u>\$ -</u>
3. General Obligation Bonds and Interest ^J	<u>40.726</u> mills	\$ 47,080.89
4. Contractual Obligations ^K	<u>69.274</u> mills	\$ 80,083.51
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>110.000</u> mills	<u>\$ 127,164.40</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed:  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: | <u>Refund a portion of the Cornerstone Metropolitan District No. 1 2006 Bonds</u> |
| | Series: | <u>2010A</u> |
| | Date of Issue: | <u>December 15, 2010</u> |
| | Coupon rate: | <u>8.00%</u> |
| | Maturity Date: | <u>December 1, 2040</u> |
| | Levy: | <u>40.726</u> |
| | Revenue: | <u>\$47,080.89</u> |
| | | |
| 2. | Purpose of Issue: | <u>Refund a portion of the Cornerstone Metropolitan District No. 1 2006 Bonds</u> |
| | Series: | <u>2010B</u> |
| | Date of Issue: | <u>12/15/2010 (Converted to Developer Bonds 11/24/2014)</u> |
| | Coupon rate: | <u>6.00%</u> |
| | Maturity Date: | <u>December 1, 2046</u> |
| | Levy: | <u>0.000</u> |
| | Revenue: | <u>\$0.00</u> |

CONTRACTS^K:

- | | | |
|----|----------------------|--|
| 3. | Purpose of Contract: | <u>To provide for the implementation of principals and objectives in the Service Plan regarding financing, construction, operation and maintenance of facilities, and administration of the District's affairs</u> |
| | Title: | <u>District Facilities Construction and Service Agreement</u> |
| | Date: | <u>December 16, 2004</u> |
| | Principal Amount: | <u>N/A</u> |
| | Maturity Date: | <u>None Stated</u> |
| | Levy: | <u>69.274</u> |
| | Revenue: | <u>\$80,083.51</u> |
| | | |
| 4. | Purpose of Contract: | <u>_____</u> |
| | Title: | <u>_____</u> |
| | Date: | <u>_____</u> |
| | Principal Amount: | <u>_____</u> |
| | Maturity Date: | <u>_____</u> |
| | Levy: | <u>_____</u> |
| | Revenue: | <u>_____</u> |

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

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Ouray County, Colorado.

On behalf of the Cornerstone Metropolitan District No. 2

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Cornerstone Metropolitan District No. 2

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 4,214,820

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: \$ 4,214,820

(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: 12/7/2021 for budget/fiscal year 2022
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ -
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	<u>(0.000)</u> mills	<u>\$ -</u>
3. General Obligation Bonds and Interest ^J	<u>40.726</u> mills	\$ 171,652.76
4. Contractual Obligations ^K	<u>69.274</u> mills	\$ 291,977.44
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>110.000</u> mills	<u>\$ 463,630.20</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed:  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: | <u>Refund a portion of the Cornerstone Metropolitan District No. 1 2006 Bonds</u> |
| | Series: | <u>2010A</u> |
| | Date of Issue: | <u>December 15, 2010</u> |
| | Coupon rate: | <u>8.00%</u> |
| | Maturity Date: | <u>December 1, 2040</u> |
| | Levy: | <u>40.726</u> |
| | Revenue: | <u>\$171,652.76</u> |
| | | |
| 2. | Purpose of Issue: | <u>Refund a portion of the Cornerstone Metropolitan District No. 1 2006 Bonds</u> |
| | Series: | <u>2010B</u> |
| | Date of Issue: | <u>12/15/2010 (Converted to Developer Bonds 11/24/2014)</u> |
| | Coupon rate: | <u>6.00%</u> |
| | Maturity Date: | <u>December 1, 2046</u> |
| | Levy: | <u>0.000</u> |
| | Revenue: | <u>\$0.00</u> |

CONTRACTS^K:

- | | | |
|----|----------------------|--|
| 3. | Purpose of Contract: | <u>To provide for the implementation of principals and objectives in the Service Plan regarding financing, construction, operation and maintenance of facilities, and administration of the District's affairs</u> |
| | Title: | <u>District Facilities Construction and Service Agreement</u> |
| | Date: | <u>December 16, 2004</u> |
| | Principal Amount: | <u>N/A</u> |
| | Maturity Date: | <u>None Stated</u> |
| | Levy: | <u>69.274</u> |
| | Revenue: | <u>\$291,977.44</u> |
| | | |
| 4. | Purpose of Contract: | <u>_____</u> |
| | Title: | <u>_____</u> |
| | Date: | <u>_____</u> |
| | Principal Amount: | <u>_____</u> |
| | Maturity Date: | <u>_____</u> |
| | Levy: | <u>_____</u> |
| | Revenue: | <u>_____</u> |

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