

**HOME PLACE METROPOLITAN DISTRICT
SUMMARY DESCRIPTION AND FREQUENTLY ASKED QUESTIONS
2024**

WHAT IS HOME PLACE METROPOLITAN DISTRICT?

Home Place Metropolitan District (the “**District**”) is a special district organized on May 23, 2018, by an Order and Decree issued by the Adams County District Court after an election of the eligible electors of the District authorizing its organization. The area within the District encompasses the Arras Park Subdivision (the “**Subdivision**”) and the District’s boundaries are comprised of approximately 43 acres. A map showing the boundaries of the District is attached to this notice as **Exhibit A**.

WHAT IS THE PURPOSE OF THE DISTRICT?

The District was created in response to the need for the design, financing, construction, operation, and maintenance of public improvements serving the Subdivision. At the time of the District’s creation, it was not economically feasible for the City of Thornton, Colorado (the “**City**”) to provide these services and facilities and the most economical means to provide these improvements was determined to be through a district.

The District has the power to finance and construct water, streets, traffic and safety controls, drainage and stormwater quality facilities, sanitary sewer facilities, mosquito and pest control, parks and recreation, and other related improvements for the benefit of residents and taxpayers within the District’s boundaries. Street, water, sewer, and storm drainage improvements will be conveyed to the City after required warranty periods expire and acceptance of these improvements by the City. The District will own, operate, and maintain landscaping and park improvements within the District’s boundaries.

GOVERNANCE AND MEETINGS

The District is governed by a five-member Board of Directors (the “**Board**”). In order to serve on the Board, a person must be: (1) either an owner, or the spouse or civil union partner of an owner, (in an individual capacity) of taxable property interests within the legal boundaries of the District; a resident of the District; or have an option to purchase property within the District which obligates him/her to pay taxes; and (2) registered to vote in the State of Colorado.

Directors are elected to staggered terms so that every two years at least two of the four-year director positions are up for re-election. Regular elections for the District are held in May of odd-numbered in years. Those interested in running for positions on the Board will be required to submit self-nomination forms to the District’s Designated Election Official in February of the applicable election year. Information regarding the self-nomination forms and submittal deadlines will be provided during the early part of each election year in accordance with Colorado election laws.

The District meets as necessary to conduct business and all meetings are open to the public. Notices of regular and special meetings are posted to the District’s website:

<https://www.homeplacemetrodistrict.org/>. Due to unforeseen circumstances, meetings are subject to cancellation. To avoid inconvenience, any interested parties are encouraged to verify the status of an upcoming meeting by checking the District's website or contacting the District Manager (contact information set forth below).

WHAT ARE THE SOURCES OF FUNDING FOR DISTRICT EXPENSES?

The Board adopts a budget annually and sets its mill levy for the following year based upon the needs of the District. This meeting is conducted as a public hearing and property owners are encouraged to attend and provide comments. To obtain a copy of the District's most recent budget, please consult the District's website.

At this time, the District is funded by revenues generated from a property tax mill levy as well as developer advances. The District's property tax mill levy for debt service is limited to a maximum of 50.000 mills, subject to adjustment if the method of calculating the assessed valuation or any constitutionally mandated tax credit, cut or abatement is changed by law, and is unlimited for operations. Once the assessed valuation of the property within the District is equal to at least two times the amount of debt issued by the District, the limitation is eliminated. The property tax mill levy may be allocated between the debt service and general funds as the Board deems necessary in any given year.

For the 2024 fiscal year, the District imposed 61.679 mills on property for the purpose of paying debt issued by the District in 2020 that was used to pay a portion of the construction costs associated with roads, water, sewer, and storm drainage improvements within the Subdivision. For the 2024 fiscal year, the District imposed 16.558 mills for the purpose of paying a portion of the operations and maintenance expenses of the District. The total mill levy imposed by the District may vary from year to year based upon the actual taxable values of the properties within the District and the debt service and operational needs of the District.

The District imposes maintenance fees for the purpose of funding the maintenance of landscaping and park improvements within the District. The District imposes maintenance fees in the amount of \$105 per month for single family front-loaded homes and \$117 per month for single family alley-loaded homes and townhomes.

HOW ARE TAXES CALCULATED?

Property taxes are determined by completing the following calculation for an individual parcel of property:

$$\text{Assessed Valuation} \times \text{Mill Levy} = \text{Annual Tax Bill}$$

The assessed valuation of a property is determined by the County Assessor. For residential properties, the County Assessor determines the actual (not market) value of a residential property and multiplies it by 6.7% in 2023 for collection in 2024. For example, if a property is valued by the County Assessor at \$500,000, the assessed valuation is \$33,500 ($\$500,000 \times 6.7\% = \$33,500$). Once the assessed valuation is determined, the County Treasurer applies the total mill levy of all

governmental entities which tax that parcel to the assessed valuation to determine the total annual tax bill for that property. Applying the District’s current total mill levy of 78.237 mills, the District’s tax on the sample property valued at \$500,000 would be \$2,620.94. Property taxes vary depending on the value of your home so keep in mind that your neighbor may pay a different amount than you.

I JUST BOUGHT MY HOME...WILL MY TAXES BE THE SAME NEXT YEAR?

When establishing the Assessed Value of your property, the County Assessor looks at the value of your home as of January 1 of the year in which the assessed value is set. To further complicate matters, taxes are imposed in one year and collected the following year. Additionally, pursuant to SB22-238, the assessment rates have been changed for tax years 2023, 2024, and 2025. Furthermore, the legislature passed SB23-001B that resulted in a temporary reduction in the assessment rates for the 2023 tax year. For taxes paid in 2024, the taxes are really taxes imposed in 2023 (for collection in 2024) and the assessed value on which those taxes is based is the value of the home and property as of January 1, 2023. This means that if your home was not yet built as of January 1, 2023, the assessed valuation for the taxes you pay in 2024 will be higher than the assessed valuation for the taxes you pay in 2023.

Another important consideration is that taxing entities, such as the County, the City, school districts, fire protection districts, and the District, review their budgets annually and the mill levy can be changed annually depending on their needs.

WHY DOES THE DISTRICT NEED PROPERTY TAXES?

The District was organized to finance, construct, operate and maintain public improvements serving the properties within its boundaries. In order to finance the capital (i.e. construction) costs, the District issues municipal bonds or other financial obligations (aka “debt”) which are required to be repaid over a period of time, typically 30 or 40 years. This debt is repaid through the property tax revenues generated by mill levies.

As a public entity, the District must remain in compliance with Colorado law for Title 32 special districts. There are administrative costs associated with maintaining the District and complying with these requirements. The District will also be responsible for the operation and maintenance of landscaping and park improvements within the District, upon acceptance of the same from the developer.

HOW MUCH DEBT DOES THE DISTRICT HAVE?

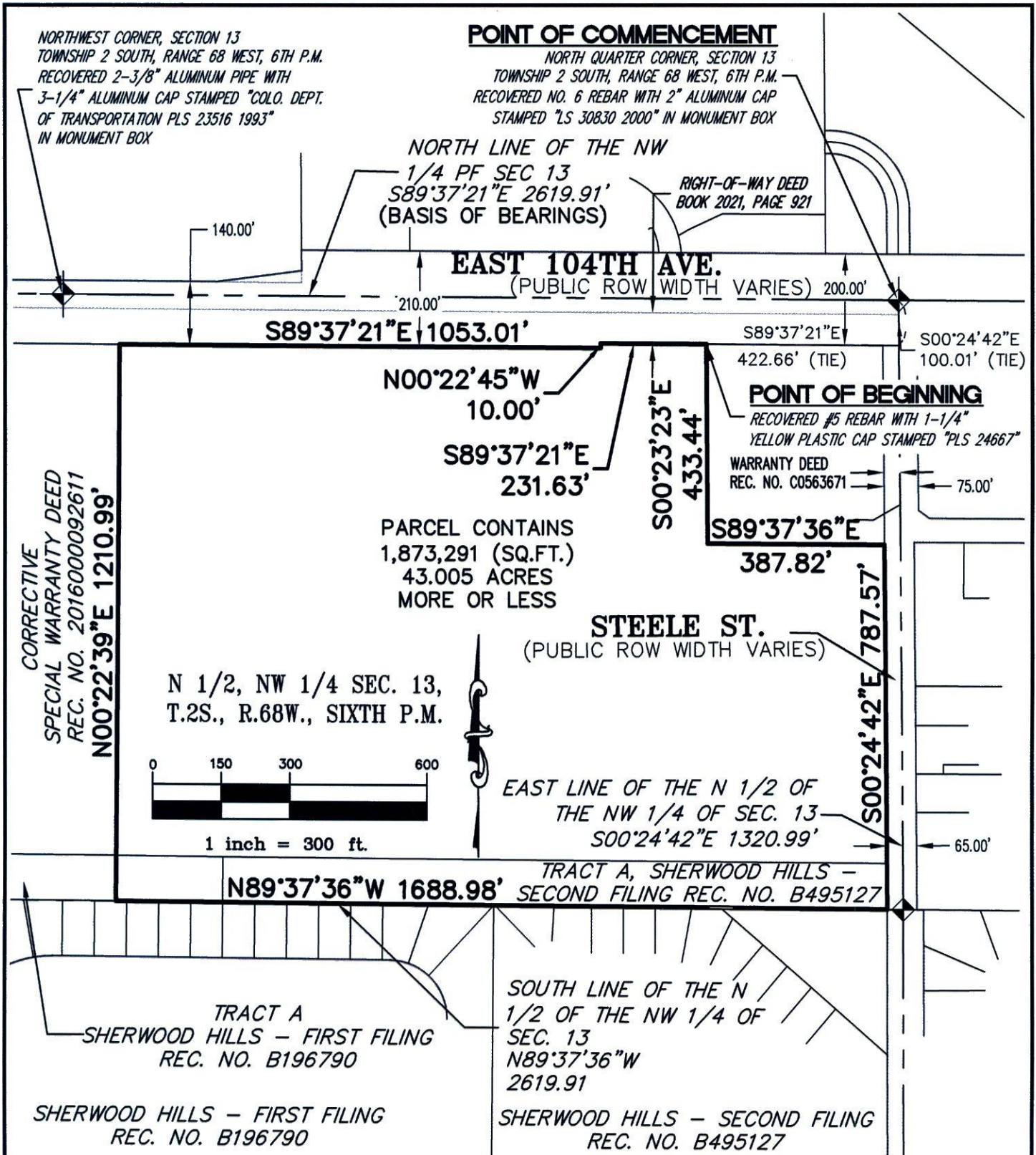
On June 2, 2020, the District issued a total of \$7,864,000 in bonds to repay the developer for a portion of the Phase 1 construction costs related to streets, water, sewer, and storm drainage improvements within the Subdivision. The bonds are 30-year bonds and are scheduled to mature on in December 2050; however, this maturity date is subject to change if the bonds are refinanced, or if additional debt is issued, which could also extend out the maturity date. The District does not have any current plans to issue additional debt at this time.

NEED MORE INFORMATION?

More information regarding the District may be obtained from the District's website at <https://www.homeplacemetrodistrict.org/> or the District Manager: AdvanceHOA Management, Inc., Attention: Jackie Casas, P.O. Box 370390, Denver, Colorado 80237-370390; (303) 482-2213 x 349; jackie.casas@advancehoa.com.

EXHIBIT A
Current District Boundaries Map

ILLUSTRATION TO EXHIBIT A



PATH: _____
 DWG NAME: _____
 DWG: BAM CHK: DSB
 DATE: 10-11-2017
 SCALE: 1" = 300'

HOMEPLACE BOUNDARY EXHIBIT.DWG

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 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
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Q:\49416-04 - Homeplace Design Survey\Draw

BOUNDARY
 N 1/2, N 1/4, SEC 13, T.2S., R.68W., SIXTH P.M.
 CITY OF THORNTON, STATE OF COLORADO
 JOB NUMBER 49416-04 3 OF 3 SHEETS