

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024

The Board of Directors of Creekside South Estates Metropolitan District (the “**Board**”), , Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 2, 2023, at the hour of 6:00 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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NOTICE AS TO PROPOSED 2024 BUDGET

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver }
State of Colorado }

The undersigned __Nicole Maestas__ being first duly sworn under oath, states and affirms as follows:
1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in Your Hub for Adams County (including counties of Adams, Arapahoe, Aurora, Denver, Broomfield, and Weld) on the following date(s):

October 12, 2023

Signature of Nicole Maestas

Subscribed and sworn to before me this 13 day of __October__, 2023.

Notary Public signature



(SEAL)

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET
The Board of Directors (the "Board") of the GREYSIDE SOUTH ESTATES METROPOLITAN DISTRICT (the "District"), will hold a public hearing in person on Thursday, November 2, 2023, at 4:00 p.m. to consider adoption of the District's proposed 2024 Budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 Budget (the "Amended Budget"). The public hearing may be joined using the following Zoom information:
Zoom Information:
Meeting ID: 852 275 0543
Passcode: 887977
Call: 1-719-359-4598
https://us02zoom.us/j/8522750543?pwd=Zm9uZWVhU2RlV2c1bWVlYkZlZjEudj09

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, see instruction W-18-0001, Broomfield, CO 80022.

Any interested elector of the District may file any objections to the Proposed Budget or the Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at www.greysidesouthestatesmetropolitandistrict.com or by calling (303) 856-1606.

BY ORDER OF THE BOARD OF DIRECTORS,
GREYSIDE SOUTH ESTATES METROPOLITAN DISTRICT
a quasi-municipal corporation and judicial subdivision of the State of Colorado
/s/ WHITE BEAR ANNEKE TANAKA & WALDRON
Attorneys at Law

Published in: Adams County Your Hub
Published on: Thursday, October 12, 2023

Please note: The Denver Post will no longer be issuing paper tears. They will only be a digital copy.

WHEREAS, the Board has designated 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 and interested electors were given the opportunity to register their protest to the proposed budget prior to the 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 2024. 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 2024 budget year, there is hereby levied a tax of 85.557 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 2024 budget year, there is hereby levied a tax of 00.000 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 2024 budget year, there is hereby levied a tax of 00.000 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 2024 budget year, there is hereby levied a tax of 00.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. 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 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. 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 10. 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 NOVEMBER 2, 2023.

DISTRICT:

**CREEKSIDE SOUTH ESTATES
METROPOLITAN DISTRICT**, a quasi-
municipal corporation and political subdivision of
the State of Colorado

By: David M. Deines
Officer of the District

Attest:

By: 

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Heather L. Hartung
General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
CREEKSIDE SOUTH ESTATES 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 via teleconference on Thursday, November 2, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 2nd day of November, 2023.


Signature

EXHIBIT A
BUDGET MESSAGE

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for Creekside South Estates Metropolitan District.

The Creekside South Estates Metropolitan District has adopted a budget for one fund, a General Fund to provide for the payment of general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2024 will be property taxes and specific ownership taxes. The district intends to impose an 85.557 mill levy on the property within the district for 2024, all of which will be dedicated to the General Fund.

Creekside South Estates Metro District
Adopted Budget
General Fund
For the Years ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 152,572	195,144	\$ 232,247	\$ 232,247	127,039
Revenues:					
Property taxes	170,677	167,882	167,865	167,880	237,075
Specific ownership taxes	12,517	11,416	5,453	9,000	16,121
Other income	1,200	-	791	1,000	500
PDC (Great Western) Royalty	52,754	-	2,122	4,500	4,500
Interest income	3,935	1,000	6,018	10,000	1,000
Total revenues	<u>241,083</u>	<u>180,298</u>	<u>182,249</u>	<u>192,380</u>	<u>259,196</u>
Total funds available	<u>393,655</u>	<u>375,442</u>	<u>414,496</u>	<u>424,627</u>	<u>386,235</u>
Expenditures:					
Accounting	6,520	7,500	4,015	7,500	7,500
Election expenses	3,483	15,000	2,791	2,800	
Engineering	2,027	4,500	2,742	4,500	4,500
Insurance	4,321	5,000	4,355	4,400	5,000
Legal - general	19,711	20,000	15,676	25,000	20,000
Legal - capital projects	-	4,500	-	-	4,500
Web access (5)	-	2,000	-	-	2,000
Management	24,133	11,550	19,064	40,000	11,550
Covenant control and enforcement	-	10,500	4,943	10,500	10,500
Miscellaneous	176	1,000	66	500	1,000
Trash removal (2)	13,038	13,340	6,887	13,500	13,340
Utilities	12,536	13,000	4,765	13,000	13,000
Water operator contract	30,314	30,618	14,883	30,618	30,618
Water testing and treatment	27,751	25,000	4,388	25,000	25,000
Well maintenance	14,837	42,750	16,609	42,750	42,750
County Treasurer fees	2,561	2,520	2,518	2,520	3,558
Contingency	-	10,000	-	-	10,000
Well maintenance reserve (1)	-	150,401	-	75,000	175,575
Emergency reserve (3%)	-	6,263	-	-	5,844
Total expenditures	<u>161,408</u>	<u>375,442</u>	<u>103,702</u>	<u>297,588</u>	<u>386,235</u>
Ending fund balance	<u>\$ 232,247</u>	<u>-</u>	<u>\$ 310,794</u>	<u>\$ 127,039</u>	<u>-</u>
Assessed valuation		<u>2,098,520</u>			<u>2,770,960</u>
Mill Levy		<u>80.000</u>			<u>85.557</u>