

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

The Board of Directors of Cottonwood Creek Metropolitan District No. 1 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 11, 2023, at the hour of 9:00 AM.

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

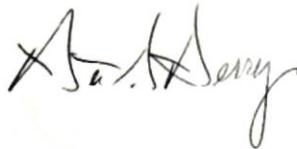
SENTINEL
PROOF OF PUBLICATION

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 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 5 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated October 5 A.D. 2023.

I witness whereof I have hereunto set my hand this 5th day of October A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 5th day of October A.D. 2023.



Notary Public



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 COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 1 (the "District"), will hold a public hearing via teleconference on October 11, 2023, at 9:00 AM, 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 teleconference information:
<https://us06web.zoom.us/j/83405602578?pwd=OUU1Smk4b2FITU14UksySWdkRU4RSU09>
Meeting ID: 834 0560 2578
Passcode: 848948
Call-in Number: 1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112

Any interested elector of the District may file any objections to the Proposed Budget and 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 [insert District's website, if available] or by calling (303) 858-1800.

BY ORDER OF THE
BOARD OF DIRECTORS:
COTTONWOOD CREEK
METROPOLITAN DISTRICT NO. 1, a
quasi-municipal corporation and political
subdivision of the State of Colorado
/s/ WHITE BEAR ANKELE TANAKA &
WALDRON
Attorneys at Law

Publication: October 5, 2023
Sentinel

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 45.000 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 2024 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 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 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 2024 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. 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 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 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 OCTOBER 11, 2023.

DISTRICT:

COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

By: James Spakalaki
Officer of the District

Attest:

By: Barry Talley
Barry Talley (Oct 12, 2023 08:41 PDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Megan G. Murphy
General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 1

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, October 11, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 12 day of October, 2023.

Barry Talley
Barry Talley (Oct 12, 2023 08:41 PDT)
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 1
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Cottonwood Creek Metropolitan District No. 1.

The Cottonwood Creek Metropolitan District No. 1 has adopted budgets for two funds, a General Fund to provide for the payment of general operating and maintenance expenditures and transfers to the Capital Projects Fund; and a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the district.

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 source of revenue for the district in 2024 will be property taxes. The district intends to impose a 45.000 mill levy on the property within the district for 2024, which will be dedicated to the General Fund.

Cottonwood Creek Metropolitan District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 492,487	\$ 655,045	\$ 669,084	\$ 669,080	\$ 78,795
Revenues:					
Property taxes	219,537	319,703	318,158	319,000	744,204
Specific ownership taxes	13,861	25,576	10,493	21,000	59,536
Miscellaneous income	1,604	-	-	-	-
Interest income	<u>25,444</u>	<u>5,000</u>	<u>36,257</u>	<u>50,000</u>	<u>5,000</u>
Total revenues	<u>260,446</u>	<u>350,279</u>	<u>364,908</u>	<u>390,000</u>	<u>808,740</u>
Total funds available	<u>752,933</u>	<u>1,005,324</u>	<u>1,033,992</u>	<u>1,059,080</u>	<u>887,535</u>
Expenditures:					
Accounting / audit	11,307	10,500	2,341	8,500	10,500
Legal	53,489	37,000	10,817	35,000	37,000
Insurance	10,925	3,630	3,347	3,500	3,630
Election	3,949	5,000	1,333	1,500	5,000
Miscellaneous	890	2,000	330	2,000	2,000
Website	-	-	-	-	-
Maintenance	-	15,000	-	-	15,000
Treasurer's fees	3,293	4,796	4,772	4,785	11,163
Contingency	-	-	-	-	51,048
Transfer to Capital projects	-	925,204	-	925,000	750,000
Emergency reserve (3%)	<u>-</u>	<u>2,194</u>	<u>-</u>	<u>-</u>	<u>2,194</u>
Total expenditures	<u>83,853</u>	<u>1,005,324</u>	<u>22,940</u>	<u>980,285</u>	<u>887,535</u>
Ending fund balance	<u>\$ 669,080</u>	<u>\$ -</u>	<u>\$ 1,011,052</u>	<u>\$ 78,795</u>	<u>\$ -</u>
Assessed valuation		<u>7,104,501</u>			<u>16,537,864</u>
Mill Levy		<u>45.000</u>			<u>45.000</u>

Cottonwood Creek Metropolitan District No. 1
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 1,172,129	\$ 897,128	\$ 821,178	\$ 821,178	\$ 821,178
Revenues:					
Developer advances	-	-	-	925,000	-
Transfer from General Fund	-	925,204	-	925,000	750,000
Total revenues	-	925,204	-	1,850,000	750,000
Total funds available	<u>1,172,129</u>	<u>1,822,332</u>	<u>821,178</u>	<u>2,671,178</u>	<u>1,571,178</u>
Expenditures:					
Capital expenditures	350,951	1,822,332	-	925,000	1,571,178
Repay developer advances	-	-	-	925,000	-
Repay developer advances - interest	-	-	-	-	-
Transfer to Debt Service	-	-	-	-	-
Total expenditures	<u>350,951</u>	<u>1,822,332</u>	<u>-</u>	<u>1,850,000</u>	<u>1,571,178</u>
Ending fund balance	<u>\$ 821,178</u>	<u>\$ -</u>	<u>\$ 821,178</u>	<u>\$ 821,178</u>	<u>\$ -</u>