

**RESOLUTION**  
**ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING**  
**MILL LEVIES FOR THE CALENDAR YEAR 2025**

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The Board of Directors of Cottonwood Creek Metropolitan District No. 1 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference on October 9, 2024, 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.

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NOTICE AS TO PROPOSED 2025 BUDGET

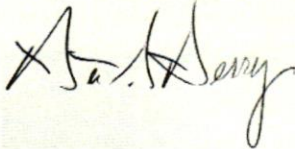
SENTINEL  
PROOF OF PUBLICATION

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 3 A.D. 2024 and that the last publication of said notice was in the issue of said newspaper date October 3 A.D. 2024.

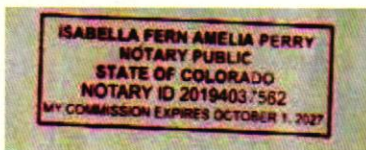
I witness whereof I have hereunto set my hand this 3rd day of October A.D. 2024.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 3rd day of October A.D. 2024.



Notary Public



NOTICE OF PUBLIC HEARING  
ON THE PROPOSED 2025 BUDGET  
AND NOTICE OF PUBLIC HEARING  
ON THE AMENDED 2024 BUDGET

The Boards of Directors (the "Board") of the COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 1-5 (collectively, the "Districts"), will hold a public hearing via teleconference on October 9th, 2024, at 9:00 a.m., to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). The public hearing may be joined using the following teleconference information:  
<https://us06web.zoom.us/j/83972445819?pwd=EnadOHjqZD4bj8YseljwZP9NoDTub.1>

Meeting ID: 839 7244 5819  
Passcode: 859073  
Call-in Number: +1-720-707-2699

The Proposed Budgets and Amended Budgets 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 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://cottonwoodcreekmetrodistrict.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:  
COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 1-5, quasi-municipal corporations and political subdivisions of the State of Colorado  
/s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Publication: October 3, 2024  
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 2025. 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 2025 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.

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ADOPTED OCTOBER 9, 2024.

**DISTRICT:**

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

By: *James Spchalaki*  
Officer of the District

Attest:

By: *Barry Talley*  
Barry Talley (Jan 30, 2025 08:23 MST)

**APPROVED AS TO FORM:**

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

*Kristi J. Bowers*  
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 9, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 30<sup>th</sup> day of January, 2025.

*Barry Talley*  
Barry Talley (Jan 30, 2025 08:23 MST)  
Signature

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

**COTTONWOOD CREEK METROPOLITAN DISTRICT No. 1**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the Cottonwood Creek Metropolitan District.

The Cottonwood Creek Metropolitan District No. 1 has adopted budgets for two separate 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 2025 will be property taxes. The district intends to impose a 45.000 mill levy on the property within the district for 2025, which will be dedicated to the General Fund.



**Cottonwood Creek Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual 6/30/2024	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 669,084	\$ 78,795	\$ 128,572	\$ 128,572	\$ 165,326
Revenues:					
Property taxes	319,702	744,204	748,735	748,735	392,801
Specific ownership taxes	20,948	59,536	21,250	43,000	31,424
Miscellaneous income	-	-	-	-	-
Interest income	84,451	5,000	41,845	60,000	5,000
Total revenues	<u>425,101</u>	<u>808,740</u>	<u>811,830</u>	<u>851,735</u>	<u>429,225</u>
Total funds available	<u>1,094,185</u>	<u>887,535</u>	<u>940,402</u>	<u>980,307</u>	<u>594,551</u>
Expenditures:					
Accounting	7,162	10,500	4,000	7,500	7,500
Audit	-	-	-	4,750	5,000
Legal	22,849	37,000	16,577	35,000	37,000
Insurance	3,347	3,630	3,453	3,500	3,630
Election	1,333	5,000	-	-	5,000
Miscellaneous	922	2,000	1,620	3,000	2,000
Website	-	-	-	-	1,000
Maintenance	-	15,000	-	-	15,000
Treasurer's fees	4,796	11,163	11,231	11,231	5,892
Contingency	-	51,048	-	-	60,068
Transfer to Capital projects	925,204	750,000	-	750,000	450,000
Emergency reserve (3%)	-	2,194	-	-	2,461
Total expenditures	<u>965,613</u>	<u>887,535</u>	<u>36,881</u>	<u>814,981</u>	<u>594,551</u>
Ending fund balance	<u>\$ 128,572</u>	<u>\$ -</u>	<u>\$ 903,521</u>	<u>\$ 165,326</u>	<u>\$ -</u>
Assessed valuation		<u>16,537,684</u>			<u>8,728,919</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, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 821,177	\$ 821,178	\$ 1,746,381	\$ 1,746,381	\$ 848,754
Revenues:					
Developer advances	722,627	-	-	-	-
Transfer from General Fund	<u>925,204</u>	<u>750,000</u>	<u>-</u>	<u>750,000</u>	<u>450,000</u>
Total revenues	<u>1,647,831</u>	<u>750,000</u>	<u>-</u>	<u>750,000</u>	<u>450,000</u>
Total funds available	<u>2,469,008</u>	<u>1,571,178</u>	<u>1,746,381</u>	<u>2,496,381</u>	<u>1,298,754</u>
Expenditures:					
Capital expenditures	722,627	1,571,178	-	925,000	1,298,754
Repay developer advances	-	-	722,627	722,627	-
Repay developer advances - interest	-	-	-	-	-
Transfer to Debt Service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>722,627</u>	<u>1,571,178</u>	<u>722,627</u>	<u>1,647,627</u>	<u>1,298,754</u>
Ending fund balance	<u>\$ 1,746,381</u>	<u>\$ -</u>	<u>\$ 1,023,754</u>	<u>\$ 848,754</u>	<u>\$ -</u>