

**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 Cherry Creek South Metropolitan District No. 4 (the “**Board**”), Town of Parker, Douglas County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 24, 2024, at the hour of 3:00 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 2025 BUDGET

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Cherry Creek South MDs (wba) \*\*  
c/o White Bear Ankele, Law  
2154 East Commons Avenue, Suite 2000  
Centennial CO 80122

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Douglas       } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/10/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



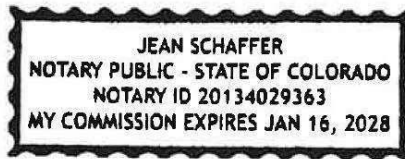
For the Douglas County News-Press

State of Colorado        }  
County of Arapahoe     } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/10/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-487576

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



### Public Notice

#### NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGETS AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGETS

The Boards of Directors (collectively the "Boards") of the CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-6 (collectively the "Districts"), will hold a public hearing via teleconference on October 24th, 2024, at 3:00 p.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/86836072830?pwd=mSvYALMNOwYaycXhrkzpjwVS7kebUt.1>  
Meeting ID: 868 3607 2830  
Passcode: 548044  
Call-in Number: + 1-720-707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

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://cherrycreekmetrodistrict.com/> or by calling (303) 858-1800.

**BY ORDER OF THE BOARDS OF DIRECTORS:  
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-6,** a quasi-municipal corporation and political subdivision of the State of Colorado

**/s/ WHITE BEAR ANKELE  
TANAKA & WALDRON  
Attorneys at Law**

Legal Notice No. 947716  
First Publication: October 10, 2024  
Last Publication: October 10, 2024  
Publisher: Douglas County News-Press

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 Douglas 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.

*[Remainder of Page Intentionally Left Blank]*

ADOPTED OCTOBER 24, 2024.

**DISTRICT:**

**CHERRY CREEK SOUTH  
METROPOLITAN DISTRICT NO. 4**, a quasi-  
municipal corporation and political subdivision of  
the State of Colorado

By: *Sarah Hunsche*  
Officer of the District

Attest:

By: *Kim Jensen*  
Kim Jensen (Nov 6, 2024 16:36 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

*Kristi L. Bowers*  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF DOUGLAS  
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

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, October 24, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 24 day of October, 2024.

*Kim Jensen*  
Kim Jensen (Nov 6, 2024 16:36 MST)  
Signature

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

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**



**CHERRY CREEK SOUTH METRO DISTRICT 4  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (44,042)	\$ (27,833)	\$ 100
<b>REVENUES</b>			
Property taxes	184	389	39,407
Specific ownership taxes	17	35	3,547
Other revenue	-	8	-
Developer advance	128,919	182,302	142,246
Transfers from Cherry Creek South MD No. 5	47,610	40,000	40,000
Total revenues	<u>176,730</u>	<u>222,734</u>	<u>225,200</u>
Total funds available	<u>132,688</u>	<u>194,901</u>	<u>225,300</u>
<b>EXPENDITURES</b>			
General Fund	109,712	158,000	184,000
Capital Projects Fund	50,809	36,801	40,000
Total expenditures	<u>160,521</u>	<u>194,801</u>	<u>224,000</u>
Total expenditures and transfers out requiring appropriation	<u>160,521</u>	<u>194,801</u>	<u>224,000</u>
ENDING FUND BALANCES	<u>\$ (27,833)</u>	<u>\$ 100</u>	<u>\$ 1,300</u>
EMERGENCY RESERVE	\$ 10	\$ 100	\$ 1,300
TOTAL RESERVE	<u>\$ 10</u>	<u>\$ 100</u>	<u>\$ 1,300</u>

**CHERRY CREEK SOUTH METRO DISTRICT 4  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/24

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Agricultural	\$ 5,760	\$ 6,150	\$ 3,510
State assessed	12,100	200	200
Vacant land	-	-	3,755,250
Personal property	-	30,700	32,400
	17,860	37,050	3,791,360
Certified Assessed Value	\$ 17,860	\$ 37,050	\$ 3,791,360

**MILL LEVY**

General	10.317	10.492	10.394
Total mill levy	10.317	10.492	10.394

**PROPERTY TAXES**

General	\$ 184	\$ 389	\$ 39,407
Levied property taxes	184	389	39,407
Budgeted property taxes	\$ 184	\$ 389	\$ 39,407

**BUDGETED PROPERTY TAXES**

General	\$ 184	\$ 389	\$ 39,407
	\$ 184	\$ 389	\$ 39,407

**CHERRY CREEK SOUTH METRO DISTRICT 4  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (44,042)	\$ (24,634)	\$ 100
<b>REVENUES</b>			
Property taxes	184	389	39,407
Specific ownership taxes	17	35	3,547
Other Revenue	-	8	-
Developer advance	128,919	182,302	142,246
Total revenues	129,120	182,734	185,200
Total funds available	85,078	158,100	185,300
<b>EXPENDITURES</b>			
General and administrative			
Accounting	43,967	58,000	60,000
Auditing	6,600	14,000	8,000
County Treasurer's Fee	3	6	591
Directors' fees	400	1,000	800
Dues and Membership	863	861	1,000
Insurance	9,063	3,135	5,000
Legal	43,989	80,000	82,000
Miscellaneous	1,404	927	1,500
Election	3,423	71	20,000
Contingency	-	-	5,109
Total expenditures	109,712	158,000	184,000
Total expenditures and transfers out requiring appropriation	109,712	158,000	184,000
ENDING FUND BALANCES	\$ (24,634)	\$ 100	\$ 1,300
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 1,300
TOTAL RESERVE	\$ 100	\$ 100	\$ 1,300

No assurance provided. See summary of significant assumptions.

**CHERRY CREEK SOUTH METRO DISTRICT 4  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ (3,199)	\$ -
REVENUES			
Transfers from Cherry Creek South MD No. 5	47,610	40,000	40,000
Total revenues	<u>47,610</u>	<u>40,000</u>	<u>40,000</u>
TRANSFERS IN			
Total funds available	<u>47,610</u>	<u>36,801</u>	<u>40,000</u>
EXPENDITURES			
General and Administrative			
Accounting	4,263	-	-
Legal	38,669	20,000	20,000
Capital Projects			
Engineering	7,877	16,801	20,000
Total expenditures	<u>50,809</u>	<u>36,801</u>	<u>40,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>50,809</u>	<u>36,801</u>	<u>40,000</u>
ENDING FUND BALANCES	<u>\$ (3,199)</u>	<u>\$ -</u>	<u>\$ -</u>

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Order and Decree of the District Court of Douglas County, Colorado on November 18, 2004, to provide financing for design, acquisition, construction and installation, relocation and redevelopment of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of the Town of Parker, Douglas County, Colorado.

At its organization election held on November 2, 2004, the voters approved general obligation indebtedness of \$37,560,000 for street improvements, \$37,560,000 for traffic safety, \$59,280,000 for parks and recreational facilities, \$14,280,000 for sanitary sewer system, \$8,880,000 for a complete potable and non-potable water system, \$130,000,000 for refunding District debt and \$10,000,000 for general operation and maintenance. District voters approved authorization to increase property tax up to \$1,000,000 annually to pay for the operations and maintenance expenditures of the District. Per the District's Service Plan, the Districts are limited to \$213,500,000, in the aggregate. Additionally, the election allows the District to collect, spend and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

The District has no employees and all administrative function are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

For property tax collection year 2025, SB22-238, SB23B-001, SB233 and HB4B set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9.0% of the property taxes collected

**Developer Advances**

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Transfers from Cherry Creek South Metropolitan District No. 5**

Pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreement between the District, Cherry Creek South Metropolitan District No. 5 ("District No. 5") and Cherry Creek South Metropolitan District No. 6 ("District No. 6"), the Districts have agreed that the District will own, operate and maintain all public improvements benefitting all Districts. The costs of the public improvements anticipated to be paid by District No. 5 in 2025 are transferred to the District.

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative**

General and administrative expenditures include services necessary to maintain the District's administrative viability such as legal, accounting, dues and insurance.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debts and Leases**

The following is the analysis of the anticipated changes in long-term obligations for the year ending December 31, 2024:

	Balance - December 31, 2023	Additions	Retirements	Balance - December , 2024*
Developer Advance - Operating	\$ 215,090	\$ 182,302	\$ -	\$ 397,392
Interest - Developer Advance Operating	4,097	5,383	-	9,480
Total	<u>\$ 219,187</u>	<u>\$ 187,685</u>	<u>\$ -</u>	<u>\$ 406,872</u>

\*Estimates

The District has no other outstanding debt or any operating or capital leases.

**Reserve Funds**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**