

**RESOLUTION
TO ADOPT 2022 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 1, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022, AND ENDING ON THE LAST DAY OF DECEMBER, 2022,

WHEREAS, the Board of Directors of the Cherry Creek South Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 27, 2021 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$90,243; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2021 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$56,827,780; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 1 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Cherry Creek South Metropolitan District No. 1 for calendar year 2022.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2022 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2022 budget year, there is hereby levied a tax of 1.588 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2022 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2022 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2022 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., 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 boundaries of the District for the year 2021.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., 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 boundaries of the District for the year 2021.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2021, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2021 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 27th day of October, 2021.

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NO. 1



President

ATTEST:



Secretary

LETTER OF BUDGET TRANSMITTAL

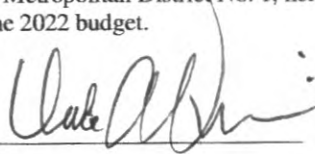
Date: January 26, 2022
To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2022 budget and budget message for CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 1 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on October 28, 2021. If there are any questions on the budget, please contact:

Diane Wheeler
Simmons & Wheeler, P.C.
304 Inverness Way South Suite 490
Englewood, CO 80112
Tel.: 303-689-0833

I, Dale Vieira, as President of the Cherry Creek South Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2022 budget.

By: _____



ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 1
APPROVED 2021 BUDGET/ESTIMATED 2021 BUDGET/APPROVED 2022 BUDGET

CATEGORY	2021 Approved	2021 Est Actual	2022 Approved
Income			
Operating Cash Balance Forward	\$ 45,000	\$ 0	\$ 0
Homeowner Assessment	\$ 743,040	\$ 743,040	\$ 743,040 1290 Units at \$48.00/month for 2022
HC Vacant Land Assessment	\$ 36,864	\$ 36,864	\$ 36,864 128 Lots at \$ 24.00/month for 2022
Dominium Property Assessment	\$ 58,752	\$ 58,752	\$ 58,752 204 Lots at \$24.00/month for 2022
Ironstone Condominiums Assessment	\$ 107,136	\$ 107,136	\$ 107,136 372 Units at \$24.00/month for 2022
Recreation Center Revenue	\$ 55,000	\$ 58,000	\$ 55,000
Late, Legal, Fines and interest Income	\$ 10,000	\$ 24,800	\$ 10,000
General Fund Contribution	\$ 100,000	\$ 50,000	\$ 50,000
Uncollectable Revenue	-\$ 36,864	-\$ 36,864	-\$ 36,864
Total Projected Income	\$ 1,118,928	\$ 1,041,728	\$ 1,023,928
Expenses			
Water/Sewer Usage	\$ 168,500	\$ 154,000	\$ 168,000
Gas/Electric	\$ 59,000	\$ 52,000	\$ 55,000
Telephone	\$ 6,750	\$ 6,800	\$ 6,800
Security	\$ 3,200	\$ 2,750	\$ 3,200
Grounds Maintenance/Supplies	\$ 16,000	\$ 15,700	\$ 16,000
Pool Maintenance/Supplies/Repairs/Equip.	\$ 126,000	\$ 132,000	\$ 138,000
Tennis Court	\$ 5,000	\$ 4,870	\$ 5,000
Building Maintenance/Supplies	\$ 70,000	\$ 57,000	\$ 65,000
Landscape Contract/Irrigation Repairs/Holiday Lighting	\$ 197,000	\$ 212,600	\$ 214,000
Major Common Trees Care Program	\$ 26,000	\$ 24,000	\$ 25,000
Capital Improvements	\$ 62,000	\$ 48,000	\$ 35,000
Creekside Recreation Center Office	\$ 10,000	\$ 10,650	\$ 12,000
Professional Services	\$ 64,000	\$ 63,600	\$ 65,000
General Administration	\$ 16,000	\$ 15,800	\$ 16,000
Legal Counsel	\$ 40,000	\$ 36,800	\$ 40,000
Accounting	\$ 10,000	\$ 8,400	\$ 10,000
Property Insurance	\$ 26,000	\$ 24,900	\$ 28,000
Creekside Recreation Center Staffing/Management	\$ 245,000	\$ 257,400	\$ 265,500
Payroll Taxes (All)	\$ 28,000	\$ 10,000	\$ 0
Workman's Compensation (All)	\$ 7,800	\$ 3,200	\$ 2,600
Total Projected Operating Expenses	\$ 1,186,250	\$ 1,140,470	\$ 1,170,100
Reserves Cash Balance Forward	\$ 1,087,300	\$ 1,087,300	\$ 1,087,300
Reserve Contributions	-\$ 182,000	-\$ 182,000	-\$ 182,000
Reserve Expenses	\$ 175,000	\$ 308,000	\$ 125,000
Operation Income, Operating Exp and Reserve Cont Gain (Loss)	\$ 114,678	\$ 83,258	\$ 35,828
Total Net Cash Balance (Loss)	\$ 1,026,978	\$ 862,558	\$ 998,128