RESOLUTION NO. 2023–11-02 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the South Sloan's Lake Metropolitan District No. 2 ("District") has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Sloan's Lake Metropolitan District No. 2:

- 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the South Sloan's Lake Metropolitan District No. 2 for the 2024 fiscal year.
- 2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 17th day of November, 2023.



EXHIBIT A (Budget)

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 ANNUAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2024

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2 SUMMARY

2024 BUDGET

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 556,288	\$ 602,218	\$ 732,140
REVENUES			
Property taxes	50,108	50,444	56,719
Specific ownership taxes	77,928	67,290	96,083
Interest income	15,019	31,104	40,000
Other revenue	-	568	500
TIF revenue	1,607,750	1,618,076	1,846,305
Total revenues	1,750,805	1,767,482	2,039,607
Total funds available	2,307,093	2,369,700	2,771,747
Total fullus available	2,307,093	2,309,700	2,111,141
EXPENDITURES			
General Fund	554,809	483,503	614,000
Debt Service Fund	1,150,066	1,154,057	1,205,000
Total expenditures	1,704,875	1,637,560	1,819,000
Total expenditures and transfers out			
requiring appropriation	1,704,875	1,637,560	1,819,000
ENDING FUND BALANCES	\$ 602,218	\$ 732,140	\$ 952,747
EMERGENCY RESERVE	\$ 14,100	\$ 17,700	\$ 21,900
STREETSCAPE/PLAZA/PLD RESERVE	30,887	130,540	337,938
TOTAL RESERVE	\$ 44,987	\$ 148,240	\$ 262,747

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2 PROPERTY TAX SUMMARY INFORMATION 2024 BUDGET

	A	CTUAL 2022	ESTIM 202			IDGET 2024
ASSESSED VALUATION						
Residential	\$ 3	2,975,290	\$ 35,18	31,160	\$ 38	,653,450
Commercial	1	1,375,060	8,16	34,200	9	,068,460
State assessed		501,600	26	31,900		948,980
Vacant land		6,790		6,790		-
Personal property		594,550	1,20	06,210	1	,315,400
	4	5,453,290	44,82	20,260	49	,986,290
Adjustments	(4	4,114,115)	(43,48	31,227)	(48	,510,931)
Certified Assessed Value	\$	1,339,175	\$ 1,33	39,033	\$ 1	,475,359
MILL LEVY						
General		10.000	1	3.000		14.000
Debt Service		27.054	2	24.672		24.444
Total mill levy		37.054	3	37.672		38.444
PROPERTY TAXES						
General	\$	13,392	\$ 1	7,407	\$	20,655
Debt Service		36,230		3,037	·	36,064
Levied property taxes		49,622	Į.	0,444		56,719
Adjustments to actual/rounding		486		-		-
Budgeted property taxes	\$	50,108	\$ 5	50,444	\$	56,719
BUDGETED PROPERTY TAXES	•	42.500	•	17.407	•	20.655
General Debt Service	\$	13,523		7,407	\$	20,655
Dept Service	_	36,585		33,037	•	36,064
	\$	50,108	\$ 5	0,444	\$	56,719

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2 GENERAL FUND 2024 BUDGET

	LACTUAL TECTIMATED T			BUDGET		
		ACTUAL	ES	STIMATED	BUDGET	
	<u> </u>	2022		2023	<u> </u>	2024
BEGINNING FUND BALANCES	\$	131,336	\$	44,987	\$	148,240
REVENUES						
Property taxes		13,523		17,407		20,655
Specific ownership taxes		21,031		12,000		34,990
TIF revenue		433,894		556,777		672,362
Interest income		12		4		-
Other revenue		-		568		500
Total revenues		468,460		586,756		728,507
·-		,				-,
Total funds available		599,796		631,743		876,747
EXPENDITURES						
General and administrative						
Accounting		36,798		45,000		50,000
Auditing		3,900		-		5,000
County Treasurer's fee		135		174		207
Dues and membership		771		652		800
Insurance		5,325		7,945		9,100
District management		42,739		50,000		60,000
Legal		26,044		30,000		32,000
Miscellaneous		1,142		2,000		1,000
Election		4,170		2,232		-
Contingency		-,		_,		7,493
Operations and maintenance						.,
Repairs and maintenance		12,212		5,000		5,500
Engineering		9,092		10,000		11,000
Landscaping		104,730		94,000		150,000
Streetscape/Plaza/PDL Maintenance		194,613		195,500		215,100
Snow removal		95,602		15,000		35,000
Irrigation		13,373		7,000		7,700
Electricity		1,163		1,000		1,100
Denver Special District Fee		3,000		3,000		3,000
CDS vault maintenance		-		15,000		20,000
Total expenditures		554,809		483,503		614,000
Total expenditures and transfers out						
requiring appropriation		554,809		483,503		614,000
ENDING FUND BALANCES	\$	44,987	\$	148,240	\$	262,747
EMEDOENCY DESERVE	ው	14 100	φ	17 700	φ	24 000
EMERGENCY RESERVE	\$	14,100	\$	17,700	\$	21,900
STREETSCAPE/PLAZA/PLD RESERVE	Ф.	30,887	φ	130,540	φ	337,938
TOTAL RESERVE	\$	44,987	\$	148,240	\$	262,747

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2 DEBT SERVICE FUND 2024 BUDGET

	ACTUAL 2022	E:	STIMATED 2023	E	BUDGET 2024
BEGINNING FUND BALANCES	\$ 424,952	\$	557,231	\$	583,900
REVENUES					
Property taxes	36,585		33,037		36,064
Specific ownership taxes	56,897		55,290		61,093
TIF revenue	1,173,856		1,061,299		1,173,943
Interest income	15,007		31,100		40,000
Total revenues	1,282,345		1,180,726		1,311,100
Total funds available	1,707,297		1,737,957		1,895,000
EXPENDITURES					
General and administrative					
County Treasurer's fee	366		357		361
Paying agent fees	-		3,000		3,000
Contingency	-		-		5,689
Debt Service					
Bond interest	869,700		855,700		840,950
Bond Principal	280,000		295,000		355,000
Total expenditures	1,150,066		1,154,057		1,205,000
Total expenditures and transfers out					
requiring appropriation	1,150,066		1,154,057		1,205,000
ENDING FUND BALANCES	\$ 557,231	\$	583,900	\$	690,000

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado on January 16, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on August 5, 2013. The District's service area is located entirely within the City and County of Denver, Colorado.

On November 5, 2013, the District's voters authorized total indebtedness of \$50,000,000 for each of the following listed facilities; street improvements, water, storm or sanitary sewer, parks and recreation, traffic and safety control, mosquito control, public transportation, and operations and maintenance. Voters also authorized indebtedness of \$50,000,000 for refunding of debt and \$50,000,000 for intergovernmental contracts. Pursuant to the Service Plan, each District shall not issue debt in an aggregate amount in excess of \$50,000,000. Additionally, the maximum debt mill levy is 50.000 mills as adjusted. The election also approved an annual increase in ad valorem property taxes of \$50,000,000 and an increase in fees of \$50,000,000 to pay the District's operation and maintenance costs. The electors further authorized an increase in fees of \$50,000,000 to pay expenses pursuant to intergovernmental agreements.

The District has no employees and all administrative functions 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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Revenues (Continued)

Property Taxes (Continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family				Single-Family	\$55,000
Residential	6.70%	Agricultural Land	26.40%	Residential	
Multi-Family		Renewable		Multi-Family	\$55,000
Residential	6.70%	Energy Land	26.40%	Residential	
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%		

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

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 5.00% of the property taxes collected by the District and by DURA.

TIF Revenue from DURA

Pursuant to a cooperation agreement with Denver Urban Renewal Authority ("DURA"), DURA remits the portion of revenues which it receives as a result of Tax Increment Revenues attributable to the District's current mill levy to the District.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.00% of property tax collections.

Debt Service

Principal and interest payments in 2024 are provided based on the attached debt amortization schedule of the 2019 Loan.

Debt and Leases

The District issued the Bonds on December 10, 2019, in the amount of \$22,815,000. Proceeds from the sale of the Bonds were used for the purposes of (a) refunding in full the District's 2016 Loan, (b) paying a portion of the costs of capital infrastructure improvements, (c) funding capitalized interest, (d) funding the Reserve Fund, and (e) paying the costs of issuing the Bonds.

The Bonds bear interest at rates ranging from 3.00% to 5.00% and are payable semiannually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity at the option of the District on any date, on and after December 1, 2029, in whole or in part, upon payment of a redemption price equal to the principal amount of Bonds to be redeemed, plus interest accrued to the redemption date.

To the extent principal of any bond is not paid when due, such principal shall remain outstanding and continue to bear interest until paid. To the extent interest on any bond is not paid when due, such interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law and the District's electoral authorization in repayment of the Bonds.

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, consisting of (a) Property Tax Revenue, (b) Specific Ownership Tax Revenue, and (c) any other legally available moneys that the District determines, in its absolute discretion, to credit to the Revenue Fund.

The District has covenanted to levy the Required Mill Levy upon all property subject to taxation by the District in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, but not in excess of 50.000 mills as adjusted for changes in the method of calculating assessed valuation after January 1, 2013. An increase or decrease to the Required Mill Levy is to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. The District certified 27.275 mills as the Required Mill Levy for 2023 (collection year 2024).

The Bonds are further secured by the Reserve Fund in the amount of the Reserve Requirement of \$1,517,000. The Reserve Fund is funded with a surety policy issued by Assured Guaranty Municipal Corp., a New York stock insurance company ("AGM").

AGM also issued its Municipal Bond Insurance Policy for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds.

The District also receives incremental property taxes from DURA which are pledged to the payment of the Bonds.

The District has no operating or capital leases.

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% of fiscal year spending. Since substantially all operating funds received by the District are transferred to District No. 1, which pays for all Districts' operations and maintenance costs, an emergency reserve is not reflected in the District's Budget.

This information is an integral part of the accompanying budget.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the

Limited Tax General Obligation Bonds Initial Funded Amount \$22,815,000 Interest Rate of 3.00 - 5.00% Payable June 1 and December 1

in the	Payable June 1 and December 1 Principal Due December 1					
Year Ending December 31,	Pr	incipal	ncıpaı	Interest	er 1	Total
2024	\$	355,000	\$	840,950	\$	1,195,950
2025		375,000		823,200		1,198,200
2026		415,000		804,450		1,219,450
2027		435,000		783,700		1,218,700
2028		485,000		761,950		1,246,950
2029		505,000		737,700		1,242,700
2030		555,000		712,450		1,267,450
2031		580,000		690,250		1,270,250
2032		630,000		667,050		1,297,050
2033		655,000		641,850		1,296,850
2034		705,000		615,650		1,320,650
2035		735,000		587,450		1,322,450
2036		790,000		558,050		1,348,050
2037		820,000		526,450		1,346,450
2038		880,000		493,650		1,373,650
2039		915,000		458,450		1,373,450
2040		980,000		421,850		1,401,850
2041		1,020,000		382,650		1,402,650
2042		1,085,000		341,850		1,426,850
2043		1,130,000		298,450		1,428,450
2044		1,205,000		253,250		1,458,250
2045		1,255,000		205,050		1,460,050
2046		1,320,000		167,400		1,487,400
2047		1,360,000		127,800		1,487,800
2048		1,430,000		87,000		1,517,000
2049		1,470,000		44,100		1,514,100
	\$:	22,090,000	\$	13,032,650	\$	35,122,650

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the South Sloan's Lake Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the South Sloan's Lake Metropolitan District No. 2 held on November 17, 2023.



RESOLUTION NO. 2023-11-03 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2 TO SET MILL LEVIES

WHEREAS, the Board of Directors of the South Sloan's Lake Metropolitan District No. 2 ("District") has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 17, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of South Sloan's Lake Metropolitan District No. 2:

- 1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
- 2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
- 3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Denver County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 17th day of November, 2023.

Docusigned by:
Ann Finn
Secretary

EXHIBIT A

(Certification of Tax Levies)

DOLA LGID/SID 66453 County Tax Entity Code

	CERTIFICATION OF	TAX LEVIES for NON-SO	CHOOL Governments
--	------------------	-----------------------	-------------------

TO: County Commissioners ¹ ofD	ENVER C	OUNTY		,	, Colorado.
On behalf of the SOUTH SLOAN'S LAKE I	METROPO	OLITAN E	ISTRICT NO.	2	
		xing entity) ^A			7
the BOARD OF DIRECTORS	(~	overning body)	3		
of the SOUTH SLOAN'S LAKE METROPOLI	ITAN DISTRIC	CT NO. 2			
	(loc	cal government)	С		
Hereby officially certifies the following mills	\$ 49,986,29	90			
to be levied against the taxing entity's GROSS sassessed valuation of:			on, Line 2 of the Certifica	ation of Valuation	Form DLG 57 ^E)
Note: If the assessor certified a NET assessed valuation	(GROSS W	isbessed variation	on, Eme 2 of the Certific	ation of variation	roim BEG 37)
(AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be	§ 1,475,359	9			
calculated using the NET AV. The taxing entity's total			, Line 4 of the Certificat	ion of Valuation F	orm DLG 57)
property tax revenue will be derived from the mill levy		E FROM FINA	AL CERTIFICATION OR NO LATER THAN	OF VALUATION	PROVIDED
multiplied against the NET assessed valuation of: Submitted: 01/07/2024	for 1		cal year 2024	, DECEMBER 10	•
(no later than Dec. 15) (mm/dd/yyyy)				(уууу)	
PURPOSE (see end notes for definitions and examples)		LEV	VY^2	REVE	CNUE ²
1. General Operating Expenses ^H			14.000 mills	\$	20,655
2. Minus > Temporary General Property Tax	Credit/				
Temporary Mill Levy Rate Reduction ^I		<	> mills	<u>\$</u>	>
SUBTOTAL FOR GENERAL OPERATIN	NG:		14.000 mills	\$	20,655
3. General Obligation Bonds and Interest ^J			24.444 mills	\$	36,064
4. Contractual Obligations ^K			mills	\$	
5. Capital Expenditures ^L			mills	\$	
6. Refunds/Abatements ^M			mills	\$	
7. Other ^N (specify):			mills	\$	
			mills	\$	
TOTAL Sum of General	Operating 7		38.444 mills		56,719
TOTAL: Sum of General Subtotal and Lin	nes 3 to 7	<u> </u>	mills mills	\$	30,719
Contact person: Margaret Henderson		Phone:	(303)779-571	0	
Signed: Margaret Henderson	n	Title:	Accountant for	District	
Survey Question: Does the taxing entity have voo operating levy to account for changes to assess: Include one copy of this tax entity's completed form when filing Division of Local Government (DLG). Room 521, 1313 Shorme	ment rates?	rnment's budg	get by January 31st, p		

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¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONI	OS ^J :	
1.	Purpose of Issue:	Capital Infrastructure Improvements
1	Series:	Series 2019 Limited Tax General Obligation Refunding & Improvement
		Bonds
	Date of Issue:	December 10, 2019
	Coupon Rate:	3.00% - 5.00%
	Maturity Date:	December 1, 2049
	Levy:	_24.444
	Revenue:	\$36,064
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
Ma Lev	Maturity Date:	
	Levy:	
	Revenue:	
CONT		
	TRACTS ^k :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

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