

**RESOLUTION NO. 2022-12-2-2**  
**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**  
**RESOLUTION OF THE BOARD OF DIRECTORS OF CCP METROPOLITAN**  
**DISTRICT NO. 1, CITY AND COUNTY OF DENVER, COLORADO, PURSUANT TO**  
**SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR**  
**EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY**  
**FOR THE BUDGET YEAR 2023**

A. The Board of Directors of CCP Metropolitan District No. 1 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body on October 15, 2022 for its consideration.

C. 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 December 2, 2022, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CCP METROPOLITAN DISTRICT NO. 1, CITY AND COUNTY OF DENVER, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is 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. 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.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 2, 2022.

**CCP METROPOLITAN DISTRICT NO. 1**

DocuSigned by:  
By: Sarah Laverty  
D:8835E1B000AF4E7...  
President

Attest:

DocuSigned by:  
By: Cameron Bertron  
T:0E4B45800C86410...  
Treasurer

## **EXHIBIT A**

### Budget

**CCP METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2023**

**CCP METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	124,357	137,056	128,209
DURA property taxes	86,387	153,319	155,850
Specific ownership taxes	13,674	14,157	14,282
Interest income	213	70	150
Other revenue	-	-	15,000
Total revenues	<u>224,631</u>	<u>304,602</u>	<u>313,491</u>
Total funds available	<u>224,631</u>	<u>304,602</u>	<u>313,491</u>
EXPENDITURES			
General Fund	45,948	56,677	60,555
Debt Service Fund	178,683	247,925	252,936
Total expenditures	<u>224,631</u>	<u>304,602</u>	<u>313,491</u>
Total expenditures and transfers out requiring appropriation	<u>224,631</u>	<u>304,602</u>	<u>313,491</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**CCP METROPOLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Commercial	\$ 5,666,800	\$ 6,562,870	\$ 6,617,030
State assessed	21,950	21,500	25,600
Vacant land	60	60	-
	<u>5,688,810</u>	<u>6,584,430</u>	<u>6,642,630</u>
Adjustments	(2,937,303)	(3,601,573)	(3,661,026)
Certified Assessed Value	<u>\$ 2,751,507</u>	<u>\$ 2,982,857</u>	<u>\$ 2,981,604</u>
<b>MILL LEVY</b>			
General	9.000	8.000	8.000
Debt Service	35.000	35.000	35.000
Total mill levy	<u>44.000</u>	<u>43.000</u>	<u>43.000</u>
<b>PROPERTY TAXES</b>			
General	\$ 24,764	\$ 23,863	\$ 23,853
Debt Service	96,303	104,400	104,356
Levied property taxes	<u>121,067</u>	<u>128,263</u>	<u>128,209</u>
Adjustments to actual/rounding	3,290	8,793	-
Budgeted property taxes	<u>\$ 124,357</u>	<u>\$ 137,056</u>	<u>\$ 128,209</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 25,437</b>	<b>\$ 25,499</b>	<b>\$ 23,853</b>
Debt Service	<b>98,920</b>	<b>111,557</b>	<b>104,356</b>
	<u><b>\$ 124,357</b></u>	<u><b>\$ 137,056</b></u>	<u><b>\$ 128,209</b></u>

No assurance is provided. See summary of significant assumptions.

**CCP METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	25,437	25,499	23,853
DURA property taxes	17,670	28,524	28,995
Specific ownership taxes	2,797	2,634	2,657
Interest income	44	20	50
Other revenue	-	-	5,000
Total revenues	<u>45,948</u>	<u>56,677</u>	<u>60,555</u>
Total funds available	<u>45,948</u>	<u>56,677</u>	<u>60,555</u>
EXPENDITURES			
General and administrative			
County Treasurer's fees	255	254	239
Intergovernmental expense	45,693	56,423	55,316
Contingency	-	-	5,000
Total expenditures	<u>45,948</u>	<u>56,677</u>	<u>60,555</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.



**CCP METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	98,920	111,557	104,356
DURA property taxes	68,717	124,795	126,855
Specific ownership taxes	10,877	11,523	11,625
Interest income	169	50	100
Other revenue	-	-	10,000
Total revenues	178,683	247,925	252,936
Total funds available	178,683	247,925	252,936
EXPENDITURES			
Debt Service			
County Treasurer's fees	991	1,116	1,044
Intergovernmental expense	177,692	246,809	241,892
Contingency	-	-	10,000
Total expenditures	178,683	247,925	252,936
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance is provided. See summary of significant assumptions.

**CCP METROPOLITAN DISTRICT NO. 1  
2023 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 recorded on January 21, 2015, 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 Denver City Council on July 14, 2014. The District's service area is located within the City and County of Denver and Adams County, Colorado.

The District was organized in conjunction with CCP Metropolitan District Nos. 2, 3 and 4 (collectively with District No. 1, "the Districts"). The Districts were established to manage, implement and coordinate the financing, acquisition, construction, completion, and operation and maintenance of all public improvements and services within the Districts' boundaries.

On November 4, 2014, the District's voters authorized total indebtedness of \$225,000,000 with \$25,000,000 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, security services, and operations and maintenance. Voters also authorized indebtedness of \$25,000,000 for refunding of debt and \$25,000,000 for intergovernmental contracts. Pursuant to the Service Plan, the aggregate debt of the Districts for funding costs of improvements shall not exceed \$25,000,000. Additionally, the maximum debt mill levy is 50 mills as adjusted. The election also approved an annual increase in ad valorem property taxes of \$5,000,000 and an increase in fees of \$5,000,000 to pay the District's operation and maintenance costs. The electors further authorized an increase in ad valorem property taxes of \$5,000,000 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. 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.

**CCP METROPOLITAN DISTRICT NO. 1  
2023 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Property Taxes – (continued)**

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.40% from 29.00%. Producing oil and gas remains at 87.50%. All other nonresidential property stays at 29.00%.

The calculation of the taxes levied is displayed on 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 Treasurers, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurers to all taxing entities within the Counties. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes collected by Denver County.

**Expenditures**

**County Treasurer's Fees**

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

**Intergovernmental Expenditures**

The District is obligated to impose an operating mill levy and remit property taxes derived from such mill levy, together with specific ownership taxes, applicable to property within the District, to District No. 3 for payment of administration, operations and maintenance costs for all Districts.

**Debt and Leases**

The District has no debt, operating or capital leases.

The District entered into a Pledge Agreement with District No. 3 on March 28, 2018, pursuant to which the District agrees to impose a Capital Mill Levy and remit all resulting Pledge Agreement Revenues to the Lender.

Pursuant to the Pledge Agreement, the Capital Levy imposed by the District shall be in the amount which is five (5) mills greater than the amount of the Required Mill Levy, imposed by District No. 3. The Capital Levy may not be in excess of 50 mills and not less than 35 mills, as adjusted.

**CCP METROPOLITAN DISTRICT NO. 1  
2023 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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. 3, 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.**

I, Cameron Bertron, hereby certify that I am the duly appointed Secretary of the CCP Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the CCP Metropolitan District No. 1 held on December 2, 2022.

DocuSigned by:  
*Cameron Bertron*  
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Treasurer