

**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 Westerly Creek Metropolitan District (the “**Board**”), City and County of Denver, Colorado (the “**District**”), held a special meeting, via teleconference and at 8371 E. Northfield Blvd., Denver, Colorado 80238 on November 13, 2024, at the hour of 5:30 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



# AFFIDAVIT

**Invoice #:** 340752677  
**Account #:** A30032496  
**Invoice Date:** 10/28/2024

**BILL TO:**

White Bear Ankele Tanaka & Waldron  
Alyssa Rios  
2154 East Commons Ave Ste 2000  
Centennial CO 80122

**ADVERTISER:**

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**PUBLICATION:** Denver Daily Journal - Legal

STATE OF COLORADO  
COUNTY OF DENVER

I, Cynthia Serrano, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

10/28/2024

Ad Caption: NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGET; WESTERLY CREEK METROPOLITAN DISTRICT

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

CLERK

# PUBLIC NOTICES

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## FIRST PUBLICATION

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

The Board of Directors (the "Board") of the 2000 HOLLY METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on NOVEMBER 4, 2024, at 5:00 P.M., to consider adoption of the District's proposed 2025 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2024 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

<https://us06web.zoom.us/j/87491791967>;  
Meeting ID: 874 9179 1967; Call-In: 720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Schilling & Company, Inc., P O Box 631579, Highlands Ranch, CO 80163-0163.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://2000hmd.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:

**2000 HOLLY METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: /s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Published: October 28, 2024 in The Daily Journal

### 682 NOTICE OF VACANCY ON THE BOARDS OF DIRECTORS OF PINEY LAKES TRAILS METROPOLITAN DISTRICT NOS. 1-2

**TO WHOM IT MAY CONCERN**, and particularly to the electors of the Piney Lakes Trails Metropolitan District Nos. 1-2 (each a "District"), Douglas County, Colorado.

**NOTICE IS HEREBY GIVEN**, pursuant to Section 32-1-808, C.R.S., that one or more vacancies currently exist on the Boards of Directors of the Districts. Any qualified, eligible elector of the Districts interested in serving on the Boards of Directors for the Districts should file a Letter of Interest with the Boards by 5:00 p.m., on November 7, 2024.

Letters of Interest should be sent to Piney Lakes Trails Metropolitan District Nos. 1-2, c/o WHITE BEAR ANKELE TANAKA & WALDRON, 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122.

PINEY LAKES TRAILS METROPOLITAN DISTRICT  
NOS. 1-2

By: /s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Published: October 28, 2024 in The Daily Journal

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

The Board of Directors (the "Board") of the WESTERLY CREEK METROPOLITAN DISTRICT (the "District"), will hold a public hearing at 8371 E. Northfield, Blvd., Denver, Colorado, 80238 and via teleconference on November 13th, 2024, at 5:30 p.m., to consider adoption of the District's proposed 2025 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2024 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

<https://us06web.zoom.us/j/88016460061?pwd=9YMcpKeBGAIpqIHb1CBuzsM6GTTD1P1>  
Meeting ID: 880 1646 0061  
Passcode: 460016  
Call-in Number: +1-720-707-2699

The Proposed Budget and Amended Budget 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 District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.westerlycreekmetro.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:

**WESTERLY CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: /s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Published: October 28, 2024 in The Daily Journal

### 689 NOTICE OF HEARING ON PROPOSED 2025 BUDGETS AND AMENDMENTS OF 2024 BUDGETS

#### THE RIVER MILE METROPOLITAN DISTRICT NOS. 1, 2 AND 3 CITY AND COUNTY OF DENVER, COLORADO

**NOTICE IS HEREBY GIVEN**, pursuant to Sections 29-1-108 and 109, C.R.S., that proposed budgets have been submitted to the Boards of Directors of The River Mile Metropolitan District Nos. 1, 2 and 3 (the "Districts") for the ensuing year of 2025. The necessity may also arise for amendments of the 2024 budgets of the Districts. Copies of the proposed 2025 budgets and 2024 amended budgets (if appropriate) are on file in the office of the Districts' Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where same are available for public inspection. Such proposed 2025 budgets and 2024 amended budgets will be considered at special meetings to be held **November 7, 2024 at 1:00 p.m.** via video/telephone conference. Any interested elector within the Districts may, at any time prior to the final adoption of the 2025 budgets and 2024 amended budgets, inspect the 2025 budgets and 2024 amended budgets and file or register any objections thereto.

Join Zoom Meeting  
<https://us02web.zoom.us/j/86783517720?pwd=MkZtbkZlOWIEYTA2a1dDYnN6NGlnZz09>  
Meeting ID: 867 8351 7720  
Passcode: 815484  
Dial In: 1-719-359-4580

**THE RIVER MILE METROPOLITAN DISTRICT NOS. 1-3**

/s/ Megan M. Becher  
Attorneys for the Districts

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FOR LEGAL NOTICES  
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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 Denver 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 NOVEMBER 13, 2024.

**DISTRICT:**

**WESTERLY CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Robert Douglas Marsh*  
Robert Douglas Marsh (Dec 1, 2024 18:38 MST)  
Officer of the District

Attest:

By: *Kristin F. Rozansky*  
Kristin F. Rozansky (Dec 4, 2024 09:26 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

*Megan G. Murphy*  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF DENVER  
WESTERLY CREEK METROPOLITAN DISTRICT

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 at 8371 E. Northfield Blvd., Denver, Colorado 80238 and via teleconference on Wednesday, November 13, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4th day of November, 2024.

*Kristin F. Rozansky*  
Kristin F. Rozansky (Dec 4, 2024 09:26 MST)  
Signature

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

**WESTERLY CREEK METROPOLITAN DISTRICT**  
**2025**  
**BUDGET MESSAGE**

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

Westerly Creek Metropolitan District has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures, transfers to Park Creek Metropolitan District for payment of general operating expenditures and to provide for payments on the general obligation bonds.

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 sources of revenue for the district in 2025 will be property taxes from the imposition of a 67.101 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund. 65.088 mills of the 67.101 mills in the General Fund will be dedicated to the outstanding general obligation bond payments.

**WESTERLY CREEK METROPOLITAN DISTRICT**  
**ADOPTED BUDGET**  
**GENERAL FUND**  
**For the Year Ended December 31, 2025**

	Actual 2023	Adopted Budget 2024	Actual 6/30/2024	Estimate 2024	Adopted Budget 2025
<b>Assessed Value</b>					
Denver County		\$ 945,050,640			\$ 938,800,990
Adams County		23,268,240			29,850,570
Total		<u>\$ 968,318,880</u>			<u>\$ 968,651,560</u>
Debt service mill levy		65.088			65.088
Operations & maintenance mill levy		2.013			2.013
Total mill levy		<u>67.101</u>			<u>67.101</u>
<u>REVENUE</u>					
Property tax - general obligation	45,290,156	63,025,939	61,331,892	63,025,939	63,047,593
Property tax - operations & maintenance	1,400,726	1,949,226	-	1,949,226	1,949,896
Specific ownership tax	2,201,041	3,898,510	1,548,092	3,100,000	3,899,849
Interest Income	30,930	700	57,748	100,000	700
Transfer from Park Creek Metro	740,817	-	-	-	-
Other - taxes from Westerly Creek	-	337,452	-	-	445,000
	<u>49,663,670</u>	<u>69,211,827</u>	<u>62,937,732</u>	<u>68,175,165</u>	<u>69,343,038</u>
<u>EXPENDITURES / EXPENSES</u>					
Dues	-	1,000	-	1,000	1,000
Legal	75,674	100,000	44,257	85,000	85,000
Legal - litigation	-	10,000	-	-	10,000
Election	119,725	-	-	-	130,000
Accounting and audit	16,569	24,000	8,880	24,000	24,000
Directors Fees	-	-	1,300	2,600	4,000
Engineering	-	75,000	6,155	15,000	10,000
Management	-	-	-	-	50,000
SDA Conference	-	5,000	-	2,500	5,000
Professional Services/communication	75,793	10,000	-	10,000	10,000
Miscellaneous	3,129	10,000	70	70	10,000
Treasurer's fees - Debt Service	470,816	637,832	615,013	637,832	640,190
Treasurer's fees - O & M	-	19,726	-	19,726	19,799
Contingency	-	100,000	-	-	100,000
Insurance expense	5,390	6,000	5,712	6,000	6,000
	<u>767,096</u>	<u>998,558</u>	<u>681,387</u>	<u>803,728</u>	<u>1,104,989</u>
Excesss of revenue over expenditures	48,896,574	68,213,269	62,256,345	67,371,437	68,238,049
<u>Other financing sources (uses)</u>					
Payments to Park Creek	-	998,558	996,118	803,728	1,104,989
To Park Creek Debt Fund	(48,918,046)	(63,363,391)	(57,647,367)	(63,025,939)	(63,492,593)
To Park Creek General Fund	-	(5,847,736)	(5,320,211)	(5,049,226)	(5,849,745)
	<u>(48,918,046)</u>	<u>(68,212,569)</u>	<u>(61,971,460)</u>	<u>(67,271,437)</u>	<u>(68,237,349)</u>
Beginning Fund Balance	25,020	3,548	3,548	3,548	103,548
Ending Fund Balance	<u>\$ 3,548</u>	<u>\$ -</u>	<u>\$ 288,433</u>	<u>\$ 103,548</u>	<u>\$ -</u>