



Annual District Report for 2021

The Perry Park Meadows Metropolitan District is a Title 32 Special District that was established on March 7, 1977 for the purpose of financing public improvements for the use and benefit of the residents and taxpayers of the District.

As required by the District's Amended Service Plan, approved by the Douglas County Board of County Commissioners on March 15, 2004, the following report is hereby submitted.

The Metropolitan District is currently governed by a five (5) person, publicly elected, Board of Directors. The District's Board of Directors consists of the following individuals:

- Mr. Christian M. Warren - Term Expires May 2025
- Mr. Sean King - Term Expires May 2023
- Mr. Joseph Brickweg - Term Expires May 2023
- Mr. Steven Ostrowski - Term Expires May 2025
- Mr. Charles P. Wagner - Term Expires May 2025

The District has no employees and uses contracted professionals for administrative, accounting, legal, and management services.

There have been no recent changes to the District boundaries.

The Current Assessed valuation of the District is \$44,744,840 and the District's MILL Levy has been certified for the current tax year at 4.733 MILLS.

There are no planned or proposed changes in District policies or operations.

The District is not currently involved in any legal actions or litigations, and management has no knowledge of any pending actions.

The Board holds regular meetings on the second Thursday of each month that are held at the Perry Park Country Club, 7047 Perry Park Boulevard, Larkspur, CO 80118. Meeting notices are posted

top the District's website (<http://perrypark.org/>) at least twenty-four (24) hours prior to said meeting.

Copies of the following District documents are attached to this report:

- 2022 Budget
- 2022 Certification of Values (for taxable year 2021)
- 2022 Certification of Tax Levies
- 2021 Audit Exemption Application

Please direct any questions regarding the District or this report to the District's Manager, Mr. Kurt C. Schlegel, at kurt@SpecialDistrictSolutions.com or 303-662-1999.

PERRY PARK METROPOLITAN DISTRICT

RESOLUTION NO. 2021-12-03

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“Board”) of the Perry Park Metropolitan District (“District”) has appointed a budget committee to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2021 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 9, 2021, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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 decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Perry Park Metropolitan District:

- 1. That estimated expenditures for each fund are as follows:

General Fund:	\$	793,775
Total	\$	793,775

- 2. That estimated revenues are as follows:

<u>General Fund:</u>		
From unappropriated surpluses		\$578,777
From fund transfers		\$0
From sources other than general property tax		\$494,399
From general property tax abatements		\$0
From general property tax		\$211,777
Total		\$1,284,953

3. That the budget, as submitted, amended and herein summarized by fund and the same hereby is, approved and adopted as the budget of the Perry Park Metropolitan District for the 2022 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$211,777; and

WHEREAS, the 2021 valuation for assessment of the District, as certified by the County Assessor, is \$44,744,840.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Perry Park Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 4.733 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$211,777.

2. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Perry Park Metropolitan District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; 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 inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Perry Park Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:		<u>\$793,775</u>
	Total	\$793,775

Adopted this 9th day of December, 2021.

PERRY PARK MEROPOLITAN DISTRICT

By: DocuSigned by:
Randal Johnson
B33128D6337A47A...

 Randal Johnson, Chairman

Attest:

DocuSigned by:
Sean King
29FAC079F52743D...

 Sean King, Secretary

GENERAL FUND

	2020 ACTUAL	2021 BUDGET	ADOPTED 2022 BUDGET
REVENUES			
301 - Property Taxes	\$ 188,081	\$ 190,160	\$ 211,777
302 - Specific Ownership Taxes	16,609	11,410	12,710
303 - Conservation Trust Fund	9,816	6,000	6,000
305 - Fireworks Display Donations 2020	2,140	0	0
310 - SFA Grant Proceeds			
Phase I	0	310,000	0
Phase II	0	0	225,189
Helilog Operation	0	0	250,000
311 - Exclusion Proceeds	50,000	0	0
312 - Interest Income	5,371	7,500	500
315 - Miscellaneous Income	130	0	0
TOTAL REVENUES	\$ 272,147	\$ 525,070	\$ 706,176

EXPENDITURES

Operations:

505 - Audit/Audit Exemption	\$ -	\$ 4,000	\$ 500
505.2 - Capital Improvements	3,500	0	0
506.4 - Bank Service Charges	104	50	0
508 - Director's Fees/Expenses	4,900	12,000	8,000
510 - Dues/Memberships	665	700	800
513 - Elections	0	0	6,000
514 - Emergency Preparedness	0	2,500	0
515 - Engineering - Water Consultant	0	20,000	10,000
517 - Fire mitigation	23,564	12,000	12,000
530 - Information Technology	1,332	1,500	1,500
535 - Insurance	4,686	5,600	6,000
540 - Legal	9,732	37,000	25,000
543 - Management, Accounting, and Administration	25,361	26,000	24,000
550 - Office Supplies/Meeting Expense & Postage	139	200	2,200
560 - Open Space Maintenance	3,001	2,000	6,000
563 - Park Maintenance	10,880	3,000	3,000
564 - CTF Expenses	3,854	3,000	3,000
567 - Payroll Taxes	375	900	600
572 - Seasonal Activities	10,500	11,000	12,000
574 - Slash Pick-up and Burn	40,586	50,000	50,000
577 - Storage	400	0	0
580 - Traffic & Safety	0	12,000	2,000
582 - Treasurer's Fees	2,830	2,854	3,200
585 - Utilities	2,136	1,500	1,200
Leased / Purchased Replacement Water	0	0	10,000
588 - Weed & Pest Control	0	0	10,000
597 - Contingency	0	10,000	10,000
598 - Emergency Reserves	0	10,000	10,000
Subtotal - Operations	\$ 148,545	\$ 227,804	\$ 217,000

Capital Outlay

Pond Reclamation and Maintenance	\$ -	\$ 35,000	\$ 35,000
Community Recreation Development	0	0	25,000
SFA Grant - Fire Mitigation			
Phase I	74,449	370,000	0
Phase II	0	0	236,775
Helilog Operation	0	0	260,000
Entryway Improvements	0	0	20,000
Subtotal - Capital	<u>74,449</u>	<u>405,000</u>	<u>576,775</u>
TOTAL EXPENDITURES	<u>\$ 222,994</u>	<u>\$ 632,804</u>	<u>\$ 793,775</u>

NET CHANGE IN FUND BALANCE

	<u>\$ 49,153</u>	<u>\$ (107,734)</u>	<u>\$ (87,599)</u>
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FUND BALANCE - BEGINNING OF YEAR

	<u>\$ 552,420</u>	<u>\$ 648,193</u>	<u>\$ 578,777</u>
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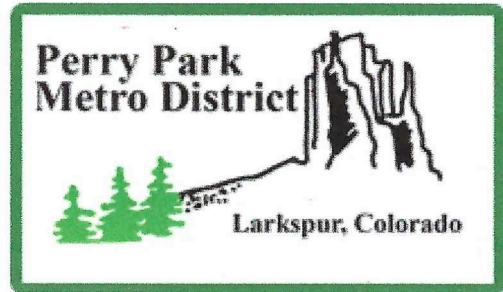
FUND BALANCE - END OF YEAR

	<u>\$ 601,573</u>	<u>\$ 540,459</u>	<u>\$ 491,178</u>
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2021 Preliminary Assessed Valuation: \$44,744,840

MILL Levy: 4.733

2022 Property Tax Revenue: \$211,777



2022 BUDGET MESSAGE

Services Provided:

Through its Service Plan, the Perry Park Metropolitan District, (the "District") is authorized to plan for, design, and finance certain street, street lighting, traffic and safety controls, water, sewer, storm water drainage, landscaping, weed and pest control, fire mitigation, and park and recreation improvements within and without the District's boundaries.

Revenue:

The source of funds for operations in 2022 is Ad Valorem taxes. The District anticipates imposing a mill levy of 4.733 mills for the 2021 budget year for operations and maintenance expenses, which will yield 211,777.00 in property tax revenue.

Expenditures:

Administrative expenses will be primarily for legal services, insurance premiums, management, Audit, and accounting costs.

Operational expenditures will be primarily for Public Safety, Wildland Fire Mitigation, and maintenance of District owned properties.

Funds Available:

The District's budget exists from Ad Valorem taxes to cover the District's operations and administrative functions, and estimated grant fund proceeds for Wildland Fire Mitigation.

Accounting Method:

The District prepares its budget on the modified accrual basis of accounting.

County Tax Entity Code: 4005

DOLA LGID/SID: 18029

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
On behalf of the Perry Park Metro District
the Board of Directors
of the Perry Park Metropolitan District**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$44,744,840** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity 's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: **\$44,744,840**

Submitted: Kurt Schlegal for budget/fiscal year 2022

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	4.733 mills	\$211,777
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	4.733 mills	\$211,777
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	4.733 mills	\$211,777

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, CONTRACT, OTHER, AND/OR JUDGMENT:**BONDS**

No Bonds Available

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgment Available

Explanation of Change:

Generated On Tue, 14 Dec 2021

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4005-Perry Park Metro District**

Date: 8/23/2021

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 IN DOUGLAS COUNTY, COLORADO.

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$40,177,540
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION‡	\$44,744,840
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$44,744,840
5. NEW CONSTRUCTION: *	\$414,720
6. INCREASED PRODUCTION OF PRODUCING MINES: ~	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ~	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): **	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	\$0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a))	\$77

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution.
 * New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
 ~ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
 ** Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2021.

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$528,727,624
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$5,800,285
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$257,500
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.
 ! Construction is defined as newly constructed taxable real property structures.
 % Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:	\$0
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.
NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

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

Public Notice

NOTICE AS TO PROPOSED 2022 BUDGET
AND AMENDMENT OF 2021 BUDGET
PERRY PARK METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

Perry Park Metro District (sds) **
c/o Special District Solutions, LLC
2370 Antelope Ridge Trail
Parker CO 80138-4235

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Perry Park Metropolitan District (the "District") for the ensuing year of 2022. The necessity may also arise for the amendment of the 2021 budget of the District. Copies of the proposed 2022 budget and 2021 amended budget (if appropriate) are on file in the office of the District's Accountant, Special District Solutions, Inc., 2370 Antelope Ridge Trail, Parker, CO 80138, where same are available for public inspection. Such proposed 2022 budget and 2021 amended budget will be considered at a regular meeting to be held on **December 9, 2021 at 6:30 p.m.** at the Perry Park Country Club, 7047 Perry Park Boulevard, Larkspur, CO 80118. Any interested elector within the District may, at any time prior to the final adoption of the 2022 budget or the 2021 amended budget, inspect the 2022 budget and the 2021 amended budget and file or register any objections thereto.

Description: No. 940095 PROPOSED 2022 BUDGET

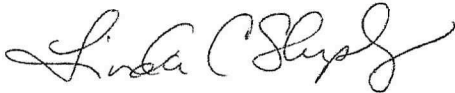
AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss

PERRY PARK METROPOLITAN DISTRICT
Kurt C. Schlegel, District Manager

Legal Notice No. 940095
First Publication: December 2, 2021
Last Publication: December 2, 2021
Publisher: Douglas County News-Press

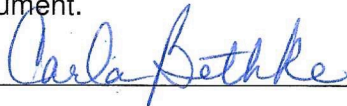
This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 12/2/2021, 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.



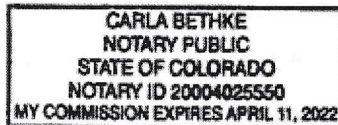
For the Douglas County News-Press

State of Colorado }
County of Douglas } 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 12/2/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2022





OFFICE OF THE STATE AUDITOR • LOCAL GOVERNMENT AUDIT DIVISION
KERRI L. HUNTER, CPA, CFE • STATE AUDITOR

June 17, 2022

Board Of Directors
Perry Park Metropolitan District
P.O. Box 183
Larkspur, CO 80118

RE: 1161.00

To Whom it May Concern:

We have reviewed the *Application for Exemption from Audit* of the Perry Park Metropolitan District. Based on our review, the application for the year ended 12/31/2021 is approved.

If we may be of any assistance to you, please feel free to call us at 303-869-3000. For further resources see our web site at: www.colorado.gov/auditor

Sincerely,

Crystal L. Dorsey, CPA
Local Government Audit Manager