

## **Annual District Report for 2022**

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

- Mr. Christian M. Warren - Term Expires May 2025
- Mr. Darren Hill - Term Expires May 2027
- Mr. Joseph Brickweg - Term Expires May 2027
- Mr. Steven Ostrowski - Term Expires May 2025
- Ms. Jill Arthurs - Term Expires May 2025

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

The District received an inclusion petition and included in to the District a new residential development called Bear Ridge. A copy of the Court's Inclusion Order and the updated District map is attached to this report.

The Current Assessed valuation of the District is \$58,112,400 and the District's MILL Levy has been certified for the current tax year at 4.233 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, at 6:00 P.M. Meeting notices are posted to the District's website at least twenty-four (24) hours prior to said meeting.

The District's website address is: <https://perryparkmd.colorado.gov/>

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

- 2024 Budget
- 2023 Certification of Values (for Budget year 2024)
- 2024 Certification of Tax Levies

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

**PERRY PARK METROPOLITAN DISTRICT**

**RESOLUTION NO. 2024-01-01**

**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 2023 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, 2022 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 January 9, 2024, 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:	\$ 525,845
Projects Fund:	<u>\$ 347,280</u>
Total:	\$ 873,125

2. That estimated revenues are as follows:

General Fund:

From unappropriated surpluses	\$ 832,375
From fund transfers	\$ 0
From sources other than general property tax	\$ 36,759
From general property tax abatements	\$ 0
From general property tax	<u>\$ 245,990</u>
Total:	\$1,115,124

Projects Fund:

From unappropriated surpluses	\$ 0
From fund transfers	\$291,280
From sources other than general property tax	\$ 56,000
From general property tax abatements	\$ 0
From general property tax	<u>\$ 0</u>
Total:	\$347,280

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 2024 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 \$245,990; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$58,112,400.

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 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 4.233 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$245,990.

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:	\$ 525,845
Projects Fund:	<u>\$ 347,280</u>
Total	\$ 873,125

Adopted this 9<sup>th</sup> day of January, 2024.

PERRY PARK MEROPOLITAN DISTRICT

By: DocuSigned by:  
Darren Hill  
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\_\_\_\_\_  
Darren Hill, President

Attest: DocuSigned by:  
Steven Ostrowski  
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Steven Ostrowski, Secretary

**PERRY PARK METROPOLITAN DISTRICT**  
**ADOPTED 2024 BUDGET**  
**GENERAL FUND**

	2022 ACTUAL	2023 BUDGET	ADOPTED 2024 BUDGET
<b>REVENUES</b>			
301 - Property Taxes	\$ 212,058	\$ 206,368	\$ 245,990
302 - Specific Ownership Taxes	18,728	12,382	14,759
303 - Conservation Trust Fund	12,073	7,000	7,000
312 - Interest Income	12,192	6,500	15,000
315 - Miscellaneous Income	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 255,051</b>	<b>\$ 232,250</b>	<b>\$ 282,749</b>
<b>EXPENDITURES</b>			
<u><b>Operations:</b></u>			
505 - Audit/Audit Exemption	\$400	\$500	\$6,000
506.4 - Bank Service Charges	94	0	0
508 - Director's Fees/Expenses	6,800	12,000	12,000
509 - Donations	0	0	0
510 - Dues/Memberships	1,187	1,500	1,500
513 - Elections	8,623	10,000	0
515 - Engineering - Water Consultant	11,089	5,000	22,000
530 - Information Technology	1,418	2,000	2,000
535 - Insurance	4,558	4,800	6,000
537 - Leased/Purchased Replacement Water	0	10,000	5,000
540 - Legal	18,656	25,000	25,000
543 - Management, Accounting, and Administration	38,994	30,000	30,000
559 - Landscaping & Open Space Maintenance	6,667	15,000	16,500
Weed & Pest Control	0	6,000	7,000
563 - Park Maintenance	2,096	0	1,500
564 - Conservation Trust Fund Expenses	0	5,000	0
567 - Payroll Taxes	520	600	600
569 - Post Office Box Rental	1,161	0	75
571.6 - Repairs & Maintenance	430	1,500	1,500
572 - Seasonal Activities	14,290	15,000	20,000
Slash Pick-up and Burn	52,958	80,000	50,000
Postage	101	2,500	2,500
Spring Canyon Lease	1,200	1,200	1,200
580 - Traffic & Safety	0	0	0
582 - Treasurer's Fees	3,188	3,100	3,690
585 - Utilities	688	500	500
597 - Contingency	0	10,000	20,000
598.1 - Transfer to Projects Fund	0	121,000	291,280
<b>Subtotal - Operations</b>	<b>\$ 175,118</b>	<b>\$ 362,200</b>	<b>\$ 525,845</b>

<b>TOTAL EXPENDITURES</b>	<u>\$ 175,118</u>	<u>\$ 362,200</u>	<u>\$ 525,845</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 79,933</u>	<u>\$ (129,950)</u>	<u>\$ (243,096)</u>
FUND BALANCE - BEGINNING OF YEAR	<u>763,532</u>	<u>749,943</u>	<u>832,375</u>
FUND BALANCE - END OF YEAR	<u>\$ 843,465</u>	<u>\$ 619,993</u>	<u>\$ 589,279</u>

2023 Final Certification of Valuation: \$58,112,400

MILL Levy: 4.233 mills

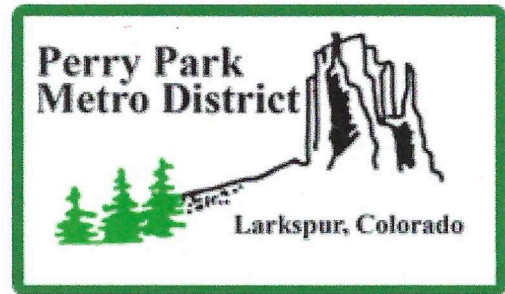
Property Tax Revenue: \$245,990

## ADOPTED 2024 BUDGET

## PROJECT FUND

	2022 ACTUAL	2023 BUDGET	ADOPTED 2024 BUDGET
<b>REVENUES</b>			
310 - Grant Proceeds	\$ 82,549	\$ -	\$ -
310.1 - Grant Proceeds Fire Mitigation Phase ii	225,189	0	0
310.2 - Grant Proceeds Fire Mitigation Helilog Operation	0	461,000	0
Grant Proceeds FRWRN	0	90,000	56,000
Transfer from General Fund	0	111,000	291,280
<b>TOTAL REVENUES</b>	<b>\$ 307,738</b>	<b>\$ 662,000</b>	<b>\$ 347,280</b>
<b>EXPENDITURES</b>			
953 - Pond Reclamation and Renewal			
Gateway Pond	\$ -	\$ -	\$ -
Gilloon Pond		6,000	20,000
953.3 - Contractor Expenses	5,200	0	0
954 - Community Recreation Development			
Gilloon Pond	0	0	20,000
Waucondah Park	0	0	20,000
Fire Mitigation	1,500	18,000	0
955 - SFA Grant	83,067	0	0
955.1 - SFA Grant - Fire Mitigation Phase ii Operations	245,078	0	0
955.2 - SFA Grant - Fire Mitigation Helilog Operations	0	471,000	0
955.2 - FRWRN Grant Operations	0	180,000	112,000
956 - Entryway Improvements	0	5,000	170,280
Wireless Communications Planning	0	0	5,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 334,845</b>	<b>\$ 680,000</b>	<b>\$ 347,280</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (27,107)</b>	<b>\$ (18,000)</b>	<b>\$ -</b>
FUND BALANCE - BEGINNING OF YEAR	0	0	0
FUND BALANCE - END OF YEAR	<b>\$ (27,107)</b>	<b>\$ (18,000)</b>	<b>\$ -</b>





## **2024 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 2024 is Ad Valorem taxes. For the 2024 Budget Year the District's Board of Directors approved a Temporary Mill Levy Reduction of .0500 mills and has imposed a mill levy of 4.233 mills for operations and maintenance expenses, which will yield \$245,990 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 is funded by Ad Valorem taxes and General Fund Reserves to cover the District's operations, administrative functions, and Project Fund expenditures; 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: **\$58,112,400** 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: **\$58,112,400**

**Submitted: Kurt Schlegal** for budget/fiscal year 2024

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	4.733 mills	\$275,046
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.500 mills	-\$29,056
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>4.233 mills</b>	<b>\$245,990</b>
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
<b>TOTAL:</b>	<b>4.233 mills</b>	<b>\$245,990</b>

**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

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**JUDGMENT**

No Judgment Available

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**Explanation of Change:**

Generated On Wed, 10 Jan 2024

**CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR**

Name of Jurisdiction: 4005 - Perry Park Metro District

IN DOUGLAS COUNTY ON 12/22/2023

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

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 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$43,601,890
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$58,112,400
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$58,112,400
5. NEW CONSTRUCTION: **	\$619,700
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$767,730
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.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**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 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$726,597,206
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$9,249,473
3. ANNEXATIONS/INCLUSIONS:	\$3,321,636
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

(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.)

## DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
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: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: →

\$0

**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023**

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

\*\* 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 f(3). C.R.S.

Data Date: 12/22/2023

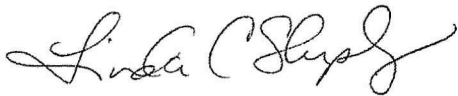
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

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

## AFFIDAVIT OF PUBLICATION

State of Colorado       }  
County of Douglas       } ss

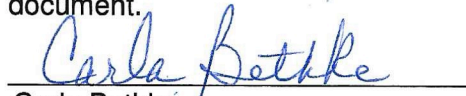
This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 1/4/2024, 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 Arapahoe     } 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 1/4/2024. 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, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

### Public Notice

#### NOTICE AS TO PROPOSED 2024 BUDGET AND AMENDMENT OF 2023 BUDGET

#### PERRY PARK METROPOLITAN DISTRICT DOUGLAS COUNTY, COLORADO

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 2024. The necessity may also arise for the amendment of the 2023 budget of the District. Copies of the proposed 2024 budget and 2023 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 2024 budget and 2023 amended budget will be considered at a regular meeting to be held on **January 9, 2024 at 6:00 p.m. at the Larkspur Fire Protection District Headquarters, 9414 Spruce Mountain Road, Larkspur, CO 80118, and via Zoom at <https://us06web.zoom.us/j/5988306396> or via telephone at 720-707-2699, then enter 598 830 6396# (Meeting ID: 5988306396).** Any interested elector within the District may, at any time prior to the final adoption of the 2024 budget or the 2023 amended budget, inspect the 2024 budget and the 2023 amended budget and file or register any objections thereto.

#### PERRY PARK METROPOLITAN DISTRICT

Kurt C. Schlegel, District Manager

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