

**BELFORD SOUTH METROPOLITAN DISTRICT
2023 ANNUAL REPORT TO
THE TOWN OF PARKER**

Pursuant to §32-1-207(3)(c), C.R.S., Belford South Metropolitan District (the “**District**”) is required to provide an annual report to the Town of Parker (the “**Town**”) with regard to the following matters:

§ 32-1-207(3) Statutory Requirements

For the year ending December 31, 2023, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

No boundary changes were made or proposed in 2023 for the District.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.

The District did not enter into any Intergovernmental Agreements in 2023.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

As of December 31, 2023, the District had not yet adopted rules and regulations.

4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there was no litigation involving the District’s Public Improvements during the year ending December 31, 2023.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

See response to Service Plan Requirements Question No. 1, below.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

As of December 31, 2023, the District has had no facilities or improvements dedicated or accepted by the Town.

7. The assessed valuation of the District for the current year.

The District received certifications of valuation from the Douglas County Assessor that reported a taxable assessed valuation for 2023 of \$5,883,480.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

Copy of the District's 2024 Budget is attached hereto as **Exhibit A**.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable.

The 2023 Audit is in process and will be provided as a supplemental enclosure once finalized.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

There are no uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

Service Plan Requirements

Pursuant to the Second Amended and Restated Service Plan of the Belford South Metropolitan District (the “District”), the District is required to submit an annual report to the Town of Parker, Colorado (the “Town”) which reflects activity and financial events of the District through the preceding December 31 (the “report year”) in accordance with Section 10.11.040 of the Town’s Municipal Code and includes the following:

1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year;

During 2023, no development construction occurred. The Town of Parker postponed walking the landscaping until the Spring. The landscaping was the final piece that the Town needed before issuing probationary acceptance. The District finally received probationary acceptance from the Town of Parker for all storm, curb, gutter sidewalk and landscaping on June 9, 2023. Due to the extreme summer storms, which included a tornado in June 2023, there was cleanup activity performed in 2023 that included cleaning out storm sewer systems, repairing excessive rutting in previous development disturbance areas that have not had full vegetation and repairing erosion control BMP’s onsite.

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year;

See response to Statutory Requirements Question 9, above.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

Attached hereto as **Exhibit A** is the District’s 2024 Budget. The District commenced construction of the Public Improvements as described in the Service Plan in late 2020 and continued into 2023.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of

January 1 of the report year, and the current mill levy of the District pledged to Debt retirement in the report year:

Please see the District's 2024 Budget in **Exhibit A**. The Assessed Value for 2023 was \$5,883,480. There was a mill levy of the District pledged to Debt retirement in the report year of 69.641 mills resulting in revenues of \$409,731.

5. The District's budget for the calendar year in which the annual report is submitted:

Attached hereto as **Exhibit A** is the District's 2024 Budget.

6. A summary of the residential and commercial development in the District for the report year:

See response to Statutory Requirements Question 9, above.

7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:

The Board adopted Resolutions imposing development fees on the property within the District and within the adjacent Chambers Highpoint property consistent with the Service Plan on February 25, 2020, and March 26, 2020, respectively. Copies of the resolutions are attached hereto as **Exhibit B**.

8. Certification of the Board that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council:

The Certificate is attached hereto as **Exhibit C**.

9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board:

Directors:

Lawrence Jacobson
4100 East Mississippi Ave, Suite 500
Glendale, CO 80246
(303) 984-9800

Jeffrey J. Schroeder
4100 East Mississippi Ave, Suite 500
Glendale, CO 80246
(303) 984-9800

Blake Amen
4100 East Mississippi Ave, Suite 500
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4100 East Mississippi Ave, Suite 500
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(303) 984-9800

Paige Langley
4100 East Mississippi Ave, Suite 500
Glendale, CO 80246
(303) 984-9800

District Manager:
Josh Miller
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Ste. 300
Greenwood Village, CO 80111
719-284-7226

District Accountant:
Deb Reeves
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Ste. 300
Greenwood Village, CO 80111
303-779-5710

General Counsel:
Jennifer Gruber Tanaka, Esq.
White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122
303-858-1800

2024 Regular Meeting Dates: The third Wednesday of January, April, July & October at 9:00 a.m. via Microsoft Teams virtual and dial in.

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan:

The Certificate is attached hereto as **Exhibit C**.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.:

Attached hereto as **Exhibit D** is the District's 2024 Transparency Notice.

12. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

The District did not enter into any Intergovernmental Agreements in 2023.

EXHIBIT A
2024 Budget

BELFORD SOUTH METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

**BELFORD SOUTH METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	106	225,889	470,884
Specific ownership taxes	9	18,631	42,380
System Development Fees	1,736,000	3,200,000	1,600,000
Interest income	5,251	3,500	6,721
Other revenue	-	-	5,015
Total revenues	1,741,366	3,448,020	2,125,000
Total funds available	1,741,366	3,448,020	2,125,000
EXPENDITURES			
General Fund	27	48,584	105,000
Debt Service Fund	1,741,339	3,399,436	2,020,000
Total expenditures	1,741,366	3,448,020	2,125,000
Total expenditures and transfers out requiring appropriation	1,741,366	3,448,020	2,125,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**BELFORD SOUTH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Agricultural	\$ 1,340	\$ -	\$ -
Vacant land	-	2,930,680	5,840,340
Personal property	-	2,900	43,100
Natural resources	40	40	40
Certified Assessed Value	\$ 1,380	\$ 2,933,620	\$ 5,883,480

MILL LEVY

General	15.000	15.000	15.591
Debt Service	62.000	62.000	64.444
Total mill levy	77.000	77.000	80.035

PROPERTY TAXES

General	\$ 21	\$ 44,004	\$ 91,729
Debt Service	86	181,884	379,155
Levied property taxes	107	225,888	470,884
Adjustments to actual/rounding	(1)	1	-
Budgeted property taxes	\$ 106	\$ 225,889	\$ 470,884

BUDGETED PROPERTY TAXES

General	\$ 14	\$ 44,004	\$ 91,729
Debt Service	92	181,885	379,155
Budgeted property taxes	\$ 106	\$ 225,889	\$ 470,884

**BELFORD SOUTH METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	14	44,004	91,729
Specific ownership taxes	1	4,080	8,256
Interest income	12	500	-
Other revenue	-	-	5,015
Total revenues	<u>27</u>	<u>48,584</u>	<u>105,000</u>
Total funds available	<u>27</u>	<u>48,584</u>	<u>105,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	660	1,376
Remit to Belford North	22	31,803	65,740
Remit to Town of Parker	5	16,121	32,869
Contingency	-	-	5,015
Total expenditures	<u>27</u>	<u>48,584</u>	<u>105,000</u>
Total expenditures and transfers out requiring appropriation	<u>27</u>	<u>48,584</u>	<u>105,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BELFORD SOUTH METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	92	181,885	379,155
Specific ownership taxes	8	14,551	34,124
Interest income	5,239	3,000	6,721
System Development Fees	1,736,000	3,200,000	1,600,000
Total revenues	<u>1,741,339</u>	<u>3,399,436</u>	<u>2,020,000</u>
Total funds available	<u>1,741,339</u>	<u>3,399,436</u>	<u>2,020,000</u>
EXPENDITURES			
Debt Service			
County Treasurer's fee	1	2,728	5,687
Remit to Belford North	1,741,338	3,396,708	2,014,313
Total expenditures	<u>1,741,339</u>	<u>3,399,436</u>	<u>2,020,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,741,339</u>	<u>3,399,436</u>	<u>2,020,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BELFORD SOUTH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on June 24, 2016 in Douglas County, Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the Second Amended and Restated Service Plan approved by the Town Council of the Town of Parker, Colorado on October 5, 2020. The District's service area is located in the Town of Parker, Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services and mosquito control. All public infrastructure is to be owned and maintained by the Town of Parker or adjacent governmental entities.

On May 3, 2016, the District's voters authorized total indebtedness of \$162,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$16,200,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes of \$16,200,000 without limitation of rate, to pay the District's operation and maintenance costs.

The Maximum Debt Mill Levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows: For the portion of any aggregate District Debt which exceeds 50% of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be 57.000 mills less the number of mills necessary to pay unlimited mill levy Debt, subject to the Mill Levy Adjustment.

If, on or after, October 5, 2020 there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy may be increased to decreased to reflect such changes.

On October 16, 2020, the District entered into the Master Intergovernmental Agreement (MIGA) with Belford North Metropolitan District (North) in which the districts agree they may undertake on behalf of both districts the construction, acquisition, installation, financing, operations and maintenance of public improvements, and administrative costs necessary to serve the property within both District's service areas.

The District has no employees and all operations and 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.

**BELFORD SOUTH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 Information page of the budget.

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 Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
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%			

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 9% of the property taxes collected by the General Fund and Debt Service Fund.

Development Fees

The District established a development fee of \$25,000 per SFE. The fees are payable by homebuilders. The revenue from the fees is pledged for payment of the Series 2020 Bonds issued by Belford North or any other indebtedness of the District. The District anticipates receiving \$1,600,000 of development fees in 2024.

Net Investment Income

Interest earned on the District’s available funds has been estimated based on historical interest earnings.

**BELFORD SOUTH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operating Expenditures

Pursuant to the MIGA, North, as the operating district, will pay all administrative and operating expenditures. These costs include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense.

Remittance to Town of Parker

On October 5, 2020, the District entered into the First Amended and Restated Intergovernmental Agreement with the Town of Parker in which the District agrees to impose a property tax of 5 mills to be used for the planning, design and construction of the Regional infrastructure and 5 mills for the planning, design, construction and/or maintenance of the Town infrastructure. The collection of these taxes will be remitted to the Town of Parker.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt and Leases

The District has no capital or operating leases.

Reserves

Emergency Reserve

Since all funds received by the District are transferred to Belford North Metropolitan District, which pays for all Districts' administrative, 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.

EXHIBIT B
Fee Resolution

**AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF
BELFORD SOUTH METROPOLITAN DISTRICT
REGARDING THE IMPOSITION OF DEVELOPMENT FEES AND NOTICE OF
SYSTEM ACCESS FEES**

WHEREAS, the Board of Directors of the Belford South Metropolitan District finds:

A. Belford South Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado.

B. The District was organized pursuant to its original service plan approved by the Town of Parker on March 26, 2016 (the "Original Service Plan"), which Original Service Plan was amended by the District's Amended and Restated Service Plan approved by the Town of Parker on March 19, 2018 (the "Amended and Restated Service Plan," and together with the Original Service Plan, the "Service Plan").

C. Pursuant to its Service Plan, the District is empowered to plan, design, acquire, construct, install, relocate, redevelop, and finance certain public improvements within and without the boundaries of the District (the "Improvements"), subject to the limitations set forth in the Service Plan.

D. The District is authorized pursuant to Sections 32-1-1001(1)(j)(I) and 32-1-1001(1)(k), C.R.S., to fix fees and charges for services or facilities the District provides.

E. Pursuant to its Service Plan, the District is authorized to collect a one-time development or system development fee imposed by the District on a per unit (residential) or per SFE (non-residential) basis at or prior to the issuance of a certificate of occupancy for any unit or structure to assist with the planning and development of the Improvements (the "Development Fee(s)").

F. The District is authorized to utilize revenue from the Development Fee for costs associated with capital improvement costs and/or to pledge the same for the repayment of principal and interest on bonds.

G. The property currently within the boundaries of the District is described and depicted in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District.

H. As set forth in the Service Plan, it is anticipated that property within the District will receive water and wastewater service from Stonegate Village Metropolitan District ("SVMD") and will be subject to a System Access Fee ("System Access Fee"), which System Access Fee has been established by and is payable to SVMD for water and wastewater system capital improvement costs.

I. The District previously approved Resolution No. 2016-06-09, Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Imposition of Development Fees and Notice of System Access Fees, which resolution was adopted on June 29, 2016, and recorded on October 21, 2016, at reference number 2016075677 in the public records of the Douglas County Clerk and Recorder (the "2016 Fee Resolution"); and Resolution No. 2017-05-03, Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Policy for Establishing the Rate of Development Fees for Non-Residential Property dated May 30, 2017 (the "2017 Resolution"). This Resolution amends and restates in their entirety the 2016 Fee Resolution and the 2017 Fee Resolution in order to establish the Development Fee rate for single-family detached, single-family attached, and multi-family residential units, as well as structures that do not qualify as single-family detached, single-family attached, or multi-family residential units, to conform to the Amended and Restated Service Plan.

J. This Resolution will be recorded on the Property in the public records of the Douglas County Clerk and Recorder to put property owners on notice of the imposition of the Development Fee by the District and the System Access Fees payable to SVM D.

NOW, THEREFORE, be it resolved by the Board of Directors of the Belford South Metropolitan District (the "Board") as follows:

1. The Board hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants and taxpayers to exercise its power to impose a Development Fee on the Property.

2. The District hereby imposes the Development Fee on the Property to finance, plan, acquire, and construct the Improvements, and pay debt service, in the Board's discretion.

3. The rate of the Development Fee shall be as follows:

(a) For each single-family detached or attached residential unit, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000);

(b) For each multi-family residential unit, the Development Fee shall be Twenty Thousand Dollars (\$20,000); and

(c) For uses other than a single-family or multi-family residential structure, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000) per single family equivalent (SFE) of water and/or wastewater demand.

4. The Development Fee with respect to any portion of the Property shall be due and payable prior to issuance of a certificate of occupancy for any applicable unit or structure.

5. The District can, in its discretion, increase the Development Fee by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which the Consumer Price Index is not available) each year thereafter commencing January 1, 2019.

6. Any unpaid Development Fee(s) shall constitute a statutory and perpetual charge and lien upon the applicable structure or unit pursuant to Section 32-1-1001(1)(j), C.R.S., from the date the same becomes due and payable until the date the Development Fee(s) is/are paid. The lien shall be perpetual in nature on the applicable structure or unit and shall run with the land, as defined by the laws of the State of Colorado. Such lien may be foreclosed by the District in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado.

7. Failure to make payment of the Development Fee(s) due hereunder shall constitute a default in the payment of such Development Fee(s). Upon a default, interest shall accrue on the delinquent Development Fee(s) from the date due at the simple rate of eighteen percent (18%) per annum until paid. The District shall be entitled to enforce such remedies and collection proceedings as may be authorized under Colorado law including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing its lien, the District will enforce the lien only to the extent necessary to collect the delinquent Development Fee(s) and costs.

8. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

9. The Development Fee set forth herein is hereby approved and adopted by Resolution of the Board of Directors of the Belford South Metropolitan District effective as of the 25th day of February, 2020.

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APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.

BELFORD SOUTH
METROPOLITAN DISTRICT



President

ATTEST:



Secretary

EXHIBIT A
“PROPERTY”

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT
 LGID NO. _____

LEGAL DESCRIPTION – BOUNDARY PARCEL

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 295.45 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°46'25", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 271.71 FEET, THE CHORD OF WHICH BEARS NORTH 58°02'54" EAST, A DISTANCE OF 271.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 52°39'42" EAST, A DISTANCE OF 347.52 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°49'41", A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 1026.65 FEET, THE CHORD OF WHICH BEARS NORTH 71°34'32" EAST, A DISTANCE OF 1008.11 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 1246.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°40'50", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 670.96 FEET, THE CHORD OF WHICH BEARS NORTH 70°08'58" EAST, A DISTANCE OF 656.95 FEET TO POINT OF TANGENCY;

THENCE NORTH 49°48'33" EAST, A DISTANCE OF 161.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°04'20", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 1440.94 FEET, THE CHORD OF WHICH BEARS SOUTH 80°09'16" EAST, A DISTANCE OF 1264.64 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3°52'15", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.51 FEET, THE CHORD OF WHICH BEARS SOUTH 79°27'14" WEST, A DISTANCE OF 13.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;

SEE SHEET 2 OF 7

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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. MGR.: <u>B/P</u>	SHEET
DRAWN BY: <u>GBP</u>	1 OF 7
DATE: <u>02/19/16</u>	00C.LCPC3.06
SCALE: <u>N/A</u>	

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT
 LGID NO. _____

LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°27'04", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°58'10" WEST, A DISTANCE OF 308.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 116.66 FEET, THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 53°32'58" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°18'42", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET TO A POINT OF TANGENCY;

SEE SHEET 3 OF 7

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BELFORD SOUTH METROPOLITAN DISTRICT		SHEET
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO		
DISTRICT FORMATION		
PROJ. MGR.:	<u>BJP</u>	2 OF 7 00C.LCPKC3.06
DRAWN BY:	<u>GP</u>	
DATE:	<u>02/19/16</u>	
SCALE:	<u>N/A</u>	

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT

LGID NO. _____

LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3,686,731 SQUARE FEET OR 84.8357 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING

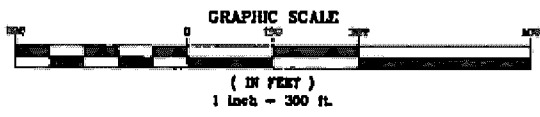
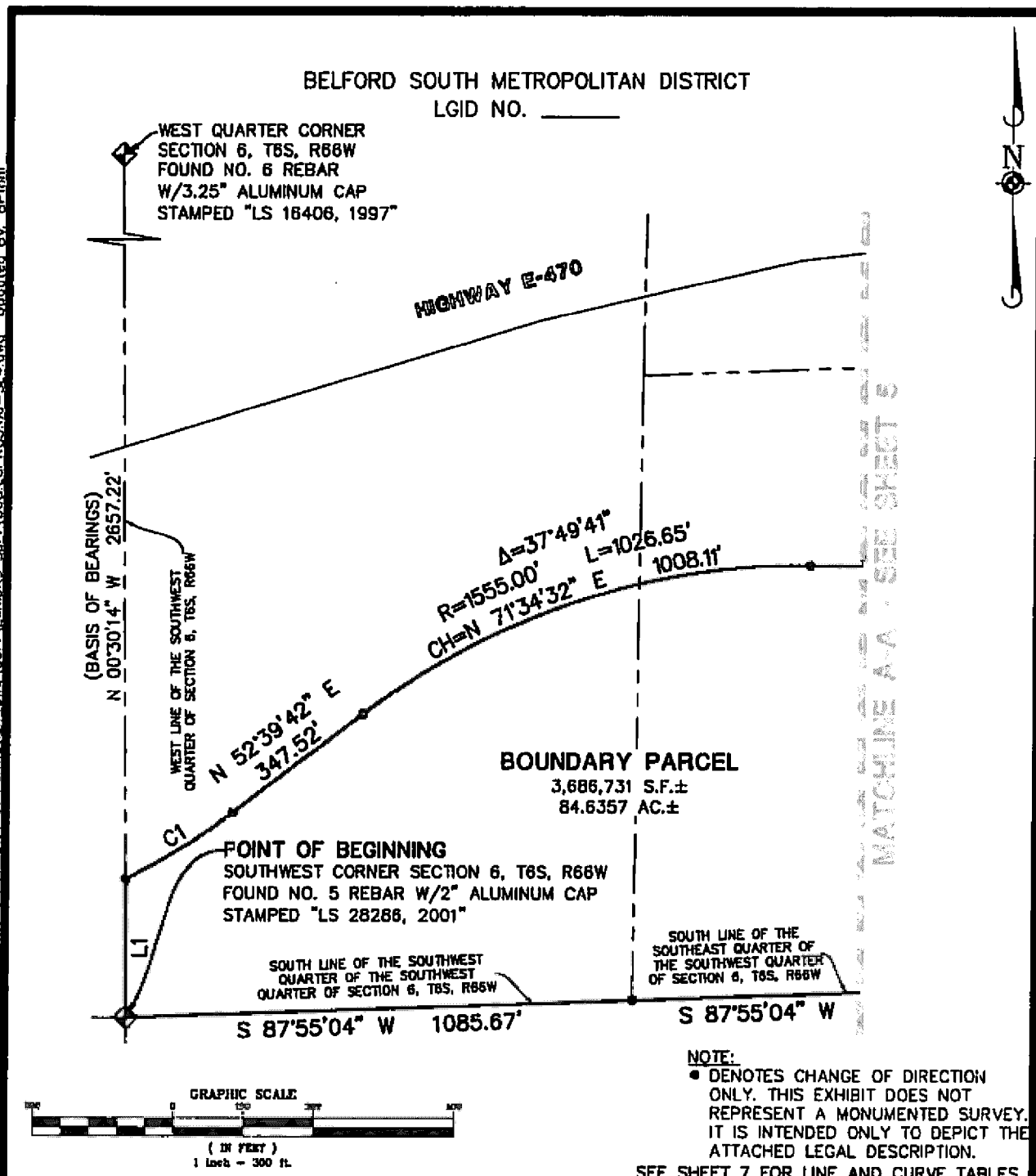


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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJECT NO. : <u>BJP</u>	SHEET
DRAWN BY : <u>GDP</u>	3 OF 7
DATE : <u>02/19/16</u>	00C.LCPKC3.08
SCALE : <u>N/A</u>	

File Name: P:\Cases\10\Com\South\08-District - Parcel\Legal\Survey\Exhibits\Survey\001 - 02403.06 - S & E.dwg
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Exhibit A - Belford South Metropolitan District



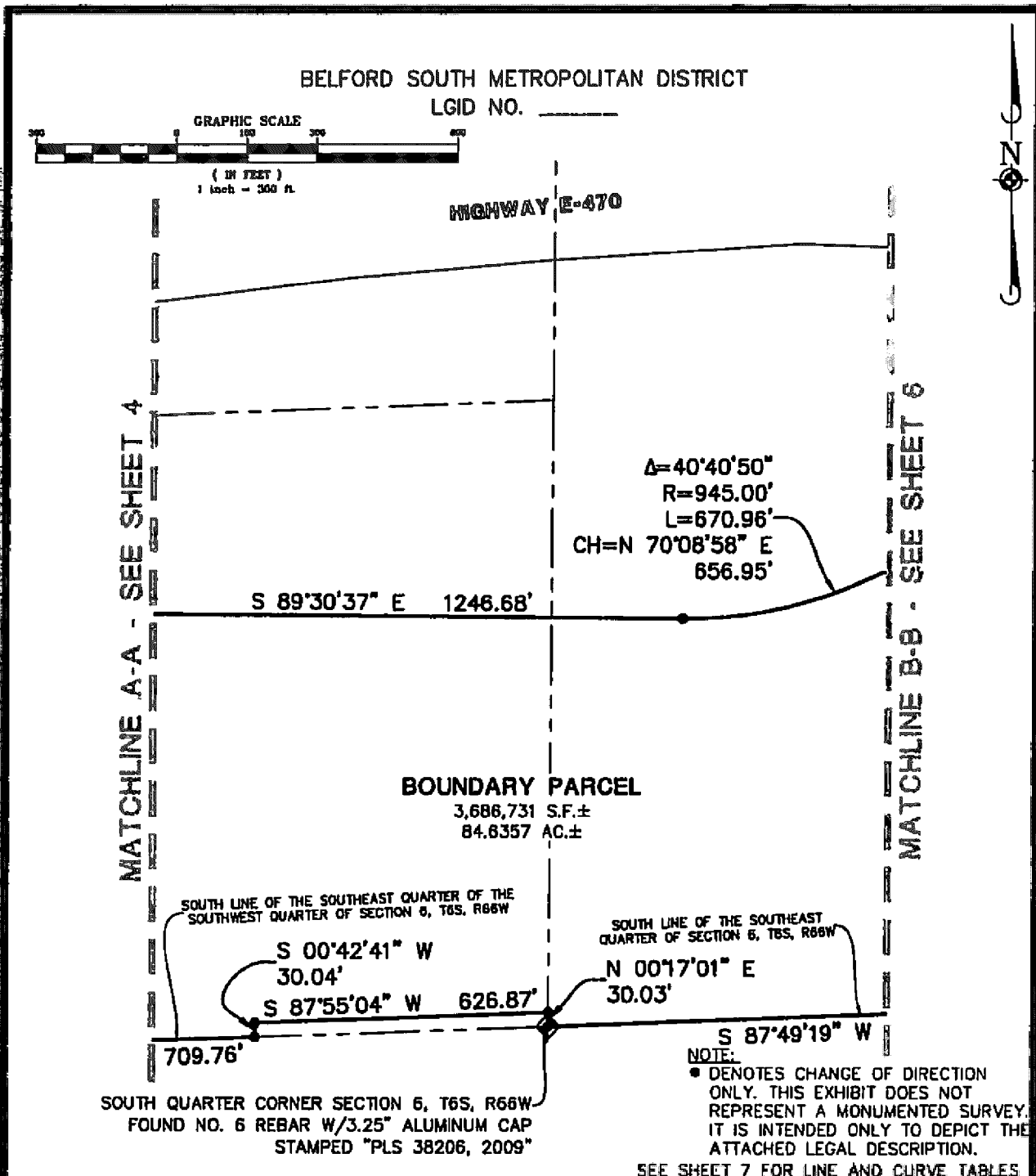
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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. NBR.: <u>8JP</u>	SHEET
DRAWN BY: <u>GDP</u>	4 OF 7
DATE: <u>02/19/16</u>	80C.LCPKC3.06
SCALE: <u>1" = 300'</u>	

Exhibit A - Belford South Metropolitan District



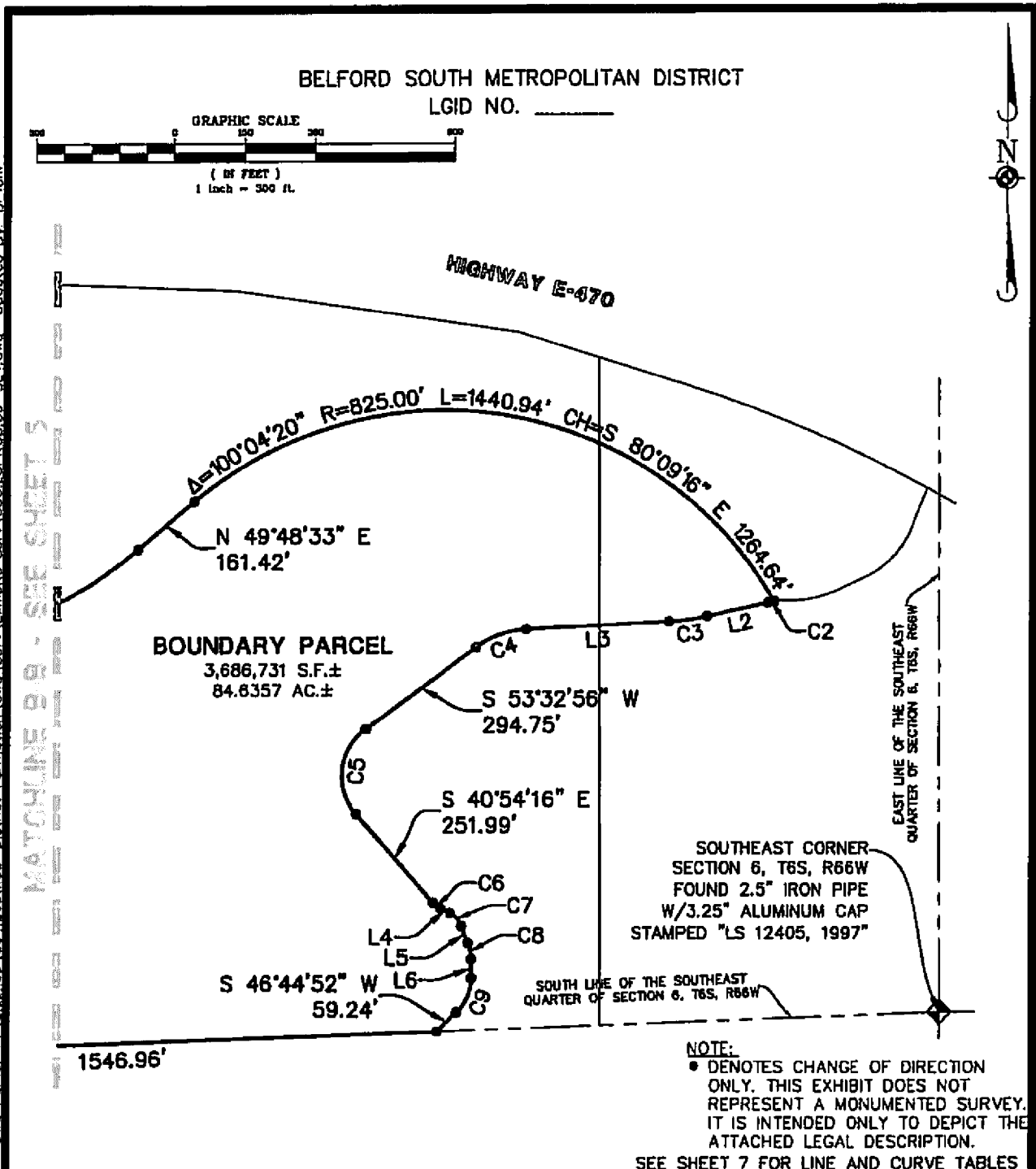
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJECT NO.: <u>BJP</u>		SHEET	
DRAWN BY: <u>GDP</u>		5 OF 7	
DATE: <u>02/19/16</u>		00C.LCPKC3.08	
SCALE: 1" = 300'			

Exhibit A - Belford South Metropolitan District



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MATCHLINE 99 - SEE SHEET 5

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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. MOR: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	6 OF 7
DATE: <u>02/19/16</u>	00C.LCPKC3.06
SCALE: <u>1" = 300'</u>	

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT
 LGID NO. _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°30'14" W	295.45'
L2	S 77°31'06" W	135.79'
L3	S 86°58'10" W	308.09'
L4	S 64°10'58" E	23.43'
L5	S 20°41'38" E	39.38'
L6	S 00°32'10" E	40.51'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°46'25"	1445.00'	271.71'	N 58°02'54" E	271.31'
C2	3°52'15"	200.00'	13.51'	S 79°27'14" W	13.51'
C3	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C4	33°25'14"	200.00'	116.66'	S 70°15'33" W	115.01'
C5	94°27'12"	125.00'	206.07'	S 06°19'20" W	183.51'
C6	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C7	43°29'20"	50.00'	37.95'	S 42°28'18" E	37.05'
C8	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C9	47°17'03"	100.00'	82.53'	S 23°06'21" W	80.20'

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BELFORD SOUTH METROPOLITAN DISTRICT TOWN OF PARKER, DOUGLAS COUNTY, COLORADO DISTRICT FORMATION	
PROJ. MON.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>02/19/16</u> SCALE: <u>N/A</u>	SHEET 7 OF 7 00C.LCPKC3.06

Exhibit A - Belford South Metropolitan District

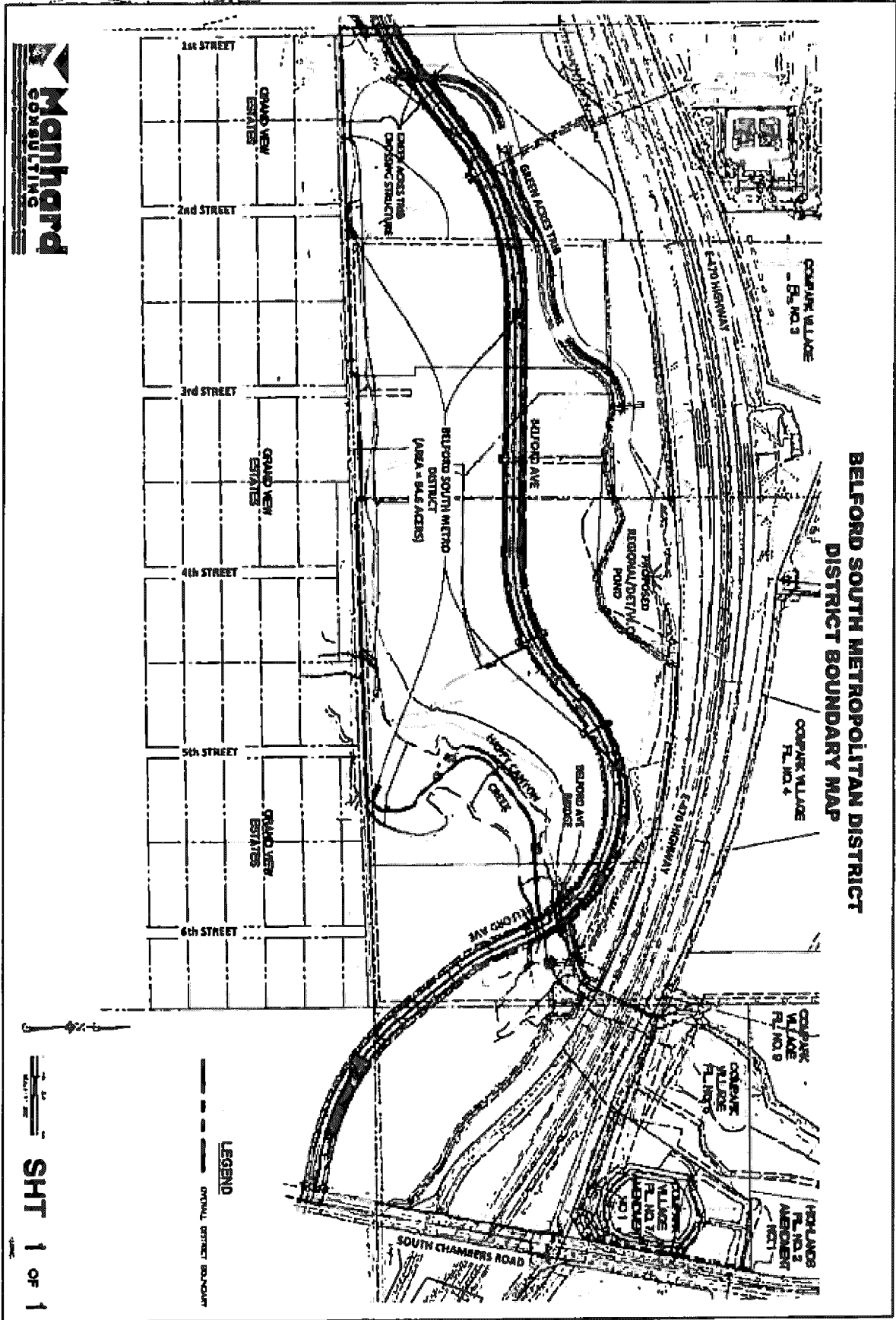


EXHIBIT C
Certification

On behalf of the Board of Directors of the Belford North Metropolitan District, I hereby certify that the District is in compliance with all provisions of the Service Plan and that no action, event or condition enumerated in Town Code Section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council.

EXHIBIT D
Transparency Notice

Belford South Metropolitan District

Pursuant to section 32-1-809, Colorado Revised Statutes for Transparency Notices may be filed with Special District Association of Colorado. This information must be provided annually to the eligible electors of the district no later than January 15 of each year.

**Note that some information provided herein may be subject to change after the notice is posted.*

District's Principal Business Office

Company

Belford South Metropolitan District

Contact

Josh Miller

Address

8390 E. Crescent Pkwy, Ste 300, Greenwood Village, Colorado 80111

Phone

303-779-5710

District's Physical Location

Counties

Douglas

Regular Board Meeting Information

Location

Virtual - Microsoft TEAMS

Address

Day(s)

1/17, 4/17, 7/17, 10/16 - 2024

Time

9:00 a.m.

Posting Place for Meeting Notice

Location

www.belfordsouthmetro.com

Address

Parker, Colorado

Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services

Location

Address

Date

Notice

Current District Mill Levy

Mills

80.035 mills

Ad Valorem Tax Revenue

Revenue reported may be incomplete or unaudited as of the date this Notice was posted.

Amount(\$)

225,889

Date of Next Regular Election

Date

05/06/2025

Pursuant to 24-72-205 C.R.S

The district's research and retrieval fee is **\$33.58** per hour

District Policy

Pursuant to Resolution No. 2016-06-07, which was adopted by the Belford South Metropolitan District Board of Directors, the District's Official Custodian is authorized to impose the maximum fees set forth in Section 24-72-205 (6), C.R.S., as amended from time to time, for all costs incurred on the research and retrieval of public records requested under the Colorado Open Records Act. Copies, printouts, and/or photographs of public records in a format other than a standard page will be charged at actual cost. All requests for copies or inspection of public records must be submitted in writing to the Official Custodian. Upon receipt of a written request, the Official Custodian shall notify the requester if the records are readily available for inspection. If the records are in active use, in storage, or are otherwise not readily available at the time of the request, the Official Custodian shall set a date and time within three (3) working days of the request when such records will be available. If extenuating circumstances exist, then the Official Custodian shall notify the requester of this fact in writing within the initial three (3) working day-period and shall make the records available within seven (7) working days thereafter. Inspections of public records shall take place during regular business hours at the office of the Official Custodian and may not preempt or take priority over previously scheduled official District-related business activities. Copies of public records will be delivered by the Official Custodian to the requester via United States mail, other delivery service, or facsimile only upon receipt of payment for all costs associated with records transmission, or upon making arrangements for receiving payment, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian. The District may not charge any transmission fees for records delivered via electronic mail. Upon receiving payment or making arrangements for payment, the Official Custodian shall send the records to the requester as soon as practicable, but not more than three (3) working days after receipt of such payment.

District contact information for open records request:

Josh Miller

Names of District Board Members

**Board President
Name**

Lawrence Jacobson, President

Contact Info

8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111

Election

No, this office will not be on the next regular election ballot

Board Member 2

Name

Megan Waldschmidt, Treasurer

Contact Info

8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111

Election

Yes, this office will be on the next regular election ballot

Board Member 3

Name

Jeffrey Jacob Schroeder, Secretary

Contact Info

8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111

Election

No, this office will not be on the next regular election ballot

Board Member 4

Name

Paige Langley, Assistant Secretary

Contact Info

Election

Yes, this office will be on the next regular election ballot

Board Member 5

Name

Blake Amen, Assistant Secretary

Contact Info

Election

Yes, this office will be on the next regular election ballot

Board Member 6

Name

n/a

Contact Info

Election

No, this office will not be on the next regular election ballot

Board Member 7

Name

n/a

Contact Info

Election

Yes, this office will be on the next regular election ballot

Board Candidate Self-Nomination Forms

Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official.

Deadline for Self-Nomination Forms

Self-nomination and acceptance forms or letters must be filed not less than 67 days before the date of the regular election.

District Election Results

The district's current election results will be posted on the website of the Colorado Secretary of State (www.sos.state.co.us) and the website indicated below, if any.

Website

www.belfordsouthmetro.com

Permanent Mail-In Voter Status

Absentee voting and Permanent absentee voter status (formerly Permanent Mail-In voter status): Where to obtain and return forms.

White Bear Ankele Tanaka & Waldron 2154 E. Commons Avenue, Suite 2000 Centennial, CO 80122

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

White Bear Ankele Tanaka & Waldron 2154 E. Commons Avenue, Suite 2000 Centennial, CO 80122 303-858-1800

Notice Completed By

Name

Sandy Brandenburger

Company/District

CliftonLarsonAllen LLP

Title

District Administrator

Email

sandy.brandenburger@claconnect.com

Dated

01/11/2024