

**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 Pinery Commercial Metropolitan District No. 1 (the “**Board**”), Douglas County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 8, 2024, at the hour of 11:00 A.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


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

Pinery Commercial MD1- 2 \*\* (WBA)  
c/o White Bear Ankele  
2154 E. Commons Ave. Ste. 2000  
Centennial CO 80122

## 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 11/7/2024, 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.



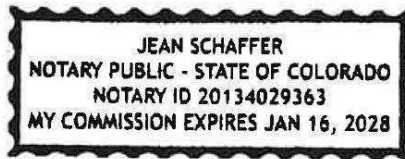
For the Douglas County News-Press

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 11/7/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-445228

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



### Public Notice

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

The Boards of Directors (collectively the "Boards") of the PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 AND 2 (collectively the "Districts"), will hold a public hearing via teleconference on **NOVEMBER 8, 2024, at 11:00 A.M.**, to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). **This public hearing may be joined using the following teleconference information:**

<https://us06web.zoom.us/j/81556526955>;  
Meeting ID: 815 5652 6955; 720-707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

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

BY ORDER OF THE  
BOARDS OF DIRECTORS:

**PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 AND 2**, quasi-municipal corporations and political subdivisions of the State of Colorado

/s/ WHITE BEAR ANKELE  
TANAKA & WALDRON

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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 Douglas 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.

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ADOPTED NOVEMBER 8, 2024.

**DISTRICT:**

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Craig Campbell*  
Officer of the District

**ATTEST:**

By: *Jack Hoagland*  
Jack Hoagland (Jan 24, 2025 10:22 MST)

**APPROVED AS TO FORM:**

**WHITE BEAR ANKELE TANAKA & WALDRON**  
Attorneys at Law

*Bob Dh*  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF DOUGLAS  
PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1

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 via teleconference on Friday, November 8, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8 day of November, 2024.

*Jack Hoagland*  
Jack Hoagland (Jan 24, 2025 10:22 MST)  
Signature

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

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**



**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (2,019)	\$ (7,335)	\$ 3,112
<b>REVENUES</b>			
Property taxes	705	730	730
Specific ownership taxes	65	66	66
Interest Income	126	400	50,050
Developer advance	60,000	1,384,992	3,286,707
Transfers from District No. 2	40,099	43,574	35,864
Other Revenue	4,018	19	-
Intergovernmental Revenues	-	-	17,013,600
Total revenues	<u>105,013</u>	<u>1,429,781</u>	<u>20,387,017</u>
Total funds available	<u>102,994</u>	<u>1,422,446</u>	<u>20,390,129</u>
<b>EXPENDITURES</b>			
General Fund	110,329	93,542	102,000
Debt Service Fund	-	-	-
Capital Projects Fund	-	1,325,792	20,285,207
Total expenditures	<u>110,329</u>	<u>1,419,334</u>	<u>20,387,207</u>
Total expenditures and transfers out requiring appropriation	<u>110,329</u>	<u>1,419,334</u>	<u>20,387,207</u>
ENDING FUND BALANCES	<u>\$ (7,335)</u>	<u>\$ 3,112</u>	<u>\$ 2,922</u>
EMERGENCY RESERVE	\$ -	\$ 1,400	\$ 1,200
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,400</u>	<u>\$ 1,200</u>

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/27/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Vacant land	\$ 70,490	\$ 73,030	\$ 73,030
Certified Assessed Value	\$ 70,490	\$ 73,030	\$ 73,030

**MILL LEVY**

General	10.000	10.000	10.000
Total mill levy	10.000	10.000	10.000

**PROPERTY TAXES**

General	\$ 705	\$ 730	\$ 730
Budgeted property taxes	\$ 705	\$ 730	\$ 730

**BUDGETED PROPERTY TAXES**

General	\$ 705	\$ 730	\$ 730
	\$ 705	\$ 730	\$ 730

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (3,657)	\$ (8,973)	\$ 1,474
<b>REVENUES</b>			
Property taxes	705	730	730
Specific ownership taxes	65	66	66
Interest Income	126	400	50
Developer advance	60,000	59,200	65,100
Transfers from District No. 2	40,099	43,574	35,864
Other Revenue	4,018	19	-
Total revenues	105,013	103,989	101,810
Total funds available	101,356	95,016	103,284
<b>EXPENDITURES</b>			
General and administrative			
Accounting	19,536	20,000	21,000
County Treasurer's Fee	11	11	11
Dues and Membership	631	582	750
Insurance	5,322	5,772	6,500
Legal	21,223	27,000	21,000
Miscellaneous	-	30	-
Election	1,169	147	4,000
Contingency	8,456	-	239
Operations and maintenance			
Landscaping	47,526	25,000	32,000
Utilities	6,455	15,000	16,500
Total expenditures	110,329	93,542	102,000
Total expenditures and transfers out requiring appropriation	110,329	93,542	102,000
ENDING FUND BALANCES	\$ (8,973)	\$ 1,474	\$ 1,284
EMERGENCY RESERVE	\$ -	\$ 1,400	\$ 1,200
TOTAL RESERVE	\$ -	\$ 1,400	\$ 1,200

No assurance provided. See summary of significant assumptions.

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,638	\$ 1,638	\$ 1,638
REVENUES			
Total revenues	-	-	-
Total funds available	1,638	1,638	1,638
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ 1,638	\$ 1,638	\$ 1,638

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 1**  
**CAPITAL PROJECTS FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Interest Income	-	-	50,000
Developer advance	-	1,325,792	3,221,607
Intergovernmental Revenues	-	-	17,013,600
Total revenues	<u>-</u>	<u>1,325,792</u>	<u>20,285,207</u>
Total funds available	<u>-</u>	<u>1,325,792</u>	<u>20,285,207</u>
EXPENDITURES			
Accounting	-	2,500	5,000
Legal	-	2,500	5,000
Engineering	-	24,000	-
Capital outlay	-	1,296,792	20,275,207
Total expenditures	<u>-</u>	<u>1,325,792</u>	<u>20,285,207</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,325,792</u>	<u>20,285,207</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO.1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County recorded on December 12, 2005 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Consolidated Service Plan, with Pinery Commercial Metropolitan District No. 2, approved by Douglas County on September 26, 2005. The District's service area is located entirely within Douglas County.

The District was established to finance, construct, acquire, operate and maintain both onsite and offsite public facilities and improvements, including sanitation, water, streets, traffic and safety controls and parks and recreation.

Pursuant to the Consolidated Service Plan, the District is permitted to issue bond indebtedness of up to \$10,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

At a special election of the eligible electors of the District on May 8, 2018, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness of \$600,000,000 for the above listed facilities. The District's qualified voters also authorized the issuance of indebtedness of \$150,000,000 for refunding debt and debt related to intergovernmental agreements and other contracts with public entities.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO.1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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%		

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**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 9.00% of the property taxes collected.

**Net Interest Income**

Interest earned on the District's funds has been estimated based on historical earnings.

**Developer Advance**

The District is in the development stage. As such, operating and administrative expenditures of the District will be mainly funded by the Developer. Capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**PINERY COMMERCIAL METROPOLITAN DISTRICT NO.1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Developer Advance - O&M	\$ 361,052	\$ 59,200	\$ -	\$ 420,252
Developer Advance - Capital	4,714,474	1,325,792	-	6,040,266
Accrued Interest- Developer Advance - O&M	67,566	25,375	-	92,941
Accrued Interest- Developer Advance - Capital	969,696	306,441	-	1,276,137
Total	<u>\$ 6,112,788</u>	<u>\$ 1,716,808</u>	<u>\$ -</u>	<u>\$ 7,829,596</u>

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025
Developer Advance - O&M	\$ 420,252	\$ 65,100	\$ -	\$ 485,352
Developer Advance - Capital	6,040,266	3,221,607	-	9,261,873
Accrued Interest- Developer Advance - O&M	92,941	30,654	-	123,595
Accrued Interest- Developer Advance - Capital	1,276,137	306,441	-	1,582,578
Total	<u>\$ 7,829,596</u>	<u>\$ 3,623,802</u>	<u>\$ -</u>	<u>\$ 11,453,398</u>

**Intergovernmental Revenue – Transfers from Other Districts**

The District will handle operating and administrative functions for all Districts. Pinery Commercial Metropolitan District No. 2 is expected to remit net tax revenues from its operations mill levy to the District to cover its share of operating and administrative costs.

**Expenditures**

**General, Administrative and Operating Expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, accounting, insurance and meeting expense. Estimated operating expenditures, including landscaping and utilities, were also included in the General Fund budget.

**County Treasurer’s Fees**

County Treasurer’s fees have been computed at 1.50% of property tax collections.

**Capital Outlay**

The District anticipates capital outlay as outlined in the Capital Project Fund.



**PINERY COMMERCIAL METROPOLITAN DISTRICT NO.1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District has no outstanding debt currently, nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3.00% of fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**