

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2021)

The Board of Directors of Kent Place Metropolitan District No. 1 (the “**Board**”), City/ of Englewood, Colorado (the “**District**”) held a special meeting via teleconference on Tuesday December 1, 2020, at the hour of 2:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2021 BUDGET

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

Public Notice

**NOTICE OF PUBLIC HEARING
ON THE PROPOSED 2021 BUDGET
AND NOTICE OF PUBLIC HEARING
ON THE AMENDED 2020 BUDGET**

Kent Place Metropolitan District (wba) **
c/o White, Bear & Ankele P.C.
2154 East Commons Ave., Ste 2000
Centennial CO 80122

NOTICE IS HEREBY GIVEN that proposed 2021 budgets have been submitted to the Boards of Directors (the "Boards") of the KENT PLACE METROPOLITAN DISTRICT NOS. 1 & 2 (the "Districts"). A copy of each of the proposed budgets is on file in the office of CliftonLarsonAllen, LLP 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same are open for public inspection.

Description: No. 300830 PROPOSED 2021 BUDGET

NOTICE IS FURTHER GIVEN that amendments to the 2020 budgets have been submitted to the Districts. A copy of each of the proposed amended budgets is on file in the office of CliftonLarsonAllen, LLP 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same are open for public inspection.

**AFFIDAVIT OF
PUBLICATION**

Such proposed budgets and amended budgets will be considered at a public hearing during a joint meeting of the Districts to be held on **Tuesday, December 1, 2020 at 2:30 P.M.** Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconferencing and can be joined through the directions below:

State of Colorado }
County of Arapahoe } ss

Link: <https://zoom.us/j/4248605924>
Meeting ID: 424 860 8924

This Affidavit of Publication for the Englewood Herald, a weekly newspaper, printed and published for the County of Arapahoe, 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 11/26/2020, 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.

Any interested elector of the Districts may file or register any objections to the proposed budgets or amended budgets at any time prior to final adoption of the budgets and amended budgets by the governing body of the District.

**BY ORDER OF THE
BOARDS OF DIRECTORS:**

**KENT PLACE METROPOLITAN DISTRICT
NOS. 1 & 2**

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

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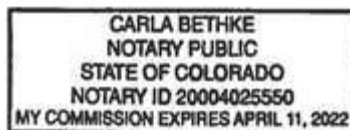
For the Englewood Herald

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/26/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-256773

Carla Bethke
Notary Public
My commission ends April 11, 2022



A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized 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 open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2021. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of 0.000

mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Arapahoe 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 1ST DAY OF DECEMBER, 2020.

KENT PLACE METROPOLITAN DISTRICT NO. 1


Dan Murphy (Jan 26, 2021 13:30 MST)

Officer of the District

ATTEST:


Lenn A. Moldenhauer (Jan 26, 2021 13:55 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
KENT PLACE 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 on Tuesday, December 1, 2020, via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of December 2020.


Lenn A. Moldenhauer (Jan 26, 2021 13:55 MST)

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

KENT PLACE METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

**KENT PLACE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 4,850	\$ 355	\$ 1,473
REVENUES			
Interest income	6	5	10
Developer advance	-	2,600	9,000
Intergovernmental revenues	44,383	45,256	43,142
Total revenues	<u>44,389</u>	<u>47,861</u>	<u>52,152</u>
Total funds available	<u>49,239</u>	<u>48,216</u>	<u>53,625</u>
EXPENDITURES			
General and administrative			
Accounting	22,079	20,000	23,500
Auditing	3,850	3,850	3,850
Dues and licenses	580	600	650
Insurance and bonds	6,360	6,210	6,500
Legal services	15,615	15,000	15,000
Election expense	-	1,083	-
Paying Agent Fees	400	-	-
Contingency	-	-	2,500
Total expenditures	<u>48,884</u>	<u>46,743</u>	<u>52,000</u>
Total expenditures and transfers out requiring appropriation	<u>48,884</u>	<u>46,743</u>	<u>52,000</u>
ENDING FUND BALANCE	<u>\$ 355</u>	<u>\$ 1,473</u>	<u>\$ 1,625</u>
EMERGENCY RESERVE	\$ 1,400	\$ 1,400	\$ 1,300
AVAILABLE FOR OPERATIONS	(1,045)	73	325
TOTAL RESERVE	<u>\$ 355</u>	<u>\$ 1,473</u>	<u>\$ 1,625</u>

No assurance provided. See summary of significant assumptions.

**Kent Place Metropolitan District No. 1
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

ASSESSED VALUATION

Vacant land	\$	145	\$	145	\$	145
Certified Assessed Value	\$	145	\$	145	\$	145

MILL LEVY

Total mill levy	0.000	0.000	0.000
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PROPERTY TAXES

Budgeted property taxes	\$	-	\$	-	\$	-
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BUDGETED PROPERTY TAXES

\$	-	\$	-	\$	-
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**KENT PLACE METROPOLITAN DISTRICT NO. 1
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Kent Place Metropolitan District No.1 (“District”) was organized by Court Order on January 14, 2008, to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of public improvements, including street improvements, park and recreation facilities, sewer and drainage improvements, traffic and safety controls, water, television relay and translators, public transportation, fire protection, security services, mosquito and pest control, and other improvements needed for the Development. The District was organized in conjunction with Kent Place Metropolitan District No. 2. District No. 1 is anticipated to be the Operating District and District No. 2 is anticipated to be the Financing District. The Operating District will construct all, and may own and operate some of the public facilities. The Financing District will generate the majority of tax revenues sufficient to pay the costs of the capital improvements. The functions of the Districts will be clarified in an intergovernmental agreement between the Districts. The District’s service area is located entirely within the City of Englewood (“City”), Arapahoe County, Colorado.

On November 6, 2007, District electors approved revenue indebtedness of \$30,000,000 for street improvements, \$30,000,000 for parks and recreation, \$30,000,000 for water improvements, \$30,000,000 for sanitary sewer system, \$30,000,000 for public transportation system, \$30,000,00 for mosquito control, \$30,000,000 for traffic and safety, \$30,000,000 for fire protection, \$30,000,000 for television relay system, \$30,000,000 security services, \$30,000,000 for debt associated with intergovernmental contracts, \$30,000,000 for refinancing of District debt, \$30,000,000 for debt associated with private party contracts, and \$30,000,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$5,000,000 for general operations and maintenance, and \$5,000,000 in revenues other than ad valorem taxes.

Pursuant to the Consolidated Service Plan, the Districts shall not issue debt in excess of \$30,000,000 without the permission of the City. The Districts are also limited to a maximum debt mill levy of 50.000 mills as adjusted for changes in the ratio of actual value to assessed value, for debt which exceeds fifty percent of the District’s assessed valuation.

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 Section 29-1-105, C.R.S., 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.

Revenues

Developer Advance

In prior years, a portion of the operating and administrative costs were 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. The District anticipates a developer advance of \$9,000 for 2021.

**KENT PLACE METROPOLITAN DISTRICT NO. 1
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Transfer from District No. 2

District No. 2 levies a general fund mill levy of 10.250 mills. The net property taxes are transferred to the District to help fund administrative expenditures.

Net Investment Income

Interest earned on the District's funds has been at an annual rate of 0.50%.

Expenditures

Administrative Expenditures

Operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, meeting, and other administrative expenses.

Debt and Leases

The only debt of the District is Developer advances, which are not general obligation debt. Repayment is subject to annual appropriation if and when eligible funds become available. As of December 31, 2019, the District's outstanding obligation to the Developer was \$367,934 in principal and accrued interest at 8%. See below for the estimated developer advance activity.

	Balance at 12/31/2019	Additions	Reductions	Balance at 12/31/20*
Developer Advance	\$ 278,738	\$ 2,600	\$ -	\$ 281,338
Developer Advance - Interest	89,196	22,299	-	111,495
Total	\$ 367,934	\$ 24,899	\$ -	\$ 392,833
	Balance at 12/31/20*	Additions	Reductions	Balance at 12/31/21*
Developer Advance	\$ 281,338	\$ 9,000	\$ -	\$ 290,338
Developer Advance - Interest	111,495	22,507	-	134,002
Total	\$ 392,833	\$ 31,507	\$ -	\$ 424,340
*Based on Estimates				

The District has no capital or operating leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

This information is an integral part of the accompanying budget.