

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024

The Board of Directors of Conservatory Metropolitan District (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference on November 27, 2023, at the hour of 9:00 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 2024 BUDGET

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 16 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 16 A.D. 2023.

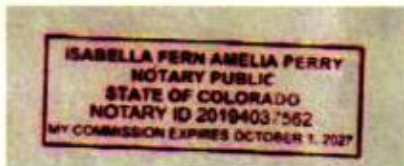
I witness whereof I have hereunto set my hand this 16th day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 16 pth day of November A.D. 2023.



Notary Public



NOTICE OF PUBLIC HEARING ON
THE PROPOSED 2024 BUDGET
AND NOTICE OF PUBLIC HEARING
ON THE AMENDED 2023
BUDGET

The Board of Directors (the "Board") of the CONSERVATORY METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on Monday, November 27, 2023 at 9:00am to consider adoption of the District's proposed 2024 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

<https://us02web.zoom.us/j/7636703470>
Meeting ID: 763 670 3470
To Join by phone:
Call In: 1 720 707 2699
Meeting ID: 763 670 3470
Participant Code: press #

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at www.yourcmd.org or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
CONSERVATORY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado.
/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Publication: November 16, 2023
Sentinel

WHEREAS, the Board has designated 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 and interested electors were given the opportunity to register their protest to the proposed budget prior to the 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 2024. 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 2024 budget year, there is hereby levied a tax of 16.505 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 2024 budget year, there is hereby levied a tax of 18.156 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 2024 budget year, there is hereby levied a tax of 1.351 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 2024 budget year, there is hereby levied a tax of 00.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. 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 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. 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.

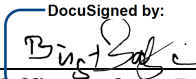
Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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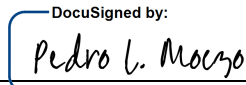
ADOPTED NOVEMBER 27, 2023.

DISTRICT:

CONSERVATORY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado


By:  _____
Officer of the District

Attest:

By:  _____
DE61B22A295C447...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

 _____
General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
CONSERVATORY METROPOLITAN DISTRICT

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 Monday, November 27, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 27th day of November, 2023.

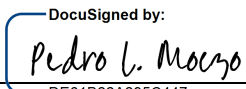
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Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

CONSERVATORY METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Conservatory Metropolitan District.

The Conservatory Metropolitan District has adopted three separate funds, a General Fund to provide for general operating and landscape maintenance expenditures and transfers to the Capital Projects Fund; a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built by the district and to maintain reserves for future capital improvements; and a Debt Service Fund to provide for payments on the outstanding general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2024 will be property and specific ownership taxes. In 2024, the district intends to impose a mill levy on all property within the district totaling 36.012 mills, of which 17.856 mills will be dedicated to the General Fund and the balance of 18.156 mills will be allocated to the Debt Service Fund. 1.351 mills of the 17.856 mills dedicated to the General Fund is restricted for regional improvements per an intergovernmental agreement with the City of Aurora.

Conservatory Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2024

	Actual 2022	Adopted Budget 2023	Acutal 6/30/2023	Estimated 2023	Adopted Budget 2024
Beginning fund balance	\$ 582,787	\$ 568,051	\$ 683,873	\$ 683,873	\$ 591,438
Revenues:					
Property taxes	1,034,104	1,009,800	992,368	1,009,800	1,031,077
Specific ownership taxes	65,298	70,686	33,143	66,286	72,175
Reimbursements	2,640	-	1,350	2,000	-
Interest Income	395	500	13,636	27,272	25,000
Total revenues	<u>1,102,437</u>	<u>1,080,986</u>	<u>1,040,497</u>	<u>1,105,358</u>	<u>1,128,252</u>
Total funds available	<u>1,685,224</u>	<u>1,649,037</u>	<u>1,724,370</u>	<u>1,789,231</u>	<u>1,719,690</u>
Expenditures:					
Accounting	15,619	20,000	11,368	20,000	20,000
ARI Mill levy (net of fees)	49,013	54,900	45,645	54,900	82,303
Audit	6,096	8,000	5,500	5,500	8,000
Capital Asset Maintenance	-	20,000	16,225	20,000	20,000
Director fees	3,600	4,000	-	4,000	5,000
District Management - landscape	28,016	45,000	14,309	45,000	50,000
District Manager	54,116	75,000	28,423	75,000	90,000
Election expense	29,070	40,000	4,079	4,079	-
Insurance	14,589	19,000	15,323	15,323	19,000
Landscape - Irr Maint	56,731	35,000	17,001	45,000	45,000
Landscape- Irr Upgrades	-	50,000	27,828	85,000	90,000
Landscape - Tree replacement	42,362	25,000	-	-	5,000
Landscape Projects	133,292	139,500	42,612	100,000	129,000
Landscaping maintenance	116,273	130,000	64,287	130,000	140,000
Legal	37,709	50,000	11,424	40,000	50,000
Mail kiosk cleaning	1,000	-	-	-	-
Miscellaneous	1,495	5,000	807	5,000	5,000
Natural Surface Trail maintenance	-	10,000	-	5,000	8,000
O&M Repairs and maintenance	10,506	15,000	6,844	25,000	25,000
Pest control	6,400	1,000	583	1,000	2,000
Pet Waste	3,496	5,000	2,086	5,000	5,000
Pond maintenance	8,793	45,000	26,015	65,000	60,000
Public art maintenance	-	1,000	2,844	2,844	-
Reserve Study	3,300	-	-	-	-
Snow removal	20,842	30,000	8,460	20,000	30,000
Transfer to Capital Fund	150,000	240,000	-	240,000	100,000
Treasurer fees	15,518	15,147	14,887	15,147	15,466
Uninsured accident replacement	3,266	5,000	-	5,000	10,000
Water	187,790	180,000	35,664	160,000	195,000
Electric	-	-	-	-	5,000
Website Maint	2,459	5,000	602	5,000	2,500
Contingency	-	344,075	-	-	470,323
Emergency reserve (3%)	-	32,415	-	-	33,098
Total expenditures	<u>1,001,351</u>	<u>1,649,037</u>	<u>402,816</u>	<u>1,197,793</u>	<u>1,719,690</u>
Ending fund balance	<u>\$ 683,873</u>	<u>\$ -</u>	<u>\$ 1,321,554</u>	<u>\$ 591,438</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 45,607,697</u>			<u>\$ 57,743,989</u>
Mill Levy - Operations		<u>21.000</u>			<u>16.505</u>
Mill Levy - ARI		<u>1.141</u>			<u>1.351</u>

Conservatory Metropolitan District
Adopted Budget
Debt Fund
For the Year ended December 31, 2024

	Actual 2022	Adopted Budget 2023	Acutal 6/30/2023	Estimated 2023	Adopted Budget 2024
Beginning fund balance	\$ 1,251,929	\$ 1,358,297	\$ 1,400,384	\$ 1,400,384	\$ 1,571,926
Revenues:					
Property taxes	1,169,060	1,140,192	1,120,509	1,140,192	1,048,400
Specific ownership taxes	73,819	79,813	37,422	74,844	73,388
Interest income	50,982	12,000	52,886	105,772	25,000
Total revenues	<u>1,293,861</u>	<u>1,232,005</u>	<u>1,210,817</u>	<u>1,320,808</u>	<u>1,146,788</u>
Total funds available	<u>2,545,790</u>	<u>2,590,302</u>	<u>2,611,201</u>	<u>2,721,192</u>	<u>2,718,714</u>
Expenditures:					
Interest expense Series 2017	694,363	677,163	338,581	677,163	659,163
Bond principal Series 2017	430,000	450,000	-	450,000	465,000
Treasurer's fees	17,543	17,103	16,809	17,103	15,726
Trustee / paying agent fees	3,500	5,000	-	5,000	5,000
Total expenditures	<u>1,145,406</u>	<u>1,149,266</u>	<u>355,390</u>	<u>1,149,266</u>	<u>1,144,889</u>
Ending fund balance	<u>\$ 1,400,384</u>	<u>\$ 1,441,036</u>	<u>\$ 2,255,811</u>	<u>\$ 1,571,926</u>	<u>\$ 1,573,825</u>
Reserve Fund requirement	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 45,607,697</u>			<u>\$ 57,743,989</u>
Mill Levy		<u>25.000</u>			<u>18.156</u>
Total Mill Levy					<u>36.012</u>

Conservatory Metropolitan District
Adopted Budget
Capital Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Acutal <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 592,452	\$ 480,452	\$ 684,284	\$ 684,284	\$ 553,245
Revenues:					
Miscellaneous Income	-	-	-	-	-
Interest income	10,060	3,000	16,197	32,394	35,000
Transfer from General Fund	<u>150,000</u>	<u>240,000</u>	<u>-</u>	<u>240,000</u>	<u>100,000</u>
Total revenues	<u>160,060</u>	<u>243,000</u>	<u>16,197</u>	<u>272,394</u>	<u>135,000</u>
Total funds available	<u>752,512</u>	<u>723,452</u>	<u>700,481</u>	<u>956,678</u>	<u>688,245</u>
Expenditures:					
Legal & management	5,893	10,000	1,193	10,000	-
Stone wall /Cap repairs	21,914	10,000	-	10,000	10,000
Detention Pond Rehab Engineering	16,498	15,000	1,743	15,000	15,000
Detention Pond Rehab	-	-	110,221	222,000	60,000
Monument Improvements	23,923	-	-	-	-
Landscape replacement w/rock	-	50,000	137,933	137,933	50,000
Capital Reserve	-	638,452	-	-	528,245
Capital expenditures	<u>-</u>	<u>-</u>	<u>2,190</u>	<u>8,500</u>	<u>25,000</u>
Total expenditures	<u>68,228</u>	<u>723,452</u>	<u>253,280</u>	<u>403,433</u>	<u>688,245</u>
Ending fund balance	<u>\$ 684,284</u>	<u>\$ -</u>	<u>\$ 447,201</u>	<u>\$ 553,245</u>	<u>\$ -</u>