

BUDGET MESSAGE

Stone Creek Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County on November 25, 2014 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is approximately 252 acres located entirely within Douglas County and is comprised of 331 single family homes on the west side of South Parker Road and south of Scott Avenue.

The District is repaying debt issued in December 2023, which was used to refinance its 2018 general obligation bonds – the proceeds of which were used to finance the construction of streets and safety controls, park and recreation, water facilities, sanitary sewer, and storm drainage within the District. The District also provides residents with the following services (1) enforcement of the Declaration of Covenants, Conditions and Restrictions for Stone Creek, (2) design review services for homeowners within the District, (3) operation and maintenance of a clubhouse and swimming pool facilities, (4) weekly trash pick-up and (5) maintenance of parks and open space areas throughout the District.

For the collection year 2025, the District adopted a mill levy of 11.874 for operations and 33.821 for debt service, with a total budget of \$718,100. The District's assessed valuation increased by approximately \$1,400 (or 0.0%) to \$15,715,280 from the prior year.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**CERTIFICATION OF BUDGET FOR
STONE CREEK METROPOLITAN DISTRICT**

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Stone Creek Metropolitan District, for the budget year ending December 31, 2025, as adopted on October 07, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Stone Creek Metropolitan District in Douglas County, Colorado, this 4th day of December 2024.

DocuSigned by:

Holly Green

F7B6708CA7E3469

Holly Green, President

STONE CREEK METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO



2025 Budget

(Adopted on October 07, 2024)



8354 Northfield Blvd
Building G, Suite 3700
Denver, Colorado 80238
Telephone (720) 541-7725

Accountant's Report

Board of Directors
Stone Creek Metropolitan District
Douglas County, Colorado

The accompanying forecasted budget of revenues, expenditures and fund balances of the Stone Creek Metropolitan District for the General Fund, Debt Service Fund and Capital Project Fund for the year ending December 31, 2025 and the forecasted estimate of comparative information for the year ending December 31, 2024 were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them.

Substantially all of the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

A handwritten signature in black ink that reads "Charles Wolfersberger". The signature is written in a cursive style with a long, sweeping underline.

Charles Wolfersberger, CPA
District Accountant

STONE CREEK METROPOLITAN DISTRICT
SUMMARY
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED

For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
BEGINNING FUND BALANCE	\$ 1,149,312	\$ 759,282	\$ 912,300
REVENUES			
Property taxes	762,646	705,200	718,100
Specific ownership taxes	70,728	52,900	53,900
Service fees (\$120/mo per house)	471,661	476,640	476,640
Enforcement fines/assessments	-	-	-
Late fees/ penalties	5,939	5,035	5,060
Other income	6,291	26,000	1,000
Interest income	59,768	21,043	16,600
Total Revenues	1,377,033	1,286,818	1,271,300
OTHER FINANCING SOURCES			
Fund transfers in	506,518	258,100	443,550
Proceeds from Series 2023 Bank Loan	9,683,000	-	-
Capital cost-share agreement contribution from Cielo Metro District supporting community pool operations	-	10,500	22,950
Operating cost-share agreement contribution from Cielo Metro District supporting community pool operations	63,736	80,400	102,300
Total Funds Available	12,779,599	2,395,100	2,752,400
EXPENDITURES			
General and administration	151,868	109,100	132,200
Landscaping maintenance	88,116	112,600	158,000
Community pool/ clubhouse operation	123,362	171,600	201,500
Capital asset maintenance	12,654	16,400	14,000
Weekly trash removal services	43,803	53,000	65,000
Other expenses	3,732	20,000	25,000
Debt service			
a) Interest payments	1,134,505	532,600	531,100
b) Principal payments	9,460,000	27,500	25,000
c) Direct and indirect collection expenses	15,537	10,300	16,400
d) Refinance expenses	463,247	-	-
Infrastructure improvements	16,975	171,600	363,050
Total Expenditures	11,513,799	1,224,700	1,531,250
OTHER FINANCING USES			
Fund transfers out	506,518	258,100	443,550
Total expenditures and transfers out requiring appropriation	12,020,317	1,482,800	1,974,800
ENDING FUND BALANCE	\$ 759,282	\$ 912,300	\$ 777,600

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
SUMMARY
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED

For the Years Ended and Ending December 31,

EMERGENCY EXPENSE RESERVE	\$ 14,400	\$ 23,500	\$ 16,300
DEBT FUND BALANCE	9,004	6,100	10,000
TOTAL CAPITAL PROJECT RESERVES	498,853	590,400	726,800
TOTAL RESTRICTED FUNDS	\$ 522,257	\$ 620,000	\$ 753,100

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION

For the Years Ended and Ending December 31,

	ADOPTED 2023	ADOPTED 2024	ADOPTED 2025
ASSESSED VALUATION – DOUGLAS COUNTY			
Residential	\$ 10,642,240	\$ 15,574,640	\$ 15,574,640
Vacant Land	437,070	16,920	16,920
Agricultural	330	320	320
Personal Property	85,270	122,000	123,400
Certified Assessed Value	\$ 11,164,910	\$ 15,713,880	\$ 15,715,280
MILL LEVY			
General Fund	11.385	11.881	11.874
Debt Service Fund	56.926	33.000	33.821
Total Mill Levy	68.311	44.881	45.695
PROPERTY TAXES			
General Fund	\$ 127,100	\$ 186,600	\$ 186,600
Debt Service Fund	635,500	518,600	531,500
	\$ 762,600	\$ 705,200	\$ 718,100

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
GENERAL FUND
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED

For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
BEGINNING FUND BALANCE	(\$ 5,100)	\$ 251,425	\$ 315,800
REVENUES			
Property taxes	127,106	186,600	186,600
Specific ownership taxes	11,788	14,000	14,000
Enforcement fines/assessments	-	-	-
Service fees (\$120/mo)	471,661	476,640	476,640
Late fees/penalties	5,939	5,035	5,060
Other income	6,291	26,000	1,000
Interest income	57	6,000	3,000
Total Revenues	622,842	714,275	686,300
OTHER FINANCING SOURCES AND TRANSFERS IN			
Capital cost-share agreement contribution from Cielo Metro District supporting community pool operations	-	10,500	22,950
Operating cost-share agreement contribution from Cielo Metro District supporting community pool ops	63,736	80,400	102,300
Total Funds Available	681,478	1,056,600	1,127,350
EXPENDITURES			
General and administration	151,868	109,100	132,200
Landscaping maintenance	88,116	112,600	158,000
Community pool/ clubhouse operation	123,362	171,600	201,500
Capital asset maintenance	12,654	16,400	14,000
Weekly trash removal services	43,803	53,000	65,000
Other district expenses	3,732	20,000	25,000
Total Expenditures	423,535	482,700	595,700
OTHER FINANCING USES AND TRANSFERS OUT			
Fund transfers to Capital Project Fund	6,518	258,100	443,550
Total expenditures and financing (sources) uses requiring appropriation	430,053	740,800	1,039,250
ENDING FUND BALANCE	\$ 251,425	\$ 315,800	\$ 88,100
EMERGENCY EXPENSE RESERVE	\$ 14,400	\$ 23,500	\$ 16,300

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
GENERAL FUND EXPENDITURE DETAILS
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED

For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
GENERAL AND ADMINISTRATION EXPENSES			
District management services	\$ 39,531	\$ 42,600	\$ 42,600
Accounting services	29,123	30,600	30,600
General legal services	40,344	10,000	10,000
Administrative expenses	7,395	6,000	6,000
Election expenses	24,599	-	17,000
Audit services	5,500	6,500	8,500
Collection fees – County Treasurer	1,907	2,800	2,800
Collection services	-	4,000	4,200
Insurance – Liability	3,469	6,600	5,500
Contingency	-	-	5,000
Total General and Administration Expenses	\$ 151,868	\$ 109,100	\$ 132,200
LANDSCAPING MAINTENANCE EXPENSES			
Landscaper service fees	\$ 29,813	\$ 25,400	\$ 29,300
Tree maintenance and replacement	2,700	2,000	9,500
Sprinkler repairs	32,334	30,000	30,000
Sprinklers – water	5,124	8,700	9,500
Sprinklers – electricity	-	1,500	1,700
Landscaping projects	17,540	40,000	65,000
Rodent control	-	-	7,000
Miscellaneous landscape expenses	605	5,000	6,000
Total Landscaping Maintenance Expenses	\$ 88,116	\$ 112,600	\$ 158,000

This financial information should be read only in connection with the summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT
GENERAL FUND EXPENDITURE DETAILS
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED**

For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
COMMUNITY POOL/CLUBHOUSE OPERATION EXPENSES			
Pool maintenance services	\$ 18,246	\$ 21,000	\$ 23,000
Chemicals	16,088	9,500	13,200
Pool repairs	453	1,000	3,000
Pool supplies	-	1,500	3,000
Water and sewer	4,237	3,500	5,000
Electricity	5,546	6,200	6,500
Gas – pool heating	4,420	5,500	6,000
Internet/TV services	5,316	6,000	6,000
Clubhouse cleaning services	13,500	13,500	15,000
Clubhouse supplies	-	3,500	4,500
Clubhouse repairs/maintenance	4,164	33,000	27,000
Fitness equipment lease	18,119	18,200	18,200
Rodent/pest control	-	-	1,500
Clubhouse dumpster services	2,459	3,500	5,500
Ground improvements - Clubhouse	-	-	1,400
Water – Landscape irrigation	-	-	1,000
Parking lot maintenance	-	-	1,000
Snow removal – parking lot/sidewalks	2,590	6,000	7,000
Clubhouse/pool reservation supervisor	-	-	5,000
Management services	11,950	15,000	15,000
Accounting services	5,788	5,400	5,400
Legal services	-	10,000	8,000
Insurance – property	10,486	9,300	21,300
Total Community Pool/Clubhouse Operation Expenses	\$ 123,362	\$ 171,600	\$ 201,500
CAPITAL ASSET MAINTENANCE EXPENSES			
Playground maintenance	\$ 225	\$ 1,000	\$ 2,500
Monument sign maintenance	121	1,000	2,500
Detention pond maintenance	1,975	-	2,500
Property insurance	10,333	14,400	6,500
Total Capital Asset Maintenance Expenses	\$ 12,654	\$ 16,400	\$ 14,000
OTHER DISTRICT EXPENSES			
Snow removal – parks and open spaces	\$ 2,590	\$ 15,000	\$ 15,000
Social events	1,142	4,000	5,000
Vandalism	-	1,000	5,000
Total Other District Expenses	\$ 3,732	\$ 20,000	\$ 25,000

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED
 For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
BEGINNING FUND BALANCE	\$ 1,145,102	\$ 9,004	\$ 6,100
REVENUES			
Property taxes	635,540	518,600	531,500
Specific ownership taxes	58,940	38,900	39,900
Interest income	59,711	9,996	5,000
Total Revenues	754,191	567,496	576,400
Proceeds from Series 2023 Bank Loan	9,683,000	-	-
Total Funds Available	11,582,293	576,500	582,500
EXPENDITURES			
Direct and indirect collection expenditures	15,537	10,300	16,400
Interest – 2018A Series Bonds	510,138	-	-
Principal – 2018A Series Bonds	8,265,000	-	-
Interest – 2018B Series bonds	624,367	-	-
Principal – 2018B Series Bonds	1,195,000	-	-
Interest – 2023 Bank Loan	-	532,600	531,100
Principal – 2023 Bank Loan	-	27,500	25,000
Debt refinance expenditures	463,247	-	-
Total Expenditures	11,073,289	570,400	572,500
OTHER FINANCING USES AND TRANSFERS OUT			
Fund transfers out	500,000	-	-
Total expenditures and financing uses requiring appropriation	11,573,289	570,400	572,500
ENDING FUND BALANCE	\$ 9,004	\$ 6,100	\$ 10,000

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED
 For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
DIRECT AND INDIRECT COLLECTION EXPENDITURES			
County treasurer collection fees	\$ 9,537	\$ 7,800	\$ 8,000
Bond trustee fees	6,000	2,500	2,500
Contingency expenses	-	-	5,900
Total Direct and Indirect Collection Expenditures	\$ 15,537	\$ 10,300	\$ 16,400

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
FORECASTED 2025 BUDGET AS PROPOSED
WITH 2023 ACTUAL AND 2024 ESTIMATED
 For the Years Ended and Ending December 31,

	ACTUAL 2023	ESTIMATED 2024	ADOPTED 2025
BEGINNING FUND BALANCE	\$ 9,310	\$ 498,853	\$ 590,400
REVENUES			
Interest income	-	5,047	8,600
Total Revenues	-	5,047	8,600
OTHER FINANCING SOURCES			
Transfers in from other funds	506,518	258,100	443,550
Total Funds Available	515,828	762,000	1,042,550
EXPENDITURES			
Management services/reserve fund study	1,975	3,200	-
Landscape installation	-	73,300	25,000
Silt fencing	-	10,000	-
Pool furniture purchases	-	11,000	2,000
Pool shade/BBQ lighting/shed additions	-	16,800	-
Clubhouse furniture	-	13,900	-
Pool equipment	-	-	5,000
Clubhouse/pool landscaping upgrades	-	14,000	20,000
Picnic benches and shade structure – west side of pool	-	-	30,000
Tract E landscape install	-	-	25,000
Clubhouse security system upgrades	-	-	5,000
Clubhouse doors and gate replacements	-	-	20,000
Clubhouse interior painting	-	-	8,000
Monument signs – solar lighting upgrades	-	-	20,000
Other capital projects	15,000	29,400	203,050
Total Expenditures	16,975	171,600	363,050
OTHER FINANCING USES AND TRANSFERS OUT			
Transfers to General Fund	-	-	-
Total expenditures and transfers out requiring appropriation	16,975	171,600	363,050
ENDING FUND BALANCE	\$ 498,853	\$ 590,400	\$ 679,500

This financial information should be read only in connection with the summary of significant assumptions.

STONE CREEK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Stone Creek Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 25, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by Douglas County (County) in September 2014. The District's service area is approximately 252 acres located entirely within Douglas County, Colorado and is comprised of 331 single family homes on the west side of South Parker Road and south of Scott Avenue. The District was established to provide financing for the design, acquisition, construction and installation of water, sanitation, street improvements, parks and recreational facilities, television relay and translation, mosquito control and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was created to provide certain essential public-purpose facilities for the use and benefit of all its anticipated residents and taxpayers of real property located within the boundaries of the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organizations elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

Accounting Basis

The District prepares its budget on the modified accrual basis of accounting.

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.

STONE CREEK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

On November 4, 2014, the District’s three electors (all of whom were employees or spouses of employees of the Developer) unanimously voted to authorize the District to levy up to \$2,000,000 in property taxes annually (exclusive of property taxes levied for debt service) for the following purposes:

- assess property taxes at no more than \$1,000,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses; and
- assess property taxes at no more than \$1,000,000 annually, without limitation to rate, to fund intergovernmental agreements, other contracts or regional improvement costs.

The District’s Service Plan establishes a Maximum General Mill levy of 10 mills the District is permitted to impose on taxable property within the District for funding District operations. The Maximum General Mill Levy shall be adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since September 23, 2014. As of September 23, 2014, the ratio was 7.96%. The ratio for 2025 is 6.40%, which caused the District’s Maximum Debt Mill Levy for debt service for 2025 to be 12.437.

The District’s Service Plan establishes a Maximum Debt Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District’s total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 50 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since September 23, 2014. As of September 23, 2014, the ratio was 7.96%. The ratio for 2025 is 6.700% with a \$55,000 valuation exemption per residential lot, which caused the Required Mill Levy for debt service for 2025 to be 63.947¹.

For the collection year 2025, the District adopted a mill levy of 11.874 for operations and 33.821 for debt service. The calculation is reflected on page 2 of the budget. The District’s 2025 adopted mill levy for general operations is expected to generate approximately \$186,600 in property tax revenue, which is \$813,400 less than the inflation-adjusted property tax limit established by the voters.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle’s age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. The 2025 budget projects the District’s share of specific ownership taxes received from the State will be equal to approximately 7.5% of total property taxes collected.

The District allocates specific ownership tax revenue proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

¹ 63.947 mills = [[\$15,574,640 / 6.7%) + (\$55,000 x 331 lots)] x 7.96% x (50 mills / 1,000)] + [[\$140,640 / 27.9%) + (\$30,000 x 0 lots)] x 29% x (50 mills / 1,000)] / \$15,715,280

STONE CREEK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Operations Fee

On February 01, 2019, the District adopted the Amended and Restated Resolution Regarding the Imposition of District Fees at the rate of \$120/month per house on each of the 331 homes within the District. The purpose of the fee is to fund the following services provided by the District to its residents: (1) weekly trash collection services, (2) maintenance of public parks and open spaces, (3) public recreation events and (4) maintenance and operation of a community pool and clubhouse.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.5%.

Expenditures

General and Administrative Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and board meeting expenses. Additionally, revenues have been appropriated to fund the maintenance of the landscaping and removal of snow on District-owned parks and open spaces.

Community Pool/Clubhouse Operation Expenditures

The District owns and operates a pool and clubhouse located within the boundaries of the District. The estimated replacement cost of these facilities is over \$3.2 million. This budget reflects the District's goal of keeping the clubhouse – particularly the exercise equipment facilities – open 24/7 throughout the year. This budget also reflects the District's plan to operate and keep the swimming pool open for approximately 100 days between May and September.

Landscaping Maintenance Expenditures

Landscape maintenance expenditures include the estimated services necessary to maintain District-owned parks and open spaces within the Stone Creek Ranch Filing No 1 subdivision. The District owns and maintains approximately 160.2 acres of open space land and parks situated throughout the 331-home neighborhood. The District also maintains the right-of-way landscaping (as it borders the District's boundaries) along the south side of Scott Avenue.

Other District Costs

"Other District Costs" includes the cost of providing services such as (1) removal of snow from sidewalks on District-owned open spaces, (2) covenant enforcement and architectural review services and (3) recreation event services.

STONE CREEK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Capital Expenditures

For the 2025 year, the District anticipates funding up to \$363,050 to repair and upgrade public park and recreation facilities within the District’s boundaries.

Debt and Leases

Series 2023 Bank Loan

On December 13, 2023, the District borrowed \$9,683,000 from Zions Bank for the purpose of refinancing its 2018 General Obligation Limited Tax Bonds and funding \$500,000 in additional public park and recreational facilities. The Series 2023 Loan is due December 1, 2053. Interest on the Loan is 5.50% and is adjusted every five years beginning on December 01, 2030 to a rate that is the greater of (a) the sum of the 5-Year U.S. Treasury Rate plus 250 basis points, multiplied by 80%, or (b) 4.752%. Interest is payable semi-annually on June 1st and December 1st and principal payments are payable December 1st each year. The Series 2023 Loan is secured by the Pledged Revenues and all moneys and earnings thereon. Pledged Revenues consists of revenues collected by the District from the imposition of the Required Mill Levy.

The Series 2023 Loan is subject to redemption prior to maturity, at the option of the District on December 13, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium (%)	Redemption Premium (\$)
Dec. 13, 2023 to Dec. 01, 2026	3.0%	\$ 290,490
Dec. 02, 2026 to Dec. 01, 2028	1.0%	\$ 96,830
Dec. 01, 2028 and thereafter	0.0%	\$ -

The Series 2023 Loan is secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the specific ownership tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal and interest on the Loan as the same becomes due and payable but not to exceed 50 mills as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since September 23, 2014. As of September 23, 2014, the ratio was 7.96%. The ratio for 2025 is 6.40%, which causes the Maximum Required Mill Levy for debt service for 2025 to be 62.187.

Exercise Equipment Lease Purchase Agreement

On May 10, 2021, the District financed the purchase of 12 fitness machines (located in the clubhouse) with Alliance Funding Group, Inc. The purchase price of the equipment was \$79,067. The lease term is 60 months (ending May 2026) at an effective annual interest rate of 5.50% and the monthly payments are \$1,510.

STONE CREEK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Contingent Obligations

The District has entered into three contingent obligation agreements with the Developer – the Facilities Acquisition Agreement (August 2016 as amended in April 2022), Operating Funding Agreement (December 2014 as amended in November 2020), Shortfall Funding Agreement (April 2022). The District has neither registered nor filed a notice of claim of exemption regarding these contingent obligation agreements with the Colorado Securities Commissioner. None of these contingent obligation agreements are transferrable to third parties. The contingent obligations of the District contemplated in the agreements identified in the District’s 2023 annual audited financial statements are subject to annual appropriation and are not multiple-fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution. Refer to the District’s 2023 annual audited financial statements for details regarding these contingent obligations that exist but are not necessarily owing as of December 31, 2023.

For the 2025 year, the District has appropriated no funds towards these contingent obligation agreements.

Agreements

Cost Share Agreement w Cielo Metropolitan District

On August 25, 2021, the District and Cielo Metropolitan District No 2 (Cielo MD) entered into a cost-sharing agreement regarding the operation and maintenance of the District’s community pool and clubhouse. The pool is located within the District and is accessible to the residents of all 331 homes within the District and the 343 homes within Cielo MD (which encompasses the Allison’s Ranch subdivision). Per the agreement, the District operates and maintains the pool and clubhouse and is reimbursed by Cielo MD for 51% of the costs incurred by the District to operate and maintain the pool and clubhouse. The pool’s operating and maintenance costs are allocated proportionally between the two districts based on the total homes within each district.

This Agreement may be terminated by the mutual written agreement of both districts. The District may prohibit Cielo MD property owners from accessing the pool and clubhouse facilities if Cielo MD defaults on any terms contained in this Agreement. If the District defaults under this Agreement, Cielo MD may exercise any remedies available at law or in equity against the District.

Reserve Funds

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending, excluding spending appropriations for bonded debt service, for 2025 as defined under TABOR.

STONE CREEK METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

The District's repayment schedule for its Series 2023 Bank Loan is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2025	\$ 25,000	\$ 531,053	5.50%	\$ 556,053
2026	35,000	529,678	5.50%	564,678
2027	40,000	527,753	5.50%	567,753
2028	55,000	525,553	5.50%	580,553
2029	55,000	522,528	5.50%	577,528
2030	75,000	519,503	5.50%	594,503
2031	180,000	522,528	5.50%**	702,528
2032	200,000	519,503	5.50%**	719,503
2033	210,000	515,378	5.50%**	725,378
2034	230,000	505,478	5.50%**	735,478
2035	240,000	494,478	5.50%**	734,478
2036	265,000	482,928	5.50%**	747,928
2037	275,000	470,278	5.50%**	745,278
2038	300,000	457,078	5.50%**	757,078
2039	315,000	442,503	5.50%**	757,503
2040	340,000	427,378	5.50%**	767,378
2041	355,000	410,878	5.50%**	765,878
2042	385,000	393,553	5.50%**	778,553
2043	405,000	374,853	5.50%**	779,853
2044	435,000	355,328	5.50%**	790,328
2045	455,000	334,153	5.50%**	789,153
2046	490,000	311,878	5.50%**	801,878
2047	510,000	287,953	5.50%**	797,953
2048	550,000	262,928	5.50%**	812,928
2049	575,000	235,978	5.50%**	810,978
2050	615,000	207,928	5.50%**	822,928
2051	640,000	177,678	5.50%**	817,678
2052	685,000	146,053	5.50%**	831,053
2053	715,500	112,228	5.50%**	827,728
	<u>\$ 9,655,500</u>	<u>\$ 11,604,987</u>		<u>\$ 21,260,487</u>

The original balance on the Series 2023 Loan totaled \$9,683,000. Interest is payable each year on June 1st and December 1st and principal payments are due each year on December 1st.

** - Interest on the Loan is 5.50% and is adjusted every five years beginning on December 01, 2030 to a rate that is the greater of (a) the sum of the 5-Year U.S. Treasury Rate plus 250 basis points, multiplied by 80%, or (b) 4.752%.

This financial information should be read only in connection with the summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT
RESOLUTION TO ADOPT 2025 BUDGET**

WHEREAS, the Board of Directors (“Board”) of Stone Creek Metropolitan District (“District”) has appointed Wolfersberger, LLC (“District Manager”) to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Manager has submitted the proposed budget to the Board for its consideration prior to October 15; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on October 07, 2024, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Stone Creek Metropolitan District:

1. That estimated expenditures and fund transfers for each fund are as follows:

General Fund	\$ 1,039,250
Debt Service Fund	572,500
Capital Projects Fund	363,050

2. That estimated revenues for each fund are as follows:

General Fund:	
From unappropriated surpluses	\$ 315,800
From sources other than general property tax	499,700
Contributions from Cielo Metro District	125,250
From general property tax	186,600
Subtotal	\$ 1,127,350

Debt Service Fund:	
From unappropriated surpluses	\$ 6,100
From sources other than general property tax	44,900
From general property tax	531,500
Subtotal	\$ 582,500

Capital Projects Fund:	
From unappropriated surpluses	\$ 590,400
From sources other than general property tax	8,600
From fund transfers	443,550
Subtotal	\$ 1,042,550

3. That the budget, as submitted and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Stone Creek Metropolitan District for the 2025 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the District Manager to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of tax revenues necessary to balance the budget for general operating expenses is \$186,600; and

WHEREAS, the amount of tax revenues necessary to balance the budget for debt service expenses is \$531,500; and

WHEREAS, the amount of tax revenues necessary to balance the budget for capital project expenses is \$0; and

WHEREAS, the 2024 valuation for assessment of the District, as certified by the County Assessor, is \$15,715,280.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Stone Creek Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a property tax of 11.874 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$186,600.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2025 budget year, there is hereby levied a property tax of 33.821 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$531,500.

3. That the District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as hereinabove determined and set.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and


WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Stone Creek Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$	1,039,250
Debt Service Fund		572,500
Capital Projects Fund		363,050

Adopted this 7th day of October 2024.

STONE CREEK METROPOLITAN DISTRICT

By: 
Holly Green, President

ATTEST: 
By: Justin Reyher, Board Treasurer

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Refinance the 2018 Bonds and \$500k new capital financing</u> |
| | Series: | <u>Series 2023 Loan – Zions Bank</u> |
| | Date of Issue: | <u>December 13, 2023</u> |
| | Coupon Rate: | <u>5.50%</u> |
| | Maturity Date: | <u>December 01, 2053</u> |
| | Levy: | <u>33.821</u> |
| | Revenue: | <u>\$ 531,506</u> |
| | | |
| 2. | Purpose of Issue: | <u>n/a</u> |
| | Series: | <u>n/a</u> |
| | Date of Issue: | <u>n/a</u> |
| | Coupon Rate: | <u>n/a</u> |
| | Maturity Date: | <u>n/a</u> |
| | Levy: | <u>n/a</u> |
| | Revenue: | <u>n/a</u> |

CONTRACTS:

- | | | |
|----|----------------------|------------|
| 1. | Purpose of Contract: | <u>n/a</u> |
| | Title: | <u>n/a</u> |
| | Date: | <u>n/a</u> |
| | Principal Amount: | <u>n/a</u> |
| | Maturity Date: | <u>n/a</u> |
| | Levy: | <u>n/a</u> |
| | Revenue: | <u>n/a</u> |
| | | |
| 2. | Purpose of Contract: | <u>n/a</u> |
| | Title: | <u>n/a</u> |
| | Date: | <u>n/a</u> |
| | Principal Amount: | <u>n/a</u> |
| | Maturity Date: | <u>n/a</u> |
| | Levy: | <u>n/a</u> |
| | Revenue: | <u>n/a</u> |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**NOTICE CONCERNING PROPOSED
2025 BUDGET OF
STONE CREEK
METROPOLITAN DISTRICT**

NOTICE is hereby given that a proposed 2025 budget has been submitted to the Board of Directors of Stone Creek Metropolitan District; that a copy of such proposed budgets have been filed in the office of Wolfersberger, LLC, 8354 Northfield Blvd, Building G, Suite 3700, Denver, Colorado 80238, where the same is open for public inspection; and that such proposed budgets will be considered at a public hearing of the Board of Directors of the District to be on Monday, October 07, 2024 at 5:00p.m. at the Clubhouse at 5969 Interlocken St Parker, CO 80134. Any elector within the District may, at any time prior to the final adoption of the 2025 budget may inspect such budgets and file or register any objections thereto.

STONE CREEK METROPOLITAN
DISTRICT
By: Charles Wolfersberger
District Accountant

Published In: Douglas County News-Press