

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

The Board of Directors of Home Place Metropolitan District (the “**Board**”), City of Thornton, Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 14, 2023, at the hour of 6:00 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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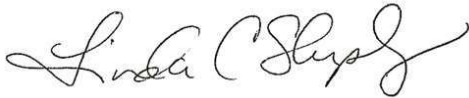
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Home Place Metro Dist (wba) **
c/o White, Bear & Ankele P.C.
2154 East Commons Avenue, Suite 2000
Centennial CO 80122

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Northglenn-Thornton Sentinel, a weekly newspaper, printed and published for the County of Adams, 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 11/9/2023, 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.

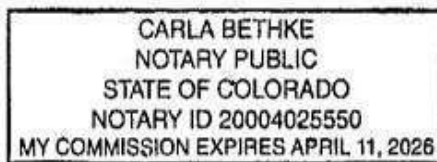


For the Northglenn-Thornton Sentinel

State of Colorado }
County of Adams } 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 11/9/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-895065
Carla Bethke
Notary Public
My commission ends April 11, 2026



Public Notice

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 HOME PLACE METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on **November 14, 2023, at 6:00 p.m.**, 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://us06web.zoom.us/j/89623279062?pwd=NBDxb0kgkdZwu3JUOr2laklZb15bxz.1>
Meeting ID: 896 2327 9062
Passcode: 008707
Call In: 720-707-2699

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 <https://www.homeplacemetrodistrict.org/home/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
HOME PLACE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

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

Legal Notice No. NTS3116
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Last Publication: November 9, 2023
Publisher: Northglenn-Thornton Sentinel

NOTICE AS TO PROPOSED 2024 BUDGET
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 HOME PLACE METROPOLITAN DISTRICT (the “**District**”), will hold a public hearing via teleconference on November 14, 2023, at 6:00 p.m., 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:

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HOME PLACE METROPOLITAN DISTRICT , a quasi-municipal corporation and political subdivision of the State of Colorado
/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Published in: *Northglenn-Thornton Sentinel*
Published on: November 9, 2023

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 16.558 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 61.679 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 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 2024 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. 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 Adams 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 14, 2023.

DISTRICT:

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


By: David Ware
Officer of the District

Attest:

By: Patrick J Murphy
Patrick J Murphy (Dec 3, 2023 10:09 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law


General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
HOME PLACE 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 Tuesday, November 14, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of December, 2023.

Patrick J Murphy
Patrick J Murphy (Dec 3, 2023 10:09 MST)
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

HOME PLACE METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

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

The Home Place Metropolitan District has adopted a budget for three funds, a General Fund to provide for the payment of general operating expenditures; a Debt Service Fund to provide for payments on the proposed general obligation debt; and a Special Revenue Fund to provide for costs associated with the common grounds.

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 district fees and tax revenue. The district intends to impose a mill levy of 78.237 mills on all property within the district for 2024, of which 16.558 mills will be dedicated to the General Fund and the balance of 61.679 mills will be allocated to the Debt Service Fund.

**Home Place Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 3,429	\$ 14,316	\$ 1,657	\$ 1,657	\$ 24,593
Revenues:					
Property taxes	31,385	46,627	45,834	46,600	93,314
Specific ownership taxes	2,123	2,331	1,444	2,800	4,666
Interest and other Income	1,971	-	10,287	15,000	-
Developer advance admin costs	-	-	-	-	-
Total revenues	<u>35,479</u>	<u>48,958</u>	<u>57,565</u>	<u>64,400</u>	<u>97,980</u>
Total funds available	<u>38,908</u>	<u>63,274</u>	<u>59,222</u>	<u>66,057</u>	<u>122,573</u>
Expenditures:					
Accounting	9,325	12,000	6,846	12,000	12,000
Audit	5,000	5,000	-	5,000	5,500
Election	2,777	5,000	5,665	5,700	-
Insurance/ SDA Dues	2,964	3,100	2,867	2,900	4,500
Legal	15,831	20,000	18,523	35,000	25,000
Legal Collection	-	-	-	-	-
Transfer to Special Revenue Fund	-	-	-	-	56,118
Management	-	-	-	-	-
Miscellaneous	883	1,500	40	100	1,500
Contingency	-	-	-	-	15,000
Treasurer's Fees	471	699	688	699	1,400
Total expenditures	<u>37,251</u>	<u>47,299</u>	<u>34,629</u>	<u>61,399</u>	<u>121,018</u>
Ending fund balance	<u>\$ 1,657</u>	<u>\$ 15,975</u>	<u>\$ 24,593</u>	<u>\$ 4,658</u>	<u>\$ 1,555</u>
Assessed valuation		<u>\$ 3,108,460</u>			<u>\$ 5,635,610</u>
Mill Levy		<u>15.000</u>			<u>16.558</u>

**Home Place Metropolitan District
 Adopted Budget
 Capital Projects Fund
 For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 22	\$ -	\$ 22	\$ 22	\$ -
Revenues:					
Developer advance	<u>34,660</u>	<u>4,000,000</u>	<u>6,237,079</u>	<u>6,237,079</u>	<u>-</u>
Total revenues	<u>34,660</u>	<u>4,000,000</u>	<u>6,237,079</u>	<u>6,237,079</u>	<u>-</u>
Total funds available	<u>34,682</u>	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
Expenditures:					
Capital expenditures	<u>34,660</u>	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
Total expenditures	<u>34,660</u>	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
Ending fund balance	<u>\$ 22</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Home Place Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 1,202,192	\$ 1,043,164	\$ 929,736	\$ 929,736	\$ 722,906
Revenues:					
Property taxes	116,468	173,676	170,722	173,000	347,599
Specific ownership taxes	7,877	8,684	5,380	10,000	17,380
Interest income	16,171	6,000	19,294	24,000	6,000
Total revenues	<u>140,516</u>	<u>188,360</u>	<u>195,396</u>	<u>207,000</u>	<u>370,979</u>
Total funds available	<u>1,342,708</u>	<u>1,231,524</u>	<u>1,125,132</u>	<u>1,136,736</u>	<u>1,093,885</u>
Expenditures:					
Bond interest expense	404,225	404,225	202,112	404,225	404,225
Treasurer's fees	1,747	2,605	2,561	2,605	5,214
Trustee / paying agent fees	7,000	7,000	7,000	7,000	7,000
Total expenditures	<u>412,972</u>	<u>413,830</u>	<u>211,673</u>	<u>413,830</u>	<u>416,439</u>
Ending fund balance	<u>\$ 929,736</u>	<u>\$ 817,694</u>	<u>\$ 913,459</u>	<u>\$ 722,906</u>	<u>\$ 677,446</u>
Assessed valuation		<u>\$ 3,108,460</u>			<u>\$ 5,635,610</u>
Mill Levy		<u>55.872</u>			<u>61.679</u>
Total Mill Levy		<u>70.872</u>			<u>78.237</u>

**Home Place Metropolitan District
Adopted Budget
Special Revenue Fund
For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ 203,044	\$ 176,347	\$ 176,347	\$ 240,379
Revenues:					
District fee \$250 fee WC	-	58,287	-	-	11,250
District fee monthly	31,055	35,000	42,903	91,644	150,687
Developer advance	22,597	-	-	-	-
Transfer from General Fund	-	-	-	-	56,118
Permit fee income	<u>159,250</u>	<u>115,000</u>	<u>6,750</u>	<u>28,000</u>	<u>94,500</u>
Total revenues	<u>212,902</u>	<u>208,287</u>	<u>49,653</u>	<u>119,644</u>	<u>312,555</u>
Total funds available	<u>212,902</u>	<u>411,331</u>	<u>226,000</u>	<u>295,991</u>	<u>552,934</u>
Expenditures:					
Common Grounds (Assumes Phase 1 turnover in April 22)					
Amphitheatre General Maintenance	-	1,000	-	-	1,000
Detention Pond Maintenance	-	1,800	-	-	1,800
Landscape Contract	-	65,400	-	-	55,000
Miscellaneous Common Area Maint	-	2,500	-	-	5,000
Native Mowing	-	-	-	-	-
Park /Play Equip Maintenance	-	1,000	-	-	1,000
Snow Removal-Common	26,322	5,000	17,837	35,000	50,000
Tree Pruning	-	8,000	-	-	2,000
Weed Control	-	5,000	-	-	2,500
Plant and tree replacement	-	-	-	-	10,000
Winter Watering	-	-	-	-	2,500
Common Area Utilities/Trash Service					
Water/Sewer/Elect-Irrigation	242	28,000	141	500	28,000
Trash Removal	3,348	1,106	4,720	11,090	18,298
ALLEY LOAD					
Snow Removal - Drives	-	2,000	-	-	10,000
TOWNHOME					
Snow Removal - Drives	-	3,000	-	-	10,000
Common administration					
Emergency Reserve	-	3,714	-	-	5,913
Legal collections	-	10,000	-	-	3,000
Management	6,643	8,000	4,430	9,023	10,575
Social events	-	5,000	-	-	5,000
Contingency 10%	-	3,826	-	-	25,000
Reserve contribution	<u>-</u>	<u>30,000</u>	<u>-</u>	<u>-</u>	<u>60,000</u>
Total expenditures	<u>36,555</u>	<u>184,346</u>	<u>27,128</u>	<u>55,613</u>	<u>306,586</u>
Ending fund balance	<u>\$ 176,347</u>	<u>\$ 226,985</u>	<u>\$ 198,872</u>	<u>\$ 240,379</u>	<u>\$ 246,348</u>