

**RESOLUTION  
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
CRYSTAL CROSSING METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CRYSTAL CROSSING METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Crystal Crossing Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 27, 2023 and November 14, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 189,413; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 646,979 ; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0- ; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$14,608,450 ; and  
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WHEREAS, at an election held on November 2, 2004, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRYSTAL CROSSING METROPOLITAN DISTRICT OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Crystal Crossing Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 12.966 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 44.288 mills upon

each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., 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 boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., 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 boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 14<sup>th</sup> day of November 2023.

CRYSTAL CROSSING METROPOLITAN DISTRICT

DocuSigned by:  
*Darren Oliver*  
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\_\_\_\_\_  
President

ATTEST:

*Angela Elliott*  
\_\_\_\_\_  
Secretary

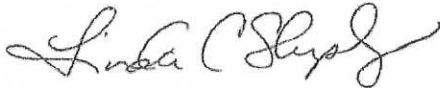
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Crystal Crossing Metro Dist (Teleos) \*\*  
c/o Teleos Management Group  
191 University Blvd # 358  
Denver CO 80206

### 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 11/9/2023, 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 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 11/9/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

#### Public Notice

#### NOTICE OF HEARING ON PROPOSED 2024 BUDGET AND 2023 BUDGET AMENDMENT

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2024 has been submitted to the Crystal Crossing Metropolitan District ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 9:30 a.m. on November 14, 2023, via telephone and videoconference. To attend and participate by telephone, dial 1-720-707-2699 and enter passcode 068940. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing by <http://crystalcrossinghoa.com> or by contacting the District Manager, by email at [angela@teleos-services.com](mailto:angela@teleos-services.com) or by telephone at 303-618-9365.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budget of the District may also be considered at the above-referenced meeting and public hearing of the Board of Directors of the District. A copy of the proposed 2024 budget and the amended 2023 budget, if required, are available for public inspection at the offices of Simmons & Wheeler, located at 304 Inverness Way South, Suite 490, Englewood, CO 80112. Please contact Joy Tatton by email at [joy@simmons-wheeler.com](mailto:joy@simmons-wheeler.com) or by telephone at 303-689-0833 to make arrangements to inspect the budget(s) prior to visiting the foregoing office. Any interested elector within the District may, at any time prior to final adoption of the 2024 budget and the amended 2023 budget, if required, file or register any objections thereto.

#### CRYSTAL CROSSING METROPOLITAN DISTRICT

By: /s/ Darren Oliver, President

Legal Notice No. 946305  
First Publication: November 9, 2023  
Last Publication: November 9, 2023  
Publisher: Douglas County News-Press

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

Public Notice

NOTICE OF HEARING  
ON PROPOSED 2024 BUDGET  
AND 2023 BUDGET AMENDMENT

Crystal Crossing Metro Dist (Teleos) \*\*  
c/o Teleos Management Group  
191 University Blvd # 358  
Denver CO 80206

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2024 has been submitted to the Crystal Crossing Metropolitan District ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 10:00 a.m. on October 27, 2023, or shortly thereafter, via telephone and videoconference. To attend and participate by telephone, dial 1-720-707-2699 and enter passcode 920260. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing by <http://crystalcrossinghoa.com> or by contacting the District Manager, by email at [angela@teleos-services.com](mailto:angela@teleos-services.com) or by telephone at 303-618-9365.

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CRYSTAL CROSSING  
METROPOLITAN DISTRICT  
By: /s/ Darren Oliver, President

Legal Notice No. 946160  
First Publication: October 19, 2023  
Last Publication: October 19, 2023  
Publisher: Douglas County News-Press

**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 10/19/2023, 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 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 10/19/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

  
Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES

DE 8265172.1

**CRYSTAL CROSSING METROPOLITAN DISTRICT**  
**2024**  
**BUDGET MESSAGE**

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

The Crystal Crossing Metropolitan District has adopted two separate funds, a General Fund to provide for general operating and maintenance expenditures; and a Debt Service Fund to provide for payments on the General Obligation Bonds.

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 source of revenue for the district in 2024 will be property tax revenues. The district intends to impose a 57.254 mill levy on the property within the district in 2024, of which 12.966 mills will be dedicated to the General Fund and the balance of 44.288 mills will be allocated to the Debt Service Fund.



**Crystal Crossing Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>9/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 36,347	\$ 64,442	\$ 44,963	\$ 44,963	\$ 83,088
<b>Revenues:</b>					
Property taxes	194,500	189,619	189,666	189,666	189,413
Specific ownership taxes	17,196	16,118	13,385	17,850	16,100
Misc	4,214	-	-	-	-
Interest income	1,333	700	7,276	9,700	4,999
<b>Total revenues</b>	<u>217,243</u>	<u>206,437</u>	<u>210,327</u>	<u>217,216</u>	<u>210,512</u>
<b>Total funds available</b>	<u>253,590</u>	<u>270,879</u>	<u>255,290</u>	<u>262,179</u>	<u>293,600</u>
<b>Expenditures:</b>					
Accounting	7,124	7,000	10,871	14,500	10,000
District management	19,025	18,565	15,109	20,150	19,000
Election	-	5,000	-	-	-
Insurance	6,376	7,500	7,045	7,045	7,400
Landscape maint	40,988	30,000	24,221	32,300	30,000
Snow removal	14,091	20,000	3,761	5,000	20,000
Landscape repairs	25,724	16,000	-	16,000	16,000
Landscape Enhanc/Improv	-	34,000	36,495	36,495	34,000
Fence repairs	24,658	15,000	615	1,500	15,000
Electrical Improvements	-	6,000	-	-	6,000
Holiday lights	-	7,000	-	7,000	7,000
Legal	8,773	10,000	5,921	7,900	10,000
Miscellaneous	7,943	500	1,165	1,550	500
Plat amendment	-	2,000	-	-	-
Treasurer's fees	2,918	2,844	2,846	2,846	2,841
Utilities	51,007	40,000	20,077	26,800	40,000
Emergency reserves	-	6,642	-	-	6,532
Contingency	-	42,828	-	-	69,327
<b>Total expenditures</b>	<u>208,627</u>	<u>270,879</u>	<u>128,126</u>	<u>179,091</u>	<u>293,600</u>
<b>Ending fund balance</b>	<u>\$ 44,963</u>	<u>\$ -</u>	<u>\$ 127,164</u>	<u>\$ 83,088</u>	<u>\$ -</u>
<b>Assessed value</b>	<u>\$ 11,302,100</u>	<u>\$ 11,021,170</u>			<u>\$ 14,608,450</u>
<b>Mill levy</b>	<u>17.205</u>	<u>17.205</u>			<u>12.966</u>

**Crystal Crossing 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>9/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 1,003,890	\$ 1,100,560	\$ 1,122,433	\$ 1,122,433	\$ 1,266,049
Revenues:					
Property taxes	649,124	632,836	632,991	632,991	646,979
Specific ownership taxes	57,388	53,791	44,672	59,560	54,993
Interest income	<u>22,559</u>	<u>2,000</u>	<u>47,661</u>	<u>63,550</u>	<u>49,994</u>
Total revenues	<u>729,071</u>	<u>688,627</u>	<u>725,324</u>	<u>756,101</u>	<u>751,966</u>
Total funds available	<u>1,732,961</u>	<u>1,789,187</u>	<u>1,847,757</u>	<u>1,878,534</u>	<u>2,018,015</u>
Expenditures:					
Bond Interest - 2016	413,588	405,488	202,744	405,488	396,938
Bond Principal - 2016	180,000	190,000	-	190,000	215,000
Audit	4,700	5,000	-	5,000	5,000
Treasurer's fees	9,740	9,467	9,497	9,497	9,705
Trustee / paying agent fees	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>
Total expenditures	<u>610,528</u>	<u>612,455</u>	<u>214,741</u>	<u>612,485</u>	<u>629,143</u>
Ending fund balance	<u>\$ 1,122,433</u>	<u>\$ 1,176,732</u>	<u>\$ 1,633,016</u>	<u>\$ 1,266,049</u>	<u>\$ 1,388,872</u>
Assessed value	<u>\$ 11,302,100</u>	<u>\$ 11,021,170</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,608,450</u>
Mill levy	<u>57.420</u>	<u>57.420</u>			<u>44.288</u>
Total mill levy	<u>74.625</u>	<u>74.625</u>			<u>57.254</u>

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**  
**DRAFT - PENDING CERTIFICATION**

**TO The County Commissioners of Douglas County, Colorado**  
**On behalf of the Crystal Crossing Metro District**  
**the Board of Directors**  
**of the Crystal Crossing Metropolitan District**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$14,608,450** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity 's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: **\$14,608,450**

**DRAFT - PENDING CERTIFICATION**

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	12.966 mills	\$189,413
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>12.966 mills</b>	<b>\$189,413</b>
3. General Obligation Bonds and Interest	44.288 mills	\$646,979
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
<b>TOTAL:</b>	<b>57.254 mills</b>	<b>\$836,392</b>

**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, CONTRACT, OTHER, AND/OR JUDGMENT:**

**BONDS**

- Purpose of Issue: \$8,500,000 G O Limited Tax Refunding Bonds  
 Series: 2016  
 Date of Issue: 2016-01-27

Coupon Rate: Varies 4.5% - 5.25%  
Maturity Date: 2040-12-01  
Levy: 44.288  
Revenue: \$646,979

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**CONTRACTS**

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No Contracts Available

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**OTHER**

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No Other Available

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**JUDGMENT**

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No Judgment Available

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**Explanation of Change:**

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**DRAFT - PENDING CERTIFICATION**

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Generated On Tue, 02 Jan 2024