

# PARKER HOMESTEAD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898

Tel: (303) 987-0835

Fax: (303) 987-2032

<https://parkerhomesteadmd.colorado.gov>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
James E. Marshall	President	2025/May 2025
Thomas J. Brinkman II	Treasurer	2025/May 2025
Lisa S. Brinkman	Assistant Secretary	2023/May 2023
VACANT		2023/May 2025
VACANT		2023/May 2023
Ann E. Finn	Secretary	

DATE: October 11, 2022

TIME: 2:30 p.m.

PLACE: Conference Call  
Telephone Number: 1-669-900-6833  
Meeting ID: 434 948 0582  
Passcode: 355867

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

---

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

---

C. Review and approve the minutes of the June 7, 2022 Special Meeting (enclosure).

---

D. Consider appointment of Shelley Marshall to fill a vacancy on the Board of Directors (enclosure – Notice of Vacancy published September 29, 2022). Administer Oath of Office.

---

E. Discuss business to be conducted in 2023 and location (**virtual and/or physical**) of meetings. Consider regular meeting dates for 2023 (suggested dates are June 6, 2023 and October 10, 2023). Review and consider approval of Resolution No. 2022-10-\_\_\_ Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

---

- F. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2023 SDA Website).
- 

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
- 

III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims as follows (enclosures):

Fund	Period Ending June 30, 2022	Period Ending July 31, 2022	Period Ending Aug. 31, 2022	Special Payment Aug. 31, 2022
General	\$ 4,502.41	\$ 2,942.42	\$ 2,259.29	\$ 266.24
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 4,502.41</b>	<b>\$ 2,942.42</b>	<b>\$ 2,259.29</b>	<b>\$ 266.24</b>

Fund	Period Ending Sept. 31, 2022
General	\$ 3,175.62
Debt	\$ -0-
Capital	\$ -0-
<b>Total</b>	<b>\$ 3,175.62</b>

- B. Review and accept unaudited financial statements through the period ending August 31, 2022 (see - draft 2023 Budget).
- 

- C. Discuss statutory requirements for an audit. Consider engagement of Simmons & Wheeler, PC for preparation of 2022 Audit, in the amount of \$ \_\_\_\_\_ (to be distributed).
- 

- D. Conduct Public Hearing to consider Amendment to 2022 Budget (if necessary) and consider adoption of Resolution to Amend the 2022 Budget and Appropriate Expenditures.
-

- E. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2023 Budget, and Resolutions).
- 

- F. Discuss and Consider Approval of Developer Reimbursement.
- 

- G. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
- 

- H. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- 

- I. Consider appointment of District Accountant to prepare 2024 Budget.
- 

#### IV. LEGAL MATTERS

- A. Discuss May 2, 2023 Regular Director Election and consider adoption of Resolution No. 2022-11-\_\_ Calling a Regular Election for Directors on May 2, 2023, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 24, 2023. Discuss the need for ballot issues and/or questions.
- 

- B. Discuss the status of conveyance of property to the Heirloom Owners Association.
- 

#### V. OPERATIONS AND MAINTENANCE

- A. Discuss request from the Town of Parker concerning trail maintenance.
- 

- 1. Review cost estimates from BrightView Landscape Services, Inc. for mowing and weed control services (enclosure).
-

VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2022.**

Additional Enclosure:

- Notice of rate increase from Special District Management Services, Inc.

## RECORD OF PROCEEDINGS

---

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT HELD JUNE 7, 2022

A Regular Meeting of the Board of Directors of the Parker Homestead Metropolitan District (referred to hereafter as "Board") was convened on Tuesday, June 7, 2022, at 2:30 p.m. The District Board meeting was held via conference call. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

James E. Marshall  
Thomas J. Brinkman II

The absence of Director L. Brinkman was excused.

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.  
MaryAnn McGeady, Esq; McGeady Becher P.C.

Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

It was noted that a quorum was present and Attorney McGeady requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney McGeady noted that conflict disclosure statements were filed for all Directors with the Colorado Secretary of State by the statutory deadline. No additional conflicts were disclosed at the meeting.

#### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Regular Meeting.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall and, upon vote, unanimously carried, the agenda was approved as presented and the absence of Director L. Brinkman was excused.

**Meeting Location/Manner and Posting of Meeting Notice:** The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The District Board meeting was held by conference call.

Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

**October 12, 2021 Meeting Minutes:** The Board reviewed the Minutes of the October 12, 2021 Special Meeting.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall, upon vote, unanimously carried, the Minutes of the October 12, 2021 Special Meeting were approved.

**Results of the May 3, 2022 Director Election:** Ms. Finn noted for the Board that the May 3, 2022 director election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. James E. Marshall and Thomas Brinkman III were each deemed elected to a 3-year term ending in May 2025 and Lisa Brinkman was deemed elected to a 1-year term ending in May 2023.

**Oaths of Office:** Ms. Finn confirmed with the Board that the Oaths of Office were filed with the required entities as required by statute.

**Board Vacancies:** Ms. Finn discussed the vacancies with the Board. Following discussion, the Board recommended appointing Shelley Marshall at the next meeting. No further action was taken.

**Appointment of Officers:** The Board discussed the appointment of officers.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall and, upon vote, unanimously carried, the following slate of officers was appointed:

President	James E. Marshall
Treasurer	Thomas J. Brinkman II
Recording Secretary	Ann E. Finn
Assistant Secretary	Lisa S. Brinkman

## RECORD OF PROCEEDINGS

---

**2022 SDA Conference:** Ms. Finn discussed the SDA Conference with the Board, and noted the information concerning the details of the conference will be emailed to them once the information is available.

---

**PUBLIC COMMENT** There were no public comments

---

### **FINANCIAL MATTERS**

**Payment of Claims:** Mr. Weaver reviewed with the Board the payment of claims for the period beginning October 1, 2021 through May 31, 2022 for the total amount of \$423,285.73.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** Mr. Weaver reviewed with the Board the unaudited financial statements through the period ending April 30, 2022.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending April 30, 2022.

**2021 Audit Preparation:** The Board discussed the engagement of Simmons & Wheeler, PC to perform the 2021 Audit in the amount of \$4,500.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall and, upon vote, unanimously carried, the Board ratified approval of the engagement of Simmons & Wheeler, PC to perform the 2021 Audit, in the amount of \$4,500.

**2021 Audit:** Mr. Weaver reviewed with the Board the draft 2021 Audit.

Following review and discussion, upon motion duly made by Director T. Brinkman, seconded by Director Marshall, and upon vote, unanimously carried, the Board ratified the approval of the 2021 Audit and authorized execution of the Representations Letter.

---

### **LEGAL MATTERS**

**Operations and Maintenance Agreement between the District and Heirloom Owners Association (“HOA”):** Attorney McGeady discussed with the Board the status of the Operations and Maintenance Agreement between the District and Heirloom Owners Association.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made by Director Marshall, seconded by Director T. Brinkman and, upon vote, unanimously carried, the Board approved the Operations and Maintenance Agreement between the District and Heirloom Owners Association.

*Conveyances of Property to the HOA:* The Board discussed the possible conveyance of multiple tracts owned by the District to the HOA. Attorney McGeady noted that the conveyances have not yet been completed and she is working with the HOA on the conveyances.

Following discussion, upon motion duly made by Director Marshall, seconded by Director T. Brinkman and, upon vote, unanimously carried, the Board authorized the conveyance of District owned tracts to the HOA.

---

### **OTHER MATTERS**

There were no other matters to discuss.

---

### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Marshall, seconded by Director T. Brinkman and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting



OCT 03 2022

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

Parker Homestead Metro Dist (sdms) \*\*  
c/o Special District Mgt. Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood CO 80228

## 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 9/29/2022, 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 9/29/2022. 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 VACANCY ON THE BOARD OF DIRECTORS OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT

TO WHOM IT MAY CONCERN, and particularly to the electors of the Parker Homestead Metropolitan District of Douglas County, Colorado.

NOTICE IS HEREBY GIVEN pursuant to Section 32-1-808, C.R.S., that a vacancy currently exists on the Board of Directors of the Parker Homestead Metropolitan District ("District"). Any qualified, eligible elector of the District interested in filling such vacancy and serving on the Board of Directors should file a Letter of Interest with the Board of Directors of the District on or before the close of business on October 10, 2022 at the District Management office.

Letters of interest forms are available and can be obtained from the Parker Homestead Metropolitan District, c/o Ann E. Finn at Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228, (303) 987-0835.

#### PARKER HOMESTEAD METROPOLITAN DISTRICT

By: /s/ Ann E. Finn, Secretary

Legal Notice No. 942870  
First Publication: September 29, 2022  
Last Publication: September 29, 2022  
Publisher: Douglas County News-Press

**RESOLUTION NO. 2022-10-\_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE PARKER HOMESTEAD METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District (the “**District**”), Douglas County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2023 shall be held on June 6, 2023 and October 10, 2023 at 2:30 p.m. via conference call.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://parkerhomesteadmd.colorado.gov>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) The light post at the Northeast corner of Heirloom Pkwy and Melco Avenue

9. Thomas Brinkman, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING  
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR  
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 11, 2022.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**Parker Homestead Metropolitan District  
June-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Marchetti & Weaver, LLC	20041 1612	5/31/2022	5/31/2022	\$ 897.00	Accounting	1-612
Marchetti & Weaver, LLC	20041 1612	5/31/2022	5/31/2022	\$ 87.05	Miscellaneous - GF	1-685
McGeady Becher P.C.	1090M 05/2022	5/31/2022	5/31/2022	\$ 1,669.56	Legal - GF	1-675
McGeady Becher P.C.	1090M 04/2022	4/30/2022	4/30/2022	\$ 1,020.00	Legal - GF	1-675
Special District Management Services, Inc	May-22	5/31/2022	5/31/2022	\$ 181.80	Election	1-635
Special District Management Services, Inc	May-22	5/31/2022	5/31/2022	\$ 647.00	Management	1-614
				\$ 4,502.41		

**Parker Homestead Metropolitan District  
June-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 4,502.41	\$ -	\$ -	\$ 4,502.41
<b>Total Disbursements from Checking Acct</b>	<u>\$ 4,502.41</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,502.41</u>

**Parker Homestead Metropolitan District  
July-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Marchetti & Weaver, LLC	20183	6/30/2022	6/30/2022	\$ 1,713.00	Accounting	1-612
Marchetti & Weaver, LLC	20183	6/30/2022	6/30/2022	\$ 88.82	Miscellaneous - GF	1-685
Special District Management Services, Inc	Jun-22	6/30/2022	6/30/2022	\$ 14.80	Election	1-635
Special District Management Services, Inc	Jun-22	6/30/2022	6/30/2022	\$ 1,125.80	Management	1-614
				\$ 2,942.42		

**Parker Homestead Metropolitan District  
July-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,942.42	\$ -	\$ -	\$ 2,942.42
<b>Total Disbursements from Checking Acct</b>	<u>\$ 2,942.42</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,942.42</u>



**Parker Homestead Metropolitan District  
August-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Marchetti & Weaver, LLC	20309	7/31/2022	7/31/2022	\$ 348.50	Accounting	1-612
Marchetti & Weaver, LLC	20309	7/31/2022	7/31/2022	\$ 88.59	Miscellaneous - GF	1-685
McGeady Becher P.C.	1090M 06/2022	6/30/2022	6/30/2022	\$ 1,084.50	Legal - GF	1-675
McGeady Becher P.C.	1090M 07/2022	7/31/2022	7/31/2022	\$ 337.50	Legal - GF	1-675
Special District Management Services, Inc	Jul-22	7/31/2022	7/31/2022	\$ 44.40	Election	1-635
Special District Management Services, Inc	Jul-22	7/31/2022	7/31/2022	\$ 355.80	Management	1-614
				\$ 2,259.29		

**Parker Homestead Metropolitan District  
August-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,259.29	\$ -	\$ -	\$ 2,259.29
<b>Total Disbursements from Checking Acct</b>	<u>\$ 2,259.29</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,259.29</u>

**Parker Homestead Metropolitan District  
August-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Douglas County Treasurer	R0487382- 2021 Taxes	8/24/2022	8/31/2022	15.62	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487283- 2021 taxes	8/24/2022	8/24/2022	123.64	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487348-2021 Taxes	8/24/2022	8/24/2022	32.48	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487286- 2021 Taxes	8/31/2022	8/31/2022	18.44	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487321- 2021 Taxes	8/31/2022	8/31/2022	26.71	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487294- 2021 Tazes	8/24/2022	8/24/2022	21.25	Miscellaneous - GF	1-685
Douglas County Treasurer	R0487285- 2021 Taxes	8/31/2022	8/31/2022	28.1	Miscellaneous - GF	1-685

\$ 266.24

**Parker Homestead Metropolitan District  
August-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 266.24	\$ -	\$ -	\$ 266.24
<b>Total Disbursements from Checking Acct</b>	<u>\$ 266.24</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 266.24</u>

**Parker Homestead Metropolitan District  
September-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Marchetti & Weaver, LLC	20437	8/31/2022	8/31/2022	\$ 685.50	Accounting	1-612
Marchetti & Weaver, LLC	20437	8/31/2022	8/31/2022	\$ 86.52	Miscellaneous - GF	1-685
Special District Management Services, Inc	Aug-22	8/31/2022	8/31/2022	\$ 2,403.60	Management	1-614
				\$ 3,175.62		

**Parker Homestead Metropolitan District  
September-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 3,175.62	\$ -	\$ -	\$ 3,175.62
<b>Total Disbursements from Checking Acct</b>	<u>\$ 3,175.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,175.62</u>

# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4534 - Parker Homestead Metro District

IN DOUGLAS COUNTY ON 8/18/2022

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$14,996,450
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$14,629,110
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$14,629,110
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND ( 29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
---

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$208,573,401
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
--	-----

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Parker Homestead Metropolitan District  
Statement of Net Position  
August 31, 2022

	Fixed Assets &			
	General Fund	Debt Service	LTD	Total
<b>ASSETS</b>				
<b>CASH</b>				
FirstBank Checking	53,236			53,236
ColoTrust	450,087			450,087
BBVA-Surplus Fund		164,094		164,094
BBVA-Revenue Fund		18,129		18,129
Inter-Fund Balances	(394,437)	394,437		-
<b>TOTAL CASH</b>	<b>108,886</b>	<b>576,660</b>	-	<b>685,547</b>
<b>OTHER CURRENT ASSETS</b>				
Due From County Treasurer	-	-		-
Property Taxes Receivable	2,743	5,902		8,645
Financial Guarantee				-
Prepaid Expenses	-	-		-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>2,743</b>	<b>5,902</b>	-	<b>8,645</b>
<b>FIXED ASSETS</b>				
Landscaping				-
Parks Equipment				-
Accumulated Depreciation				-
<b>TOTAL FIXED ASSETS</b>	-		-	-
<b>TOTAL ASSETS</b>	<b>111,629</b>	<b>582,563</b>	-	<b>694,192</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>				
<b>CURRENT LIABILITIES</b>				
Accounts Payable	3,176			3,176
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,176</b>	-	-	<b>3,176</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Taxes	2,743	5,902		8,645
<b>TOTAL DEFERRED INFLOWS</b>	<b>2,743</b>	<b>5,902</b>	-	<b>8,645</b>
<b>LONG-TERM LIABILITIES</b>				
Loan Payable-Series 2020			8,185,000	8,185,000
Loan Premium, Net of Amortization			394,234	394,234
Loan Loss on Refunding, Net			(411,522)	(411,522)
Developer Payable- Ops			-	-
Developer Payable- Cap			176,382	176,382
Accrued Interest- Dev Adv- Ops			15,884	15,884
Accrued Interest- Dev Adv- Cap			935,395	935,395
Accrued Interest - Bonds			21,622	21,622
<b>TOTAL LONG-TERM LIABILITIES</b>	-		<b>9,316,995</b>	<b>9,316,995</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>5,918</b>	<b>5,902</b>	<b>9,316,995</b>	<b>9,328,816</b>
<b>NET POSITION</b>				
Net Investment in Capital Assets			-	-
Amount to be Provided for Debt			(9,316,995)	(9,316,995)
Fund Balance- Nonspendable	-			-
Fund Balance- Restricted	7,359	576,660		584,020
Fund Balance- Unassigned	98,351			98,351
<b>TOTAL NET POSITION</b>	<b>105,711</b>	<b>576,660</b>	<b>(9,316,995)</b>	<b>(8,634,624)</b>

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.



Parker Homestead Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/22

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Favorable (Unfavor)	No Further Adjustment 2023 Prelim Budget	With Adjustment 2023 Prelim Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>										
Assessed Valuation	14,366,690	14,996,450	-	14,996,450				14,510,910	14,510,910	August Prelim AV per County
<b>Mill Levy Breakdown:</b>										
Mill Levy - Operations	3.586	15.103	-	15.103				13.661	15.031	Remainder Available
Mill Levy - Debt	44.019	32.500	-	32.500				34.000	34.000	Amt Needed To Cover Debt Pmts
<b>Total</b>	<b>47.605</b>	<b>47.603</b>	<b>-</b>	<b>47.603</b>				<b>47.661</b>	<b>49.031</b>	35 mills gallagherized
Property Tax Revenue - Operations	51,519	226,491	-	226,491				198,234	218,113	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	632,407	487,385	-	487,385				493,371	493,371	AV * Mill Levy / 1,000
<b>Total</b>	<b>683,926</b>	<b>713,876</b>	<b>-</b>	<b>713,876</b>				<b>691,604</b>	<b>711,484</b>	
<b>COMBINED FUNDS</b>										
<b>REVENUE</b>										
Property Taxes	683,927	713,876	-	713,876	705,231	713,876	(8,645)	691,604	711,484	AV * Mill Levy / 1,000
Specific Ownership Taxes	65,957	57,110	-	57,110	36,319	33,314	3,005	55,329	56,919	8% of Taxes
Interest	998	5,500	(3,100)	2,400	795	3,667	(2,872)	12,000	12,000	Budget high to avoid amendment
<b>TOTAL REVENUE</b>	<b>750,881</b>	<b>776,486</b>	<b>(3,100)</b>	<b>773,386</b>	<b>742,345</b>	<b>750,857</b>	<b>(8,512)</b>	<b>758,933</b>	<b>780,403</b>	
<b>EXPENDITURES</b>										
Administration & Contingency	52,917	77,547	18,641	58,905	36,513	49,375	12,862	80,896	81,839	All Non-Debt Repayment Costs
Developer Repayments	7,000	185,000	(10,000)	195,000	120,000	120,250	250	155,000	175,000	Use Available Funds
Bond Principal & Interest	526,459	534,465	-	534,465	129,732	111,725	(18,008)	535,747	535,747	See Debt Service Fund
Capital	-	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>586,376</b>	<b>797,011</b>	<b>8,641</b>	<b>788,370</b>	<b>286,245</b>	<b>281,349</b>	<b>(4,896)</b>	<b>771,643</b>	<b>792,586</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>164,505</b>	<b>(20,525)</b>	<b>5,541</b>	<b>(14,984)</b>	<b>456,100</b>	<b>469,507</b>	<b>(13,408)</b>	<b>(12,710)</b>	<b>(12,182)</b>	
<b>OTHER SOURCES / (USES)</b>										
Bond Proceeds	-	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	-	
Bond Defeasance	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	-	
Transfer to Debt Service Fund	-	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>164,505</b>	<b>(20,525)</b>	<b>5,541</b>	<b>(14,984)</b>	<b>456,100</b>	<b>469,507</b>	<b>(13,408)</b>	<b>(12,710)</b>	<b>(12,182)</b>	
BEGINNING FUND BALANCE	61,766	216,760	9,512	226,272	226,271	216,760	9,512	211,288	211,288	
<b>ENDING FUND BALANCE</b>	<b>226,271</b>	<b>196,234</b>	<b>15,053</b>	<b>211,288</b>	<b>682,371</b>	<b>686,267</b>	<b>(3,896)</b>	<b>198,578</b>	<b>199,105</b>	
<b>COMPONENTS OF FUND BALANCE</b>										
Nonspendable	450	3,885	314	4,200	-	-	-	4,410	4,410	Prepaid Insurance
TABOR Emergency Reserve	1,486	-	7,359	7,359	7,359	-	-	-	-	Shown as an expense
Restricted For Debt Service	206,676	181,977	10,899	192,876	576,660	-	-	184,470	184,470	See Debt Service Fund
Restricted for Capital	-	-	-	-	-	-	-	-	-	Capital Fund Closed Out
Unassigned/ Other	17,659	10,372	(3,520)	6,852	98,351	-	-	9,698	10,226	Per General Fund
<b>TOTAL ENDING FUND BALANCE</b>	<b>226,271</b>	<b>196,234</b>	<b>15,053</b>	<b>211,288</b>	<b>682,371</b>	<b>686,267</b>	<b>(3,896)</b>	<b>198,578</b>	<b>199,105</b>	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Parker Homestead Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/22

								No Further Adjustment	With Adjustment		
		2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Favorable (Unfavor)	2023 Prelim Budget	2023 Prelim Budget	Notes/Assumptions
<b>GENERAL FUND</b>											
<b>REVENUE</b>											
1-510	Property Taxes	51,519	226,491	-	226,491	223,749	226,491	(2,743)	198,234	218,113	AV * Mill Levy / 1,000
1-515	Specific Ownership Taxes	4,968	18,119	-	18,119	11,523	10,569	954	15,859	17,449	8% of Taxes
1-560	Interest & Other Income	54	5,000	(4,300)	700	131	3,333	(3,202)	5,000	5,000	Budget high to avoid amendment
<b>TOTAL REVENUE</b>		<b>56,541</b>	<b>249,610</b>	<b>(4,300)</b>	<b>245,310</b>	<b>235,403</b>	<b>240,394</b>	<b>(4,992)</b>	<b>219,093</b>	<b>240,562</b>	
<b>EXPENDITURES</b>											
<b>Administration</b>											
1-612	Accounting	11,218	13,000	-	13,000	6,732	8,667	1,935	14,000	14,000	Based on 2022 Forecast with 8% Increase
1-614	District Management	9,313	12,500	-	12,500	6,971	8,333	1,362	13,500	13,500	Based on 2022 Forecast with 8% Increase
1-615	Audit	4,200	4,500	-	4,500	-	4,500	4,500	4,850	4,850	Based on 2022 Forecast with 8% Increase
1-635	Election	-	3,000	1,740	1,260	1,260	3,000	1,740	3,000	3,000	Assume Canceled
1-670	Insurance & SDA Dues	3,276	3,700	63	3,637	3,673	3,700	27	4,200	4,200	Based on 2022 Forecast with 15% Increase
1-675	Legal	13,806	14,500	2,500	12,000	6,249	9,667	3,418	13,000	13,000	Based on 2022 Forecast with 8% Increase
1-685	Miscellaneous Expense	818	1,200	-	1,200	1,045	800	(245)	1,300	1,300	Based on 2022 Forecast with 8% Increase
1-700	Treasurer's Fees	774	3,397	-	3,397	3,358	3,397	39	2,974	3,272	1.5% of property taxes
	Emergencies		1,938	1,938	-		-	-	6,573	7,217	3% Emergency Reserve
1-795	Contingency		7,500	7,500	-		-	-	5,000	5,000	Unforeseen Needs
<b>Total Administration</b>		<b>43,405</b>	<b>65,236</b>	<b>13,741</b>	<b>51,494</b>	<b>29,287</b>	<b>42,064</b>	<b>12,777</b>	<b>68,396</b>	<b>69,338</b>	
<b>Debt Service</b>											
1-710	Developer Repayment- Ops Principal	-	-	-	-	-	-	-	-	-	Paid off in 2019
1-711	Developer Repayment- Cap Principal	7,000	185,000	(10,000)	195,000	120,000	120,250	250	101,382	101,382	Pay off in 2023
	Developer Repayment- Ops Interest		-	-	-		-	-	15,884	15,884	Pay off in 2023
	Developer Repayment- Cap Interest		-	-	-		-	-	37,733	57,733	Begin Paying Down in 2023
<b>Total Debt Service</b>		<b>7,000</b>	<b>185,000</b>	<b>(10,000)</b>	<b>195,000</b>	<b>120,000</b>	<b>120,250</b>	<b>250</b>	<b>155,000</b>	<b>175,000</b>	
<b>TOTAL EXPENDITURES</b>		<b>50,405</b>	<b>250,236</b>	<b>3,741</b>	<b>246,494</b>	<b>149,287</b>	<b>162,314</b>	<b>13,027</b>	<b>223,396</b>	<b>244,338</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>6,136</b>	<b>(625)</b>	<b>(559)</b>	<b>(1,184)</b>	<b>86,115</b>	<b>78,080</b>	<b>8,035</b>	<b>(4,303)</b>	<b>(3,776)</b>	
<b>OTHER SOURCES / (USES)</b>											
1-894	Transfer to Capital Fund	-	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>6,136</b>	<b>(625)</b>	<b>(559)</b>	<b>(1,184)</b>	<b>86,115</b>	<b>78,080</b>	<b>8,035</b>	<b>(4,303)</b>	<b>(3,776)</b>	
1-450	<b>BEGINNING FUND BALANCE</b>	13,459	14,883	4,713	19,595	19,595	14,883	4,713	18,411	18,411	
<b>ENDING FUND BALANCE</b>		<b>19,595</b>	<b>14,257</b>	<b>4,154</b>	<b>18,411</b>	<b>105,711</b>	<b>92,963</b>	<b>12,748</b>	<b>14,108</b>	<b>14,636</b>	
<b>COMPONENTS OF FUND BALANCE:</b>		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
1-142	Nonspendable	450	3,885	314	4,200	-	-	-	4,410	4,410	Prepaid Insurance
	Restricted for Emergencies	1,486	-	7,359	7,359	7,359	-	-	-	-	Shown as an expense
	Unassigned	17,659	10,372	(3,520)	6,852	98,351	-	-	9,698	10,226	
<b>TOTAL FUND BALANCE</b>		<b>19,595</b>	<b>14,257</b>	<b>4,154</b>	<b>18,411</b>	<b>105,711</b>	<b>92,963</b>	<b>12,748</b>	<b>14,108</b>	<b>14,636</b>	
		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Parker Homestead Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/22

								No Further Adjustment	With Adjustment		
		2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Favorable (Unfavor)	2023 Prelim Budget	2023 Prelim Budget	Notes/Assumptions
<b>DEBT SERVICE FUND</b>											
<b>REVENUE</b>											
2-510	Property Taxes	632,408	487,385	-	487,385	481,482	487,385	(5,902)	493,371	493,371	AV * Mill Levy / 1,000
2-515	Specific Ownership Taxes	60,988	38,991	-	38,991	24,796	22,745	2,051	39,470	39,470	8% of Taxes
2-560	Interest Income	943	500	1,200	1,700	664	333	331	7,000	7,000	Budget High To Allow For Contingency
<b>TOTAL REVENUE</b>		<b>694,340</b>	<b>526,876</b>	<b>1,200</b>	<b>528,076</b>	<b>506,942</b>	<b>510,463</b>	<b>(3,520)</b>	<b>539,841</b>	<b>539,841</b>	
<b>EXPENDITURES</b>											
2-607	Bond Principal- 2016	-	-	-	-	-	-	-	-	-	Defeased in 2020
2-608	Bond Interest- 2016	-	-	-	-	-	-	-	-	-	Defeased in 2020
2-609	Loan Principal- 2020	115,000	275,000	-	275,000	-	-	-	285,000	285,000	Per Amortization Schedule
2-610	Loan Interest- 2020	411,459	259,465	-	259,465	129,732	111,725	(18,008)	250,747	250,747	Per Amortization Schedule
2-668	Paying Agent Fees	-	-	-	-	-	-	-	-	-	Direct Placement- No Fee
2-685	Bank Fees / Misc Expense	16	-	(100)	100	-	-	-	100	100	Based on 2022 Forecast
2-700	Treasurer's Fees	9,496	7,311	-	7,311	7,226	7,311	85	7,401	7,401	1.5% of property taxes
	Contingency	-	5,000	5,000	-	-	-	-	5,000	5,000	Unforeseen Needs
<b>TOTAL EXPENDITURES</b>		<b>535,971</b>	<b>546,775</b>	<b>4,900</b>	<b>541,875</b>	<b>136,958</b>	<b>119,035</b>	<b>(17,923)</b>	<b>548,248</b>	<b>548,248</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>158,369</b>	<b>(19,900)</b>	<b>6,100</b>	<b>(13,800)</b>	<b>369,984</b>	<b>391,427</b>	<b>(21,443)</b>	<b>(8,407)</b>	<b>(8,407)</b>	
<b>OTHER SOURCES / (USES)</b>											
2-523	Bond Proceeds	-	-	-	-	-	-	-	-	-	
2-730	Bond Premium	-	-	-	-	-	-	-	-	-	
2-736	Bond Defeasance	-	-	-	-	-	-	-	-	-	
2-618	Cost of Issuance	-	-	-	-	-	-	-	-	-	
2-750	Developer Repayment- Capital Transfer from General Fund	-	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>158,369</b>	<b>(19,900)</b>	<b>6,100</b>	<b>(13,800)</b>	<b>369,984</b>	<b>391,427</b>	<b>(21,443)</b>	<b>(8,407)</b>	<b>(8,407)</b>	
2-450	<b>BEGINNING FUND BALANCE</b>	48,307	201,877	4,799	206,676	206,676	201,877	4,799	192,876	192,876	
<b>ENDING FUND BALANCE</b>		<b>206,676</b>	<b>181,977</b>	<b>10,899</b>	<b>192,876</b>	<b>576,660</b>	<b>593,304</b>	<b>(16,644)</b>	<b>184,470</b>	<b>184,470</b>	
<b>COMPONENTS OF FUND BALANCE:</b>											
2-128	Surplus Fund Requirement	163,782	163,782	-	163,782	164,094			163,782	163,782	Maintain at \$163,782 Cap
	Restricted for Debt Service	42,894	18,195	10,899	29,094	412,566			20,688	20,688	
<b>TOTAL FUND BALANCE</b>		<b>206,676</b>	<b>181,977</b>	<b>10,899</b>	<b>192,876</b>	<b>576,660</b>			<b>184,470</b>	<b>184,470</b>	
		=	=	=	=	=	=	=	=	=	
Loan Balance- Beginning of Year		8,300,000	8,185,000		8,185,000				7,910,000	7,910,000	
Assessed Valuation		14,366,690	14,996,450		14,996,450				14,510,910	14,510,910	
Debt to Assessed Ratio		58%	55%		55%				55%	55%	
<i>Mill levy cap released once below 50%</i>											

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**RESOLUTION NO. 2022-10-\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT**  
**TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Parker Homestead Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2022, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 11, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; 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 the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Parker Homestead Metropolitan District for the 2023 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 11th day of October, 2022.

---

Secretary

EXHIBIT A  
(Budget)

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the Parker Homestead Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the Parker Homestead Metropolitan District held on October 11, 2022.

By: \_\_\_\_\_  
Secretary

**RESOLUTION NO. 2022-10-\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Parker Homestead Metropolitan District (“District”) has adopted the 2023 annual budget in accordance with the Local Government Budget Law on October 11, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Parker Homestead Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 11th day of October, 2022.

---

Secretary



**EXHIBIT A**  
(Certification of Tax Levies)

**RESOLUTION NO. 2022-10-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF PARKER HOMESTEAD  
METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT  
MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN**

- A. Parker Homestead Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved by the Town of Parker, on October 3, 2010, (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a combined maximum mill levy of 35 mills for operations and debt service (“**Maximum Mill Levy**”).
- D. Section VI.C.1 of the Service Plan authorizes adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2000 (the “**Baseline Year**”), by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors (the “**Board**”) in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 9.74%.
- G. In 2017, the Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- H. In 2019, the General Assembly passed Senate Bill 19-255, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

I. In 2020, the voters of the State of Colorado passed Amendment B, which repealed Article X, Section 3 of the Colorado Constitution such that the ratio of valuation for assessment of real property for 2021 and thereafter, unless further amended by the General Assembly or voters of the State, is 7.15%.

J. In 2021, the General Assembly passed Senate Bill 21-293, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for all residential real property other than multi-family residential real property at 6.95% (decreased from 7.15%) for property tax years commencing on January 1, 2022, and January 1, 2023.

K. In compliance with the Service Plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property as set by the General Assembly for property tax imposition year 2022 (property tax collection year 2023), the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Mill Levy, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Parker Homestead Metropolitan District, Town of Parker, Douglas County, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Mill Levy to reflect that Senate Bill 21-293 set the ratio of valuation for assessment for residential real property other than multi-family residential real property to 6.95%, which is a change from the 9.74% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows for a combined maximum mill levy of 49.050 mills for operations and debt service (the “**Adjusted Mill Levy**”), so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 6.95% residential real property other than multi-family residential real property for tax collection year 2023.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the County Commissioner of Douglas County on or before December 15, 2022, for collection in 2023.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE  
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON OCTOBER 11, 2022.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

---

President

Attest:

---

Secretary

**RESOLUTION NO. 2022-10-\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
PARKER HOMESTEAD METROPOLITAN DISTRICT  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023**

A. The term of the office to which Director Lisa Brinkman has previously been appointed expires upon her re-election, or the election of her successor at the regular election, to be held on May 2, 2023, and upon such successor taking office.

B. Vacancies currently exist on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect one (1) Director to serve until the next regular election, to occur May 6, 2025, and two (2) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District (the “**District**”) of the County of Douglas, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, one (1) Director shall be elected to serve until the next regular election, to occur May 6, 2025, and two (2) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the District, at the above address, and on the District's website at <https://parkerhomesteadmd.colorado.gov>.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023]**

RESOLUTION APPROVED AND ADOPTED on October 11, 2022.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

## Proposal for Extra Work at Parker Homestead-Native mowing and weed application

Property Name	Parker Homestead-Native mowing and weed application	Contact	Ann Finn
Property Address	Herloom Pky & S Chambers Road Heirloom Pkwy & S Chambers Road Parker, CO 80228	To Billing Address	Parker Homestead Metropolitan District 141 Union Blvd Suite 150 Lakewood, CO 80228
Project Name	Parker Homestead-Native mowing and weed application		
Project Description	Mow the native areas along bike path and behind houses. Treat the native weed. Refer to attached map		

### Scope of Work

For the Parker Homestead area, BrightView proposes to cut down the cattails that are impeding the trail along the native where the trail goes under the Chambers bridge. A two width mower beauty band will be mowed along the trail marked on the attached map. Crews will use a line trimmer to cut down weeds along the back sides of the selected homes. (Highlighted Green on Map). Weed control will be applied to the mowed area and also the area SE of the pool area (Highlighted Green on Map)

QTY	UoM/Size	Material/Description	Total
<b>Cut down willow shrubs along selected pathways. Mow native</b>			<b>\$14,225.28</b>
200.00	HOUR	Labor for removals of willows and mowing beauty bands along trails and behind homes	
1.00	LUMP SUM	Disposal of willow and materials not able to mulch on site.	
<b>Treat the native area weeds after mowing</b>			<b>\$3,250.00</b>
1.00	LUMP SUM	Treatment of native weeds in areas marked on map. Spraying a barrier of approximately 5' behind the houses and trail	

For internal use only

SO# 7939022  
JOB# 400600000  
Service Line 130

**Total Price** \$17,475.28

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
12570 E. 39th Ave, Denver, CO 80239 ph. (303) 288-2701 fax (303) 288-2715



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax, where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Customer and its agents and employees from and against any third-party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
10. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

**Acceptance of this Contract**

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.**

Customer

**Director**

\_\_\_\_\_  
Signature Title

**Ann Finn** **September 30, 2022**  
Printed Name Date

**BrightView Landscape Services, Inc. "Contractor"**

**Account Manager Exterior**

\_\_\_\_\_  
Signature Title

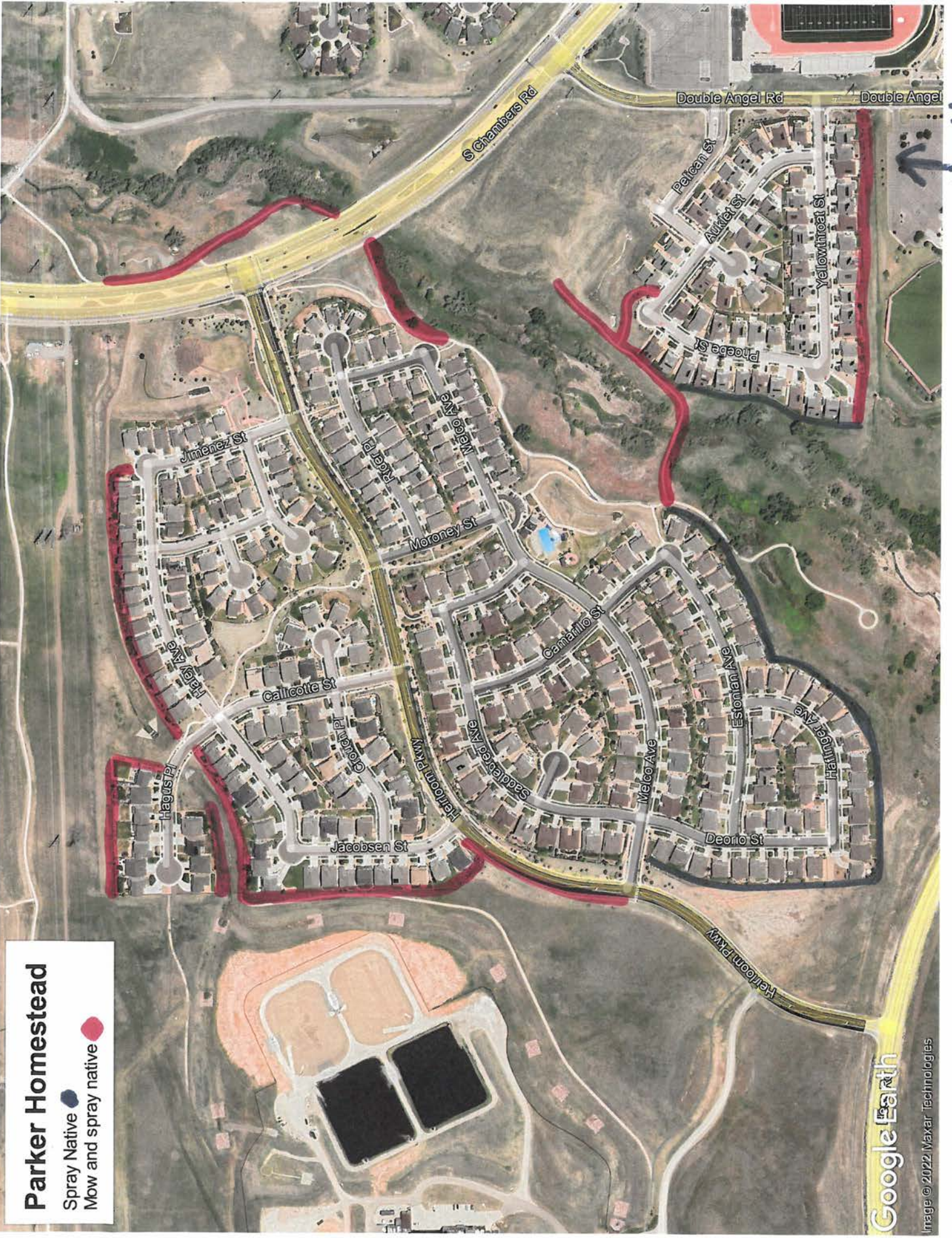
**Paul Lorenz** **September 30, 2022**  
Printed Name Date

**Job #:** 400600000

**SO #:** 7939022 **Proposed Price:** \$17,475.28

(North.)

North



# Parker Homestead

Spray Native ●

Mow and spray native ●

Google Earth

Image © 2022 Maxar Technologies

3



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: September 2, 2022

RE: Notice of 2023 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (8.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.