

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

The Board of Directors of Flatiron Marketplace Metropolitan District (the “**Board**”), City of Broomfield, Broomfield County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 3, 2023, at the hour of 10:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2024 BUDGET

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

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the "Boards") of the BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2 & FLATIRON MARKETPLACE METROPOLITAN DISTRICT (collectively the "Districts"), will hold a meeting via teleconference on October 3, 2023 at 10:00 a.m. for the purpose of conducting such business as may come before the Boards including a public hearing on the 2024 proposed budgets (the "Proposed Budgets"). The necessity may also arise for an amendment to the 2023 budgets (the "Amended Budgets"). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/88398343025?pwd=C3VVMThpY2Z0RnkxUEExaUdBHdUd4QT09>
Meeting ID: 883 9834 3025; Passcode: 890509;
Call-In Number: (720) 707-2699

NOTICE IS FURTHER GIVEN that the Proposed Budgets and Amended Budgets (if applicable) have been submitted to the Districts. A copy of the Proposed Budgets and Amended Budgets are on file in the office of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112 where the same are open for public inspection. Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to final adoption of the Proposed Budgets or the Amended Budgets by the Boards. This meeting is open to the public and the agenda for any meeting may be obtained at <https://broomfieldvillageflatironmarketplace.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2 & FLATIRON MARKETPLACE METROPOLITAN DISTRICT, quasi-municipal corporations and political subdivisions of the State of Colorado

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

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Prairie Mountain Media, LLC

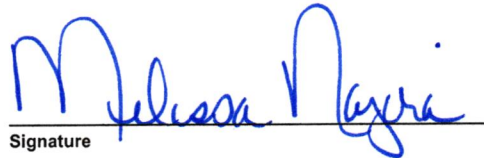
PUBLISHER'S AFFIDAVIT

County of Broomfield
State of Colorado

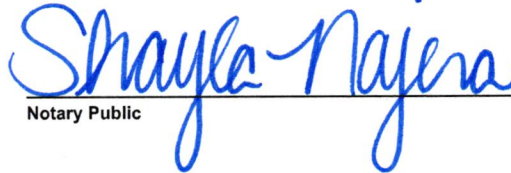
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Broomfield Enterprise*.
2. The *Broomfield Enterprise* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Broomfield County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Broomfield Enterprise* in Broomfield County on the following date(s):

Sep 24, 2023


Signature

Subscribed and sworn to me before me this
25th day of September 2023.


Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

(SEAL)

Account: 1051175
Ad Number: 2004720
Fee: \$58.52

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 10.000 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 0.000 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 Broomfield 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 OCTOBER 3, 2023.

DISTRICT:

**FLATIRON MARKETPLACE
METROPOLITAN DISTRICT**, a quasi-
municipal corporation and political subdivision of
the State of Colorado

By: *Mike Tamblyn*
Officer of the District

Attest:

By: *Rick Merkel*
Rick Merkel (Nov 2, 2023 15:02 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

George M Rowley
General Counsel to the District

STATE OF COLORADO
COUNTY OF BROOMFIELD
FLATIRON MARKETPLACE 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 October 3, 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 October, 2023.

Rick Merkel
Rick Merkel (Nov 2, 2023 15:02 MDT)

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**FLATIRON MARKETPLACE METROPOLITAN DISTRICT
2024
BUDGET MESSAGE**

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

The Flatiron Marketplace Metropolitan District has adopted budgets for one fund, a General Fund to provide for operating and maintenance expenditures.

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

The primary sources of revenue for the district in 2024 will be property taxes and transfer from Broomfield Village Metropolitan District No. 2. The district intends to impose a 10.000 mill levy on property within the district for 2024, all of which are dedicated to the General Fund.

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

	Atual <u>2022</u>	Adopted Budget <u>2023</u>	Actual 6/30/2023	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 4,802	\$ 32,712	\$ 22,259	\$ 22,259	\$ 67,400
Revenues:					
Property taxes	37,600	38,746	38,746	38,746	19,138
Specific ownership taxes	1,886	2,404	987	1,900	1,729
Tif		901	863	863	3,288
Other income	-	-	-	-	-
Transfer from Broomfield Village MD No. 2	30,463	56,291	54,528	54,513	56,062
Interest income	201	-	115	200	-
Developer advances	-	-	-	-	-
Total revenues	<u>70,150</u>	<u>98,342</u>	<u>95,239</u>	<u>96,222</u>	<u>80,217</u>
Total funds available	<u>74,952</u>	<u>131,054</u>	<u>117,498</u>	<u>118,481</u>	<u>147,617</u>
Expenditures:					
Audit	4,500	4,500	-	5,500	4,500
Accounting	12,662	10,000	6,118	10,000	10,000
Election	2,753	10,000	2,392	2,400	10,000
Insurance/ SDA Dues	5,592	2,500	6,062	6,100	2,500
Legal	25,124	25,000	10,105	25,000	25,000
Miscellaneous	1,498	-	425	1,500	-
Treasurer's Fees	564	581	581	581	287
Contingency	-	76,895	-	-	93,760
Emergency Reserve	-	1,578	-	-	1,570
Total expenditures	<u>52,693</u>	<u>131,054</u>	<u>25,683</u>	<u>51,081</u>	<u>147,617</u>
Ending fund balance	<u>\$ 22,259</u>	<u>\$ -</u>	<u>\$ 91,815</u>	<u>\$ 67,400</u>	<u>\$ -</u>
Assessed valuation		1,982,340			2,242,600
Tif		45,039			328,756
Assessed valuation		<u>\$ 1,937,301</u>			<u>\$ 1,913,844</u>
Mill Levy		<u>20.000</u>			<u>10.000</u>