

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

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 1, 2024, 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 2025 BUDGET

**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGETS
AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGETS**

The Boards of Directors (collectively the "Boards") of the BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2 AND FLATIRON MARKETPLACE METROPOLITAN DISTRICT (collectively the "Districts"), will hold a public hearing via teleconference on October 1, 2024, at 10:00 a.m., to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). The public hearing may be joined using the following teleconference information:

https://us06web.zoom.
us/j/87997357913?pwd=PLtuPIVVK2LajrmtMSdqXOnGqRa8x5.1
Meeting ID: 879 9735 7913; Passcode: 304574;
Call-In Number: 720-707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://broomfieldvillageflatironmarketplace.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:
BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2 AND FLATIRON MARKETPLACE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

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

Published: Broomfield Enterprise September 22, 2024-2075844

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):

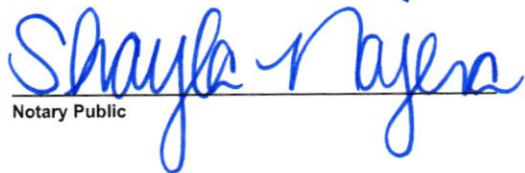
Sep 22, 2024



Signature

Subscribed and sworn to me before me this

23rd day of September, 2024.



Notary Public

(SEAL)

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

Account: 1051175
Ad Number: 2075844
Fee: \$52.80

WHEREAS, the Board has appointed 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 available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final 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 2025. 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 of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. 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 4. 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 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. 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 7. 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 1, 2024.

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: *Richard Merkel*
Richard Merkel (Nov 5, 2024 07:43 MST)

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 Tuesday, October 1, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of October, 2024.

Richard Merkel
Richard Merkel (Nov 5, 2024 07:43 MST)
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

FLATIRON METROPOLITAN DISTRICT
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for the Flatiron Metropolitan District.

Flatiron Metropolitan District has adopted a budget for one fund, a General Fund, to provide for the payment of 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 2025 will be transfers from Broomfield Village MD No. 2 and property taxes from the imposition of a 10.000 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund.

Flatiron Marketplace Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual 6/30/2024	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 21,495	\$ 67,400	\$ 73,993	\$ 73,993	\$ 113,971
Revenues:					
Property taxes	38,746	19,138	19,138	19,138	17,737
Specific ownership taxes	2,040	1,729	458	900	1,729
Tif	863	3,288	3,189	3,285	3,877
Transfer from Broomfield Village MD No. 2	55,625	56,062	42,442	62,403	56,803
Interest income	411	-	126	200	-
Developer advances	-	-	-	-	-
Total revenues	<u>97,685</u>	<u>80,217</u>	<u>65,353</u>	<u>85,926</u>	<u>80,146</u>
Total funds available	<u>119,180</u>	<u>147,617</u>	<u>139,346</u>	<u>159,919</u>	<u>194,117</u>
Expenditures:					
Audit	5,500	4,500	-	6,500	7,000
Accounting	8,246	10,000	6,492	10,000	10,000
Election	2,393	10,000	-	-	10,000
Insurance/ SDA Dues	7,391	2,500	5,761	5,761	6,500
Legal	20,249	25,000	8,786	22,000	25,000
Miscellaneous	827	-	696	1,400	1,500
Treasurer's Fees	581	287	287	287	266
Contingency	-	93,760	-	-	132,043
Emergency Reserve	-	1,570	-	-	1,808
Total expenditures	<u>45,187</u>	<u>147,617</u>	<u>22,022</u>	<u>45,948</u>	<u>194,117</u>
Ending fund balance	<u>\$ 73,993</u>	<u>\$ -</u>	<u>\$ 117,324</u>	<u>\$ 113,971</u>	<u>\$ -</u>
Assessed valuation		2,242,600			2,161,350
Tif		328,756			387,690
Assessed valuation		<u>\$ 1,913,844</u>			<u>\$ 1,773,660</u>
Mill Levy		<u>10.000</u>			<u>10.000</u>