EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:	Office:	Term/Expiration:
Greg Wright	President	2029/May 2029
Cameron Nelson	Assistant Secretary	2027/May 2027
VACANT	Assistant Secretary	2029/May 2029
Erich Matola	Assistant Secretary	2027/May 2027
VACANT		2027/May 2027
Peggy Ripko	Secretary	

DATE: October 27, 2025

TIME: 5:00 P.M.

PLACE: This meeting will be held via Zoom.

**Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZc1VMWTJFZjFHdz09
Meeting ID: 862 6755 0643
Passcode: 987572
Call In Number: 1-719-359-4580

I. CALL TO ORDER

A. Confirm Quorum and Present Conflict Disclosures.

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II. ADMINISTRATIVE MATTERS

A. Approve Agenda and confirm posting of meeting notice.

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B. Review and approve Minutes from the July 29, 2025, Regular Meeting (enclosure).

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C. Consider approval of 2026 Annual Administrative Resolution (Resolution No. 2025-10-01) setting forth annual administrative matters including regular meeting schedule and Board officer positions.

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D. Discuss § 32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2026.

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D. Discuss vacancies on the Board and consider the appointment of eligible elector, Marti Corley, to the Board of Directors of the District. Administer Oath of Office.

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III. PUBLIC COMMENTS

A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.

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IV. FINANCIAL MATTERS

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

Fund	Period Ending Aug. 31, 2025	Period Ending Sept. 30, 2025	Period Ending Oct. 31, 2025
General	$ 24,832.33	$ 21,563.57	$ 36,802.46
Debt Service	$ -0-	$ -0-	$ -0-
Capital Projects	$ -0-	$ -0-	$ -0-
Total Claims	**$ 24,832.33**	**$ 21,563.57**	**$ 36,802.46**

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B. Review and accept unaudited financial statements for the period ending September 30, 2025 and the cash position statement for the period ending September 30, 2025 (enclosure).

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C. Consider engagement of Schilling & Company, Inc. to prepare the 2025 Audit for an amount not to exceed $________.

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D. 2026 Budget

a. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Set Mill Levies (enclosures – Preliminary Assessed Valuation, draft 2026 Budget, and Resolution).

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IV. LEGAL MATTERS

A. ____

V. OPERATIONS MATTERS

A. ____

VI. OTHER MATTERS

A. ____

VII. ADJOURNMENT ***<u>THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.</u>***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT HELD JULY 29, 2025

A Special meeting of the Board of Directors of the East Creek Consolidated Metropolitan District (the "**District**") was convened on Monday, July 29, 2025 at 5:00 p.m. This District Board Meeting was held via Zoom video/telephone conference. The meeting was open to the public via Zoom.

Directors In Attendance Were:
Greg Wright, President
Cameron Nelson, Assistant Secretary
Erich Matola, Assistant Secretary
Absent: Martin Corley, Treasurer

Also In Attendance Were:
Peggy Ripko and Jim Ruthven (for a portion of the meeting); Special District Management Services, Inc.

Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law, LLC

Dawn Schilling; Schilling & Company Inc.

Stephen Doherty; Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:00 p.m. The Board noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest. Mr. Erb noted that annual conflicts of interest disclosures were filed with the Secretary of State. The members of the Board did make any additional conflict of interest disclosures.

ADMINISTRATIVE MATTERS

Agenda/Director Absence: The Board reviewed the proposed Agenda for the District's special meeting.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add enforcement, and excused the absence of Director Corley.

Results of May 6, 2025 Regular Election: Ms. Ripko discussed with the Board the results of the May 6, 2025 Regular Election for Directors ("Election"). It was noted that Directors Corley and Nelson were each elected for a two-year term ending in 2027 and Directors Wright and Matola were each deemed elected to a four-year term ending in 2029. The Board also noted that question 6A regarding the retention of previously collected tax revenue did not pass with a 7 yes and 7 no vote.

Vacancies on the Board: The Board discussed the vacancies on the Board and noted that there were no District eligible electors interested in serving on the Board at this time.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Greg Wright
Treasurer	Martin Corley
Secretary	Peggy Ripko
Assistant Secretary	Cameron Nelson
Assistant Secretary	Erich Matola

Minutes: The Board reviewed the Minutes from the October 28, 2024 and March 24, 2025, Regular Meetings.

Following discussion, upon motion duly made by Director Wright, seconded by Director Matola and, upon vote, unanimously carried, the Board approved the Minutes from the October 28, 2024 and March 24, 2025, Regular Meetings.

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PUBLIC COMMENT There was no public comment.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payment of claims as follows:

Fund	Period Ending April 30, 2025	Period Ending May 31, 2025	Period Ending June 30, 2025	Period Ending July 31, 2025
General	$ 27,444.89	$ 22,460.50	$ 16,469.53	$ 32,164.91
Debt Service	$ -0-	$ -0-	$ -0-	$ -0-
Capital Projects	$ -0-	$ -0-	$ -0-	$ -0-
Total Claims	**$ 27,444.89**	**$ 22,460.50**	**$ 16,469.53**	**$ 32,164.91**

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Matola and, upon vote, unanimously carried, the Board approved and ratified the payment of claims.

Unaudited Financial Statements and Cash Position Schedule: The Board deferred discussion at this time.

2024 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2024 Budget for East Creek Consolidated Metropolitan District and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

The Board noted that the budget amendment was to address slightly higher expenditures in the general fund and to account for additional interest income earned in the debt service fund. Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board amended the 2024 Budget as presented.

2024 Audit: Ms. Schilling reviewed the 2024 Audit with the Board. She reviewed the various funds and the status of revenue collected by District 1 in 2024.

Following discussion, upon motion, duly made by Director Wright, seconded by Director Matola and, upon vote, unanimously carried, the Board approved the 2024 Audit and authorized the execution of the Representations Letter.

LEGAL MATTERS

Potential November 2025 Election: The Board discussed the potential for having a November 2025 Election. The Board determined not move forward with an election in November.

Resolution Accepting Transfer of Real Property – Tract V: The Board reviewed the Resolution Accepting Transfer of Real Property – Tract V.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Nelson and, upon vote, unanimously carried, the Board adopted the Resolution Accepting Transfer of Real Property – Tract V

Termination of Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.: The Board discussed the Termination of Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board terminated the Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.

Resolution Adopting Parking Rules and Regulations: The Board reviewed the Resolution Adopting Parking Rules and Regulations.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board adopted the Resolution Adopting Parking Rules and Regulations. .

Covenant Enforcement: The Board reviewed the covenant enforcement policy.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the covenant enforcement policy.

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OPERATIONS AND MAINTENANCE

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for tree care services in the amount of $802.00.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for tree care services in the amount of $802.00.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for stump removal services at the amount of $764.12.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for stump removal services at the amount of $764.12.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for spring startup and irrigation repairs.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for spring startup and irrigation repairs.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for 2025-2026 snow removal.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for 2025-2026 snow removal.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for trash and sediment removal.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for trash and sediment removal an amount not to exceed an amount of $7,000.

Proposal from Property Solutions Team for Street Cleaning. The Board discussed the proposal for street cleaning. No action was taken.

Proposal from Pet Scoop, Inc. for Pet Station Installation: The Board reviewed the proposal from Pet Scoop, Inc. for pet station installation.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Pet Scoop, Inc. for pet station installation.

OTHER MATTERS The Board discussed prairie dogs within the District.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made and seconded, upon vote unanimously carried, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

By ______________________________
Secretary for the Meeting

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT**

2026 Annual Administrative Resolution

Recitals

A. The East Creek Consolidated Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the District has a duty to perform certain obligations in order to ensure the efficient operation of the District; and

C. The directors may receive compensation for their services subject to the limitations imposed by § 32-1-902(3)(a)(I) and (II), C.R.S.; and

D. Section 32-1-103(15), C.R.S., requires the Board of Directors to publish certain legal notices in a newspaper of general circulation in the District; and

E. Section 24-6-402, C.R.S., specifies the duty of the Board of Directors at its first regular meeting of the calendar year to designate a public posting place within the boundaries of the District for notices of meetings, in addition to any other means of notice; and

F. Section 32-1-903, C.R.S., states that the Board shall meet regularly at a time and in a location to be designated by the Board; and special meetings shall be held as often as the needs of the special district require, and such meetings may be held (A) (1) telephonically; (2) electronically; or (3) by other means not including physical presence but must provide a method for members of the public to attend the meeting: or (B) at a physical location within the boundaries of the District or which are within the boundaries of any county in which the District is located, or, in any county so long as the meeting location does not exceed twenty miles from the District boundaries, unless an appropriate resolution to hold the meeting in another location is adopted by the Board and notice appears on the meeting agenda; and

G. Section 32-1-903(2), C.R.S., requires that notice of the time and place designated for all regular and special meetings shall be in accordance with § 24-6-402(2)(c), C.R.S., on a website or other online presence of the District which complies with the statutory criteria, or on a physical posting location as designated by the Board and within the limits of the Special District at least 24 hours prior to said meeting; and

H. Section 32-l-1001(2)(a), C.R.S., requires that a district may fix or increase fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty days after providing notice stating that the action is being considered and stating the date, time, and place of the meeting at which the action is being considered; and

I. In accordance with the Colorado Governmental Immunity Act, the Board is given authority to obtain insurance against liability for injuries for which the District may be liable under the Governmental Immunity Act, and to provide for defense and payment of judgements or settlements against public employees, pursuant to §§ 24-10-110 and 24-10-115, C.R.S.; and

J. Sections 32-1-901(2) and 32-1-902(2), C.R.S., requires the District to obtain an individual, schedule or blanket surety bond in an amount of no less than $1,000 per director and $5,000 for the Board Treasurer, and to file such bond with the District Court and the Division of Local Government; and

K. Section 32-1-104.8, C.R.S., requires the District to record a special district public disclosure document and a map of the boundaries of the District with the County Clerk and Recorder of each county in which the District is located by December 31, 2014, and at any time thereafter that an order confirming the inclusion of property into the District is recorded; and

L. Section 32-1-306, C.R.S. requires the District to file a current, accurate map of its boundaries with the Division of Local Government and the County Clerk and Recorder and the County Assessor on or before January 1 of each year; and

M. Section 32-1-104(2), C.R.S., requires the District, on or before January 15, to file a copy of the notice required by § 32-1-809, C.R.S. with the Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of Local Government; and

N. Section 32-1-809, C.R.S., requires that on or before January 15 of each year the District will provide a notice to the eligible electors of the District containing the information required by § 32-1-809(1), C.R.S. in the manner set forth in § 32-1-809(2), C.R.S.; and

O. The Local Government Budget Law of Colorado, §§ 29-1-101, et seq., C.R.S., requires the Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets, and to file copies of the budgets and amendments thereto; and

P. In accordance with the Public Securities Information Reporting Act, §§ 11-58-101, et seq., C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs; and

Q. In accordance with § 29-1-604(1), C.R.S., if expenditures and revenues of the District are not in excess of $100,000, the District may file an exemption from audit with the State auditor; or, in accordance with § 29-1-604(2), C.R.S., if expenditures and revenues of the District are at least $100,000 but not more than $750,000 the District may, with the approval of the State Auditor, file an exemption from audit with the State Auditor, or in accordance with § 29-1-603, C.R.S., the governing body of the District shall cause to be made an annual audit of the financial statements for each fiscal year; and

R. The Unclaimed Property Act, §§ 38-13-101, et seq., C.R.S., requires that governmental subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

S. Elections may be held pursuant to the Special District Act, the Uniform Election Code of 1992, and the Colorado Local Government Election Code for the purpose of (1) electing members of the District's Board of Directors; (2) to present certain ballot issues to the eligible electors of the District as required by Article X, § 20 of the Colorado Constitution; and (3) to present certain ballot questions to the eligible electors of the District; and

T. Section 1-1-111, C.R.S., states that all powers and authority granted to the governing body of a political subdivision to call and conduct an election may be exercised by the appointed Designated Election Official; and

U. Sections 1-11-103 and 32-1-104(1), C.R.S., require the District to notify the Division of Local Government of the results of any elections held by the District, including the name and address of all members and officers of the board of directors, and a business address, telephone number and name of the contact person for the District; and

V. Section 32-1-1101.5, C.R.S., requires the District to certify results of any election to incur general obligation indebtedness to the board of county commissioners of each county in which the special district is located or to the governing body of the municipality that has adopted a resolution of approval of the District; and

W. Section 32-1-1604, C.R.S., requires within 30 days of incurring or authorizing general obligation debt that the District record a notice of such debt with the County Clerk and Recorder, on a form prescribed by the Division of Local Government; and

X. In accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., either the board of county commissioners of each county in which the special district is located, or the governing body of the municipality that has adopted a resolution of approval of the District, may require the District to file an application for quinquennial finding of reasonable diligence; and

Y. Section 32-1-207(3)(c), C.R.S., requires the District to file an annual report, on or before August 1st of each year for the preceding calendar year, to the governing body with jurisdiction over the District, the Division of Local Government, State Auditor, and County Clerk and Recorder for each county in which the District is located, unless otherwise required at an earlier date by the District's service plan.

Z. Special district directors are governed by §§ 32-1-902(3) and 32-1-902(4), C.R.S., which requires such director to disqualify himself or herself from voting on an issue in which he or she has a conflict of interest unless the director has properly disclosed such conflict in compliance with law, and by the provisions of the Colorado Code of Ethics, §§ 24-18-101*, et seq.*, C.R.S, which provide rules of conduct concerning public officials and their fiduciary duties; and

AA. Section 32-1-902, C.R.S., requires the Board to elect officers, including a Chair of the Board and President of the District, a Treasurer of the Board and District, and a Secretary, who may be a member of the Board; and

BB. The Board of Directors desires to appoint legal counsel for the District to provide legal services and to assist with the operation of the District; and

CC. The Board of Directors desires to appoint an accountant for the District to provide financial services and to assist with the financial operations of the District, and who shall also be designated as the budget officer required to prepare and submit to the Board a proposed District budget by October 15, pursuant to §§ 29-1-104 and 29-1-105 C.R.S.; and

DD. The Board of Directors desires to appoint a District Manager to provide management services in connection with the purposes for which the District was organized; and

EE. Pursuant to §§ 24-71.3-101, *et seq.,* C.R.S., The Uniform Electronic Transaction Act, parties may agree to conduct transactions by electronic means relating to business, commercial and governmental affairs, and that for all documents covered by the Act, if a law requires a record to be in writing, an electronic record satisfies the law.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT:

1. The Board of Directors of the District determines that each director shall not receive compensation for services as a director.

2. The Board designates *The Sentinel* as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes.

3. The Board designates the District website; https://eastcreekconsolidatedmd.colorado.gov/ as the official posting location for District documents, including meeting notices to be posted no less than 24 hours prior to the meeting. The Board designates a post located on a sign along E. Alameda Avenue., which is within the boundaries of the District, as the physical 24-hour posting location pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S.

4. The Board determines to hold regular meetings on March 23rd, June 22nd, and October 26th of 2026 at 5:00 p.m. via electronic platform.

5. The Board directs the legal counsel prior to any public meeting at which the District fixes or increases fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services to provide notice at least thirty days prior to such meeting pursuant to § 32-1-1001(2)(a), C.R.S. Notice shall be provided in one of the following three ways:

a. Mailing the notice separately to each customer on the District's billing rolls that receives the service; or

b. Including the notice as a prominent part of a newsletter, annual report, billing insert, billing statement, letter, or other informational mailing sent by the District to each customer of the District; or

c. Posting the notice on a publicly accessible section of the website for the Special District Association of Colorado ("SDA").

6. The Board directs district management to obtain and maintain insurance for the District, to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. Additionally, the Board directs legal counsel, to obtain bonds or equivalent insurance coverage as required by §§ 32-1-901(2) and 32-1-902(2), C.R.S., in an amount of no less than $1,000 per director and $5,000 for the Board Treasurer, and to file the bond or certificate of insurance with the District Court and the Division of Local Government.

7. The Board designates Peggy Ripko as the District's "Primary Representative" and designates Shawna Stevens as the District's "Alternate Representative" to the SDA Insurance Pool so that District insurance coverage may be timely renewed annually and updated as necessary.

8. The Board directs district management to update the Special District Public Disclosure Document and map with Arapahoe County Clerk and Recorder after the initial filing deadline of December 31, 2014, if the District includes additional property and records an Order of Inclusion with the County Clerk and Recorder.

9. The Board directs district management to file an accurate boundary map with the Division of Local Government and the Arapahoe County Assessor, as may be required by statute.

10. The Board directs district management to file a copy of the transparency notice as described in § 32-1-809, C.R.S. with the Arapahoe County Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, and the Division of Local Government.

11. The Board directs district management to notify the registered electors in the District of certain specified District information by completing the Special District Transparency Notice as detailed in § 32-1-809, C.R.S. and causing it to be posted to the Special District Association website.

12. The Board designates the District's accountant to serve as the budget officer, and to submit a proposed budget to the Board by October 15th for the following year, and, in cooperation with legal counsel, to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolutions and amendments to the budget, if necessary; to certify the mill levies on or before December 15; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado.

13. The Board directs the accountant to prepare and file the annual public securities report for nonrated public securities issued by the District, with the Department of Local Affairs on or before March 1st.

14. The Board directs the accountant to prepare or cause to be prepared for filing with the State Auditor either an Audit Exemption and Resolution for approval of Audit Exemption for the prior fiscal year by March 31; or an audit of the financial statements by June 30; further, the Board directs that the Audit be filed with the State Auditor by July 31.

15. The Board directs legal counsel to prepare, if necessary, the Unclaimed Property Act report and forward the report to the State Treasurer by November 1.

16. The Board hereby appoints Natalie M. Fleming, Erb Law, LLC, as the "Designated Election Official" of the District for any elections to be held during 2025 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official, including but not limited to appointing election judges, appointing a canvass board and cancellation, if applicable, of the election.

17. The District directs the Designated Election Official to notify the Division of Local Government of the results of any elections held by the District, including the name and address of all members and officers of the board of directors.

18. The District directs the Designated Election Official to certify results of any election to incur general obligation indebtedness to the Arapahoe County Commissioners.

19. Whenever the District authorizes or incurs general obligation debt, the Board directs the Designated Election Official or legal counsel to record a notice of such debt with the Arapahoe County Clerk and Recorder, within 30 days of authorizing or incurring the debt, on a form prescribed by the Division of Local Government.

20. The Board directs district management to prepare and file with the Board of County Commissioners of each County in which the special district is located, or to the governing body of the municipality that has adopted a resolution of approval of the District, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.

21. The Board directs district management to prepare and file the special district annual report on or before August 1st of each year with the County of Arapahoe, the Division of Local Government, the State Auditor and shall further deposit a copy of such report with the County Clerk and Recorder per §32-1-207(3)(c), C.R.S.

22. The District hereby directs each present and future member of the Board to execute an Statement of Qualification of Director, to be retained in the District's files.

23. The District hereby elects the following officers for the District:

President/Chair of the Board – Greg Wright

Treasurer – Cameron Nelson

Assistant Secretary – Erich Matola

24. The Board directs legal counsel to file conflict of interest disclosures provided by Board members with the Secretary of State. In addition, written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S. shall be deemed filed with the Board of Directors of the District when filed with the Secretary of State.

25. The Board extends the current resolution providing for the defense of directors and employees of the District to allow the resolution to continue in effect as written.

26. The Board extends the current disposal of personal identifying information resolution to allow the resolution to continue in effect as written.

27. The Board of Directors appoints the law firm of Erb Law, LLC as legal counsel for the District.

28. The Board of Directors appoints Special District Management Services, Inc. to serve as the District's accountant and to provide accounting services for the District.

29. The Board of Directors appoints Special District Management Services, Inc. to serve as the District's Manager.

30. The Board authorizes its consultants to conduct transactions by electronic means to the extent allowed by the Uniform Electronic Transactions Act.

APPROVED AND ADOPTED this 27th day of October, 2025.

EAST CREEK CONSOLIDATED
METROPOLITAN DISTRICT

By: ______________________________________

President, Board of Directors

ATTEST

____

Name: ____________________________

Secretary or Assistant Secretary

CERTIFICATION

I, ______________________, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the East Creek Consolidated Metropolitan District, and certify that the attached Resolution constitutes a true and correct copy of the Resolution adopted and approved at a meeting of the Board of Directors of the District held on October 27, 2025.

Dated this 27th day of October, 2025.

By: ____

Name: ______________________________________

Title: _______________________________________

East Creek Consolidated Metropolitan District No.I

August-25

Vendor	Invoice#	Date	Due Date	Amount In USO	Expense Account	Account Number
Animal & Pest Control Specialist, Inc	109092	8/1/2025	8/1/2025	$ 135.00	Miscellaneous	1685
Animal & Pest Control Specialist, Inc	105724	7/17/2025	7/17/2025	$ 135.00	Miscellaneous	1685
Aurora Water	A124166 7.2025	7/21/2025	8/20/2025	$ 4,941.09	Utilites	1750
Aurora Water	A124168 7.2025	7/21/2025	8/20/2025	$ 658.63	Utilites	1750
Aurora Water	A124167 7.2025	7/21/2025	8/20/2025	$ 1,429.91	Utilites	1750
CDI Consolidated Division, Inc.	890	8/1/2025	8/16/2025	$ 3,371.21	Landscaping	1730
CDI Consolidated Division, Inc.	990	6/19/2025	7/4/2025	$ 958.33	Landscaping	1730
CDI Consolidated Division, Inc.	966	6/13/2025	6/28/2025	$ 1,403.87	Landscaping	1730
Diversified Underground, Inc.	32621	7/31/2025	8/10/2025	$ 78.00	Miscellaneous	1685
Erb Law, LLC	1088	7/31/2025	8/30/2025	$ 3,335.38	Legal	1675
Special Dist Management Srvs	7.2025	7/31/2025	7/31/2025	$ 169.76	Miscellaneous	1685
Special Dist Management Srvs	7.2025	7/31/2025	7/31/2025	$ 1,181.70	Covenant Control/Comm Mgmt	1710
Special Dist Management Srvs	7.2025	7/31/2025	7/31/2025	$ 1,850.10	Management	1680
Special Dist Management Srvs	7.2025	7/31/2025	7/31/2025	$ 1,608.90	Accounting	1612
Special Dist Management Srvs	7.2025	7/31/2025	7/31/2025	$ 926.60	Billing & Collection	1721
Waste Management of Denver	9605415-2514-8	8/1/2025	8/31/2025	$ 2,532.32	Trash and Recycling	1736
Xcel Energy	936567237	7/18/2025	7/18/2025	$ 15.85	Utilites	1750
Xpress BillPay	INV-XPR026441	7/31/2025	8/5/2025	$ 100.68	Billing & Collection	1721
				$ 24,832.33		

East Creek Consolidated Metropolitan District No.I
August-25

	General	Debt	Capital	Totals
Disbursements	$ 24,832.33		$	$ 24,832.33
Total Disbursements from Checking Acct	$ 24,832.33	$0.00	$0.00	$ 24,832.33

East Cra,k Como:ldated Metropul11110 District No.1

September-25

Vendor	Invoice#	Date	Due Date	Amount In USD	Expense Account	Account Number
Altitude Community Law P.C.	1834 M 8.2025	8/25/2025	8/25/2025	$ 152.00	Legal	1675
Animal & Pest Control Specialist. Inc	105725	8/27/2025	8/27/2025	$ 135.00	Miscellaneous	1685
Aurora Water	A124166 8.2025	8/20/2025	9/19/2025	$ 5,973.79	Utilites	1750
Aurora Water	A124167 8.2025	8/20/2025	9/19/2025	$ 2,103.41	Utilites	1750
Aurora Water	A124168 8.2025	8/20/2025	9/19/2025	$ 726.59	Utilites	1750
CDI Consolidated Division, Inc.	1198	9/2/2025	9/17/2025	$ 3,371.21	Landscaping	1730
Colorado Special Districts P&L Pool	26WC-61626-0642	8/14/2025	8/14/2025	$ 450.00	Prepaid Expenses	1143
Diversified Underground, Inc.	32834	8/31/2025	9/10/2025	$ 48.00	Miscellaneous	1685
Erb Law	1128	8/31/2025	8/31/2025	$ n4.12	Legal	1675
Special Dist Management Srvs	8.2025	8/31/2025	8/31/2025	$ 123.27	Miscellaneous	1685
Special Dist Management Srvs	8.2025	8/31/2025	8/31/2025	$ 1,579.50	Covenant Control/Comm Mgmt	1710
Special Dist Management Srvs	8.2025	8/31/2025	8/31/2025	$ 1,540.80	Management	1680
Special Dist Management Srvs	8.2025	8/31/2025	8/31/2025	$ 1,366.70	Accounting	1612
Special Dist Management Srvs	8.2025	8/31/2025	8/31/2025	$ 664.20	Billing & Collection	1721
Waste Management of Denver	9654389-2514-5	9/2/2025	10/2/2025	$ 2,505.47	Trash and Recycling	1736
Xcel Energy	940n4888	8/18/2025	8/18/2025	$ 14.91	Utilites	1750
Xpress Bill Pay	INV-XPR027417	8/31/2025	9/5/2025	$ 34.60	Billing & Collection	1721
				$ 21,563.57		

East Creek Consolidated Metropolitan District No.I
September-25

	General	Debt	Capital	Totals
Disbursements	$ 21,563.57	$		$ 21,563.57
Total Disbursements from Checking Acct	$ 21,563.57	$0.00	$0.00	$ 21,563.57

East Creek Consolidated Metropolitan District No.I

October-25

Vendor	Invoice#	Date	Due Date	AmountInUSD		Expense Account	Account Number
Animal & Pest Control Specialist, Inc	105726	9/18/2025	9/18/2025	$	135.00	Miscellaneous	1685
Aurora Water	A124166 9.2025	9/19/2025	10/19/2025	$	14,230.34	Utilltes	1750
Aurora Water	A124168 9.2025	9/19/2025	10/19/2025	$	952.31	Utilltes	1750
Aurora Water	A124167 9.2025	9/19/2025	10/19/2025	$	2,076.47	Utilites	1750
CDI Consolidated Division, Inc.	1329	7/2/2025	7/17/2025	$	270.00	Landscaping	1730
CDI Consolidated Division, Inc.	1573	7/23/2025	8n/2025	$	514.20	Landscaping	1730
CDI Consolidated Division, Inc.	1468	10/1/2025	10/16/2025	$	3,371.20	Landscaping	1730
CDI Consolidated Division, Inc.	1663	7/31/2025	8/15/2025	$	370.75	Landscaping	1730
CDI Consolidated Division, Inc.	1546	7/19/2025	8/3/2025	$	822.27	Landscaping	1730
CDI Consolidated Division, Inc.	1408	7/10/2025	7/25/2025	$	176.20	Landscaping	1730
CDI Consolidated Division, Inc.	1365	7/8/2025	7/23/2025	$	140.50	Landscaping	1730
CDI Consolidated Division, Inc.	1625	7/30/2025	8/14/2025	$	815.00	Landscaping	1730
CDI Consolidated Division, Inc.	1403	7/9/2025	7/24/2025	$	686.40	Landscaping	1730
CDI Consolidated Division, Inc.	1700	8/31/2025	9/15/2025	$	283.88	Landscaping	1730
Colorado Special Districts P&L Pool	26PL-61626-1521	9/12/2025	9/12/2025	$	3,043.00	Prepaid Expenses	1143
Diversified Underground, Inc.	33048	9/30/2025	10/10/2025	$	156.00	Miscellaneous	1685
Highstreet Insurance & Financial Services	44830	9/29/2025	9/29/2025	$	695.00	Prepaid Expenses	1143
PST Water	9176MNT	10/9/2025	10/9/2025	$	1,330.04	Landscaping	1730
Special Dist Management Srvs	9.2025	9/30/2025	9/30/2025	$	251.29	Miscellaneous	1685
Special Dist Management Srvs	9.2025	9/30/2025	9/30/2025	$	1,602.90	Covenant Control/Comm Mgmt	1710
Special Dist Management Srvs	9.2025	9/30/2025	9/30/2025	$	819.40	Management	1680
Special Dist Management Srvs	9.2025	9/30/2025	9/30/2025	$	916.90	Accounting	1612
Special Dist Management Srvs	9.2025	9/30/2025	9/30/2025	$	606.80	Billing & Collection	1721
Waste Management of Denver	9707300-2514-9	10/1/2025	10/31/2025	$	2,501.28	Trash and Recycling	1736
Xcel Energy	944926930	9/17/2025	9/17/2025	$	15.83	Utllites	1750
Xpress Bill Pay	INV-XPR028392	9/30/2025	10/5/2025	$	19.50	Billing & Collection	1721
				$	36,802.46		

East Creek Consolidated Metropolitan District No.1
October-25

	General	Debt	Capital	Totals
Disbursements	$ 36,802.46		$	$ 36,802.46
Total Disbursements from Checking Acct	$ 36,802.46	$0.00	$0.00	$ 36,802.46

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2025

	Rate	Operating	Debt Service	Total
Checking:				
Cash in Bank-1st Bank		$ 76,571.19	$ 110,522.40	$ 187,093.59
Trustee:				
Zions Loan Payment Fund		-	245.22	245.22
Zions Pledged Revenue Fund		-	300,046.39	300,046.39
TOTAL FUNDS:		$ 76,571.19	$ 410,814.01	$ 487,385.20

2025 Mill Levy Information

General Fund	17.540/11.169
Debt Service Fund	55.664/30.000
ARI	1.300/2.308
Total Certified Mill Levy	74.504/43.477

Board of Directors

Greg Wright
Martin Corley
Cameron Nelson
Stephen Doherty
Erich Matola

Peggy Ripko

*authorized signer on checking account

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
September 30, 2025

	GENERAL	DEBT SERVICE	FIXED ASSETS	LONG-TERM DEBT	TOTAL
Assets					
Cash in Bank-1st Bank	$ 76,571	$ 110,522	$ -	$ -	$ 187,094
Xpress Deposit Account	1,420	-	-	-	1,420
Zions Loan Payment Fund	-	245	-	-	245
Zions Pledged Revenue Fund	-	300,046	-	-	300,046
Property Taxes Receivable	1,529	4,854	-	-	6,383
Accounts Receivable	25,645	-	-	-	25,645
Due from Other Funds	-	355,460	-	-	355,460
Total Current Assets	105,615	771,128	-	-	876,743
Other Debits					
Amount in Debt Service Fund	-	-	-	766,274	766,274
Amount to be Provided for Debt	-	-	-	4,341,368	4,341,368
Total Other Debits	-	-	-	5,107,642	5,107,642
Capital Assets					
Land and Improvements	-	-	1,080,201	-	1,080,201
Capital Assets - Depreciable	-	-	1,354,171	-	1,354,171
Accumulated Depreciation	-	-	(513,336)	-	(513,336)
Total Capital Assets	-	-	1,921,036	-	1,921,036
Total Assets	$ 105,615	$ 771,128	$ 1,921,036	$ 5,107,642	$ 7,905,421
Liabilities					
Accounts Payable	$ 7,383	$ -	$ -	$ -	$ 7,383
Due to Other Funds	355,460				355,460
Zions Bank Loan - 2023	-	-	-	4,510,000	4,510,000
Developer Advances - Capital	-	-	-	377,063	377,063
Accrued Interest - Dev Adv Cap	-	-	-	140,949	140,949
Developer Advance - Operations	-	-	-	52,273	52,273
Accured Interest - Dev Adv Ops	-	-	-	27,358	27,358
Total Liabilities	362,843	-	-	5,107,642	5,470,485
Deferred Inflows of Resources					
Deferred Property Taxes	1,529	4,854	-	-	6,383
Total Deferred Inflows of Resources	1,529	4,854	-	-	6,383
Fund Balance					
Investment in Fixed Assets	-	-	1,921,036	-	1,921,036
Fund Balance	(340,162)	485,382	-	-	145,220
Current Year Earnings	81,406	280,891	-	-	362,297
Total Fund Balances	(258,757)	766,274	-	-	2,428,553
Total Liabilities, Deferred Inflows of Resources and Fund Balance	$ 105,615	$ 771,128	$ 1,921,036	$ 5,107,642	$ 7,905,421

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 9 Months Ending
September 30, 2025

	Period Actual	YTD Actual	Adopted Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	$ 50,137	$ 124,214	$ 125,743	$ (1,529)	98.8%
Specific Ownership Taxes	1,673	4,517	7,545	(3,028)	59.9%
Service & Facility Fees	41,055	126,405	222,500	(96,095)	56.8%
ARI Fees	3,939	10,040	9,717	323	103.3%
Working Capital	600	1,500	-	1,500	-
Interest Income	200	232	-	232	-
Miscellaneous Income	100	1,406	-	1,406	-
Total Revenues	97,704	268,314	365,505	(97,191)	73.4%
Expenditures					
Accounting	5,225	11,556	18,450	6,894	62.6%
Audit	5,300	5,300	5,700	400	93.0%
Election	-	173	1,500	1,327	11.5%
Insurance/SDA Dues	-	1,979	5,200	3,221	38.1%
Legal	8,968	30,329	17,000	(13,329)	178.4%
Management	5,267	11,756	16,400	4,644	71.7%
Miscellaneous	1,449	4,407	8,000	3,593	55.1%
Treasurer's Fees	753	1,864	1,886	22	98.8%
Covenant Control/Comm Mgmt	4,083	11,628	26,650	15,022	43.6%
Drainage	-	-	9,717	9,717	0.0%
Billing & Collection	2,294	6,811	8,200	1,389	83.1%
Landscaping	17,108	43,122	65,000	21,878	66.3%
Snow Removal	-	14,847	55,000	40,154	27.0%
Fencing	-	-	1,500	1,500	0.0%
Trash and Recycling	7,470	19,578	28,900	9,322	67.7%
Park	-	-	5,000	5,000	0.0%
Monuments	-	-	1,000	1,000	0.0%
Mailboxes	-	-	750	750	0.0%
Contingency	-	-	8,000	8,000	0.0%
Utilities	21,347	23,414	20,000	(3,414)	117.1%
Covenant Enforcement - Legal	-	-	2,500	2,500	0.0%
Total Expenditures	79,264	186,764	306,353	119,589	61.0%
Excess (Deficiency) of Revenues Over Expenditures	18,440	81,550	59,152	22,398	
Transfers and Other Sources (Uses)					
Emergency Reserve	-	-	(3,772)	3,772	
ARI Fees	(57)	(144)	-	(144)	
Total Transfers and Other Sources (Uses)	(57)	(144)	(3,772)	3,628	
Change in Fund Balance	18,383	81,406	55,380	26,026	
Beginning Fund Balance	(277,140)	(340,162)	(198,789)	(141,373)	
Ending Fund Balance	$ (258,757)	$ (258,757)	$ (143,409)	$ (115,348)	

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending
September 30, 2025

	Period Actual	YTD Actual	Adopted Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	$ 156,131	$ 381,632	386,486	$ (4,854)	98.7%
Specific Ownership Taxes	5,143	13,836	23,189	(9,353)	59.7%
Interest Income	14	313	400	(87)	78.3%
Total Revenues	161,288	395,781	410,075	(14,294)	96.5%
Expenditures					
Loan Principal	-	-	50,000	50,000	0.0%
Loan Interest	-	107,163	214,914	107,751	49.9%
Paying Agent Fees	-	2,000	7,500	5,500	26.7%
Treasurer's Fees	2,344	5,727	5,797	70	98.8%
Total Expenditures	2,344	114,890	278,211	163,321	41.3%
Excess (Deficiency) of Revenues Over Expenditures	158,944	280,891	131,864	149,027	
Beginning Fund Balance	607,330	485,382	381,159	104,223	
Ending Fund Balance	$ 766,274	$ 766,274	$ 513,023	$ 253,251	

Arapahoe County
Colorado's First

PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax:303-797-1295
www.arapahoeco.gov/assessor
assessor@arapahoegov.com

August 22, 2025

AUTH 4262 EAST CREEK CONSOLIDATED
AREA 1
SPECIAL DISTRICT MANAGEMENT
SERVICES
C/O PEGGY RIPKO
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4262

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2025 of:

$5,830,259

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

4262 County Tax Entity Code

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity ☒ YES ☐ NO Date: August 22, 2025

NAME OF TAX ENTITY: EAST CREEK CONSOLIDATED METRO DIST AREA 1

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

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 2025:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	$	5,699,439
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	$	5,830,259
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	$	0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	$	5,830,259
5.	NEW CONSTRUCTION: *	5.	$	40
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	$	0
7.	ANNEXATIONS/INCLUSIONS:	7.	$	0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	$	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.): Φ	9.	$	0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	$	0
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.):	11.	$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authroized by Art. X, Sec 20(8)(b), Colo. Constituion
* New construction is defined as: Taxable real property structures and the personal property connected with the structure.
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treaed as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	$	91,284,070
	ADDITIONS TO TAXABLE REAL PROPERTY			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	$	150
3.	ANNEXATIONS/INCLUSIONS:	3.	$	0
4.	INCREASED MINING PRODUCTION: §	4.	$	0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	$	0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	$	0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (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.):	7.	$	0
	DELETIONS FROM TAXABLE REAL PROPERTY			
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	$	0
9.	DISCONNECTIONS/EXCLUSIONS:	9.	$	0
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, 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 1. $ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 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 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.

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 2025:

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1. $	5,830,259
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2. $	0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3. $	5,830,259
4.	NEW CONSTRUCTION:	4. $	40
5.	ANNEXATIONS/INCLUSIONS:	5. $	0
6.	PREVIOUSLY EXEMPT PROPERTY:	6. $	0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7. $	0
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8. $	0
9.	TAXES ABATED AND REFUNDED AS OF AUG.1 (29-1-301(1)(A), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	9. $	0
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10. $	0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11. $	

Notes:
The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (https://dlg.colorado.gov/budget-information-and-resources). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

Arapahoe

o!Y,.

PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax:303-797-1295
www.arapahoeco.gov/assessor
assessor@arapahoegov.com

SEP D2 2025

August 22, 2025

AUTH 4263 EAST CREEK CONSOLIDATED
AREA2
SPECIAL DISTRICT MANAGEMENT
SERVICES
C/O PEGGY RIPKO
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code #4263

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2025 of:

$2,373,488

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

4263 County Tax Entity Code

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity [RI YES ONO Date: August 22, 2025

NAME OF TAX ENTITY: EAST CREEK CONSOLIDATED METRO DIST AREA 2

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

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 2025:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. $	2,307,745
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: +	2. $	2,373,488
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. $	0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. $	2,373,488
5.	NEW CONSTRUCTION: *	5. $	30,243
6.	INCREASED PRODUCTION OF PRODUCING MINE: :::::	6. $	0
7.	ANNEXATIONS/INCLUSIONS:	7. $	0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: :::::	8. $	0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ORLAND (29-1-301(1)(b), C.R.S.): ¢	9. $	0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. $	0
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	11. $	0

This value reflects personal property exemptions IF enacted by the jurisdiction as authroized by Art. X, Sec 20(8)(b), Colo. Constituion
New construction is defined as: Taxable real property structures and the personal property connected with the structure.
Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treaed as growth in the limit calculation; use Forms DLG 52 & 52A.
Jurisdiction must apply to the Divis ion of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2Xb), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: 11	1. $	7,151,559
	ADDITIONS TO TAXABLE REAL PROPERTY		
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2. $	112,011
3.	ANNEXATIONS/INCLUSIONS:	3. $	0
4.	INCREASED MINING PRODUCTION: §	4. $	0
5.	PREVIOUSLY EXEMPT PROPERTY:	5. $	0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6. $	0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the mo st current year's actual value can be reported as omitted property.):	7. $	0
	DELETIONS FROM TAXABLE REAL PROPERTY		
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. $	0
9.	**DISCONNECTIONS/EXCLUSIONS:**	9. $	0
10.	**PREVIOUSLY TAXABLE PROPERTY:**	**10.** $	0

This includ es the actual value of all taxable real property plus the actual value ofreligious, private school, 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 TIIAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS·

1.	TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1. $	0

IN ACCORDANCE WITH 39-5-128(1 .5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED):** $ 74

•• The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.RS.

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 2025:

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	$	2,373,488
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	$	0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	$	2,373,488
4.	NEW CONSTRUCTION:	4.	$	30,243
5.	ANNEXATIONSIINCLUSIONS:	5.	$	0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	$	0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-l-30l(l)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	$	0
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	$	0
9.	TAXES ABATED AND REFUNDED AS OF AUG.I (29-1-30l{l)(A), C.R.S.) and (39-10-114(l)(a)(l)(B), C.R.S.):	9.	$	0
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10.	$	0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	$	

Notes:

The property tax limit will apply to all property taxing entities with the exception of school dis tricts, city and county, city, or town that has adopted a home rule charter (29-l-306(l)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (https://dlg.colorado.gov/budget-information-and-resources). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual District No. 1	2024 Actual District No. 2	2024 Actual Consolidated	2025 Adopted Budget	2026 Preliminary Budget
Assessed Valuation	$ 5,684,703	$ 1,970,549	$ 1,504,609		
SB23B-01 Property Tax Credit Adjustment	538,010		-		
Assessed Valuation - Area 1				$ 5,699,439	$ 5,830,259
Assessed Valuation - Area 2				2,307,745	2,373,488
Mill Levy					
General Fund	36.796	10.000	10.000		
Debt Service Fund	30.000	30.000	30.000		
Aurora Regional Improvement	1.188	1.000	1.000		
Incremental ARI Mill Adjustment	0.112	0.000	0.000		
Adjusted ARI Levy	1.300	1.000	0.000		
General Fund - Area 1				17.540	17.150
General Fund - Area 2				11.169	11.169
Debt Service Fund - Area 1				55.664	55.664
Less: Temporary Mill Levy Reduction					(22.470)
Adjusted Debt Service Fund - Area 1					33.194
Debt Service Fund - Area 2				30.000	30.000
Aurora Regional Improvement - Area 1				1.300	1.300
Aurora Regional Improvement - Area 2				1.000	1.000
Total Mill Levy	68.096	41.000	41.000		
Property Taxes					
General Fund	$ 209,174	$ 19,705	$ 228,880		
Debt Service Fund	170,541	59,116	229,658		
Aurora Regional Improvement	7,390	1,971	9,361		
General Fund - Area 1				$ 99,968	$ 99,989
General Fund - Area 2				25,775	26,509
Debt Service Fund - Area 1				317,254	193,530
Debt Service Fund - Area 2				69,232	71,205
Aurora Regional Improvement - Area 1				7,409	7,579
Aurora Regional Improvement - Area 2				2,308	2,373
Actual/Budgeted Property Taxes	**$ 387,105**	**$ 80,792**	**$ 467,897**	**$ 521,946**	**$ 401,186**

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT

GENERAL FUND
2026 Preliminary Budget
with 2024 actual, 2025 Adopted Budget, and 2025 Estimated

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	2024 Actual	01/25-09/25 YTD Actual	2025 Adopted Budget	2025 Estimated	2026 Preliminary Budget	
Fund Balance	$ (264,581)	$ (340,162)	$ (198,789)	$ (340,162)	$ (364,586)	
REVENUE						
Property Tax Revenue	232,126	124,214	125,743	125,743	126,498	
Specific Ownership Taxes	13,475	4,517	7,545	6,000	6,325	
Service & Facility Fees	115,317	126,405	222,500	168,570	222,500	
ARI Fees	9,912	10,040	9,717	10,040	9,953	
Working Capital	1,200	1,500	-	1,500	-	
Interest Income	308	232	-	300	-	
Miscellaneous Income	2,485	1,406	-	2,000	-	
Total Revenue	374,823	268,314	365,505	314,153	365,276	
Total Funds Available	110,242	(71,848)	166,716	(26,009)	690	
EXPENDITURES						
General & Administrative						
Accounting	26,418	11,556	18,450	18,450	18,450	
Audit	5,300	5,300	5,700	5,300	5,700	
Election	190	173	1,500	173	-	
Insurance/SDA Dues	7,669	1,979	5,200	1,979	4,200	
Legal	30,497	30,329	17,000	36,000	36,000	
Management	23,607	11,756	16,400	16,400	19,000	
Miscellaneous	6,637	4,407	8,000	8,000	8,000	
Treasurer's Fees	3,624	1,864	1,886	1,886	1,897	
ARI payment to City of Aurora	9,771	-	9,717	9,889	9,804	
Total General & Administrative	113,713	67,364	83,853	98,077	103,051	
Services - Area 1						
Covenant Control/Comm Mgmt	23,930	11,628	26,650	26,650	26,650	
Billing & Collection	8,620	6,811	8,200	8,200	9,500	
Landscaping	76,418	43,122	65,000	65,000	65,000	*
Snow Removal	25,380	14,847	55,000	55,000	55,000	
Fencing	-	-	1,500	1,500	1,500	
Trash and Recycling	28,457	19,578	28,900	28,900	28,900	
Park	-	-	5,000	5,000	5,000	
Utilities	62,139	23,414	20,000	38,000	38,000	
Monuments	-	-	1,000	1,000	1,000	
Mailboxes	-	-	750	750	750	
Contingency	-	-	8,000	8,000	8,000	
Covenant Enforcement - Legal	2,573	-	2,500	2,500	2,500	
Total Service & Facility Fees	227,517	119,400	222,500	240,500	241,800	
Total Expenditures	341,230	186,764	306,353	338,577	344,851	
Transfers and Other Sources (Uses)						
Emergency Reserve	-	-	(3,772)	-	(3,795)	
Transfer to Debt Service Fund	(109,174)					
ARI Fees	-	(144)	-	(151)	(149)	
Total Expenditures Requiring Appropriation	450,404	186,908	310,125	338,577	348,795	
Ending Funds Available	$ (340,162)	$ (258,757)	$ (143,409)	$ (364,586)	$ (348,105)	

Landscape Maintenance	$ 45,000	*
Irrigation Repair	12,000	
Landscape Improvements	5,000	
Utility Locates	500	
Graffiti Removal	500	
Pest Control	2,000	
Landscaping Total	$ 65,000	

EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT

DEBT SERVICE FUND

2026 Preliminary Budget

with 2024 actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	01/25-09/25 YTD Actual	2025 Adopted Budget	2025 Estimated	2026 Preliminary Budget
Fund Balance	$ 391,511	$ 485,382	$ 381,159	$ 485,382	$ 613,057
Revenue					
Property Tax Revenue	229,658	381,632	386,486	386,486	264,734
Specific Ownership Taxes	13,521	13,836	23,189	19,000	13,237
Interest Income	744	313	400	400	400
Total Revenue	243,923	395,781	410,075	405,886	278,371
Total Funds Available	635,434	881,163	791,234	891,268	891,428
Expenditures					
Loan Principal	20,000	-	50,000	50,000	55,000
Loan Interest	233,778	107,163	214,914	214,914	212,531
Paying Agent Fees	2,000	2,000	7,500	7,500	7,500
Treasurer's Fees	3,448	5,727	5,797	5,797	3,971
Total Expenditures	259,226	114,890	278,211	278,211	279,002
Transfers and Other Sources (Uses)					
Transfer from General Fund	109,174	-	-	-	-
Total Expenditures Requiring Appropriation	259,226	114,890	278,211	278,211	279,002
Ending Funds Available	$ 485,382	$ 766,274	$ 513,023	$ 613,057	$ 612,426

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT

For the Calendar Year 2026: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein

Recitals

A. The East Creek Consolidated Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the East Creek Consolidated Metropolitan District (the "**District**") has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

C. The proposed budget has been submitted to the Board of Directors of the District for its consideration; and

D. Upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 27, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget prior to the budget's final adoption. A copy of the Meeting Notice and Affidavit of Publication is attached as **Exhibit A**; and

E. The budget adopted by the District has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

F. 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; and

G. The District, to meet its budgetary obligations, desires to levy property taxes as set forth in this Resolution, including any temporary tax credits or temporary mill levy rate reductions; and

H. The District's budget has made provisions for revenues in an amount equal to or greater than the total proposed expenditures and desires to appropriate the revenues, reserves and expenditures provided in the budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOAD OF DIRECTORS OF THE EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT AS FOLLOWS:

1. Adoption of Budget. That the budget as submitted, amended and summarized by fund attached to this Resolution as **Exhibit B** is approved and adopted as the budget of the District for fiscal year 2026 (the "**Budget**").

2. Levy of Property Taxes.

a. General Operating Expenses. The Budget indicated that the amount of money necessary to balance the budget for the general operating expenses from property tax revenue is $_______. The 2025 valuation for assessment for general operating expenses, as certified by the County Assessor, is $_____________. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of ________ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

b. Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction. That for the purpose of rendering a refund to its constituents during the budget year, there is hereby levied a temporary property tax credit/mill levy rate reduction of ______ mills from the General Operating Expenses mill levy.

c. Debt Service – General Obligation Bonds and Interest. The Budget indicated that the amount of money necessary to balance the budget for making all bond principal and interest payments from property tax revenue is $____________. The 2025 valuation for assessment for making all bond principal and interest payments, as certified by the County Assessor, is $_____________. That for the purposes of making all bond principal and interest payments of the District during the 2026 budget year, there is hereby levied a tax of ________ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

d. Contractual Obligations. The Budget indicated that the amount of money necessary to balance the budget for making all payments owed under contractual obligations which are to be repaid from property tax revenue is $____________. The 2025 valuation for assessment for making all payments owed under contractual obligations which are to be repaid from property tax revenue, as certified by the County Assessor, is $_____________. That for the purposes of making all payments owed under contractual obligations which are to be repaid from property tax revenue of the District during the 2026 budget year, there is hereby levied a tax of ________ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

3. Certification to County Commissioners. That the District's budget officer, manager, legal counsel, or other designee is hereby authorized and directed to immediately cause to have certified to the County Commissioners of Arapahoe County, the mill levies for the District as set forth in this Resolution, or be authorized and directed to certify to the County Commissioners of Arapahoe County, the mill levies as set forth in this Resolution, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor or as needed in order to comply with any applicable revenue and other budgetary limits. The Certification of Tax Levies as filed is incorporated into this Resolution as **Exhibit C**.

4. Appropriations. That the amounts set forth as expenditures, transfers and balances remaining, as specified in the Budget, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

5. Budget Certification. That this Resolution and Budget be certified by the Secretary or Assistant Secretary of the District.

APPROVED AND ADOPTED this ___ day of ______________________, 2025.

EAST CREEK CONSOLIDATED
METROPOLITAN DISTRICT

By: ____

Greg Wright, President, Board of Directors

ATTEST:

By:____

Name: ____________________________________

Secretary or Assistant Secretary

CERTIFICATION

I, __________________, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the East Creek Consolidated Metropolitan District, and certify that the Resolution, Budget and all attached exhibits constitutes a true and correct copy of the Resolution, Budget and all exhibits adopted and approved at a meeting of the Board of Directors of the District held on October 27, 2025.

Dated this 27th day of October, 2025.

By: ____

Name: ______________________________________

Title: _______________________________________

EXHIBIT A

Meeting Notice and Affidavit of Publication

EXHIBIT B

Budget and Budget Message

EXHIBIT C

DLG-70 – Certification of Tax Levies

SDMS | Special District Management Services, Inc.
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

Christel Gemski

DATE: September 10, 2025

RE: Notice of 2026 Rate Increase

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 as follows:

District Management and Administration Services	
Senior Managers & Managers	\$200-\$260
Assistant Managers & Admin Coordinators	\$200
After Hours Management Services	\$250-\$310
Finance and Accounting	
Senior Accountants and Accountants	\$200-\$260
Utility Billing Service	\$95
Operations Maintenance and Field Services	\$145
After Hours Field Services	\$195
Community Management	
Managers & Assistant Managers	\$135

*Memo rate increases supersede any prior agreed upon rates.
*Material items purchased for the district will be billed at actual cost.

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