

**BUDGET RESOLUTION  
(2025)**

**CERTIFIED COPY OF RESOLUTION** )

STATE OF COLORADO )

COUNTY OF ELBERT ) *ss.*

At the special meeting of the Board of Directors of Independence Overlay Metropolitan District City of Elizabeth, County of Elbert, Colorado, held at 6:00 p.m., Thursday, November 21, 2024, via zoom: <https://us06web.zoom.us/j/5988306396?omn=82077023097> ; Meeting ID: 598 830 6396; Telephone: 1 719 359 4580,, there were present:

Tim Craft  
Jim Yates  
Randy Roberts  
Kevin Haughn

Also present was Dianne Miller of Miller Law pllc (“District Counsel”) and Kurt C. Schlegel of Special District Solutions, Inc.

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director Yates introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE INDEPENDENCE OVERLAY METROPOLITAN DISTRICT, CITY OF ELIZABETH, COUNTY OF ELBERT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors (the “Board”) of the Independence Overlay Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2025; and

WHEREAS, the proposed 2025 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on October 14, 2024 said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 6:00 p.m., Monday, November 21, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board 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

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INDEPENDENCE OVERLAY METROPOLITAN DISTRICT, ELBERT, COLORADO, AS FOLLOWS:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025.

Section 3. 2025 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$671,273, and that the 2024 valuation for assessment, as certified by the Elbert County Assessor, is \$18,652,430. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 15.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 4. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Elbert County Board of County Commissioners, no later than December 15, 2024, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

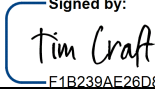
Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

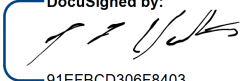
Section 6. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Craft.

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 21, 2024.

INDEPENDENCE OVERLAY METROPOLITAN  
DISTRICT

By:  Signed by:  
E1B239AE26D84A0...  
Tim Craft, President

ATTEST:  DocuSigned by:  
91EEBCD306E8403...  
Jim Yates, Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF ELBERT  
INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

I, Jim Yates, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the Independence Overlay Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held 6:00 p.m., Monday, November 25, 2024, via zoom: <https://us06web.zoom.us/j/5988306396?omn=88469367557>; Meeting ID: 598 830 6396; Telephone: 1 719 359 4580 as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on November 21, 2024

DocuSigned by:  
  
91EFBCD306F8403...  
\_\_\_\_\_  
Jim Yates, Secretary/Treasurer

**EXHIBIT A**  
**BUDGET DOCUMENT & BUDGET MESSAGE**  
**INDEPENDENCE OVERLAY METROPOLITAN DISTRICT**  
**2025 BUDGET**

**INDEPENDENCE OVERLAY METROPOLITAN DISTRICT  
2025 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Through its Service Plan, the District (the “District”) is authorized to finance certain streets, street lighting, traffic and safety controls, sewer improvements, landscaping, and park and recreation improvements.

Revenue

Property Taxes

The primary source of funds for 2025 is property taxes. The District anticipates imposing a mill levy of 15.000 mills for the budget year 2025 for operations and maintenance expenses, which will yield \$279,786 in property tax revenue.

Expenditures

Administrative Expenses

Administrative expenses have been primarily for legal services, insurance, and accounting costs.

Funds Available

The District’s budget exists from property taxes and specific ownership taxes to cover the District’s operations, including its administrative functions, and will be supplemented by Developer Advances as required.

Accounting Method

The District prepares its budget on the modified accrual basis of accounting

**INDEPENDENCE OVERLAY METROPOLITAN DISTRICT**  
**ADOPTED 2025 BUDGET**  
**GENERAL FUND**

	<b>2023 ACTUAL</b>	<b>2024 ANNUAL BUDGET</b>	<b>ADOPTED 2025 BUDGET</b>
<b>REVENUES</b>			
301 - Property Taxes	\$ 86,887	\$ 189,910	\$ 279,786
302 - Specific Ownership Tax	13,164	11,395	16,787
305 - Fines	0	0	0
307 - Status Letter Fee	2,627	3,200	3,500
308 - Architectural Review Fees	112,050	40,000	45,000
310 - Trash & Recycling	1,573	0	0
310.1 - Trash & Recycling 2023	49,525	0	0
310.2 - Trash & Recycling 2024	0	89,000	0
310.3 - Trash & Recycling 2025	0	0	140,000
312 - Net Interest Income	20	0	0
313 - Community Center Rental	400	1,200	1,200
315 - Miscellaneous Income	0	0	0
320 - Developer Advances	215,000	170,000	185,000
325 - Transfer from Independence 3	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 481,246</b>	<b>\$ 504,705</b>	<b>\$ 671,273</b>

**EXPENDITURES**

**Operations:**

505 - Audit	\$ 400	\$ 500	\$ 500
505.1 - Architectural Review	69,914	0	0
506 - Community Center Supplies	974	2,500	8,000
506.1 - Community Center Maintenance	6,560	0	10,000
Community Recreation Fund	0	0	5,000
506.4 - Bank Charges	1,323	1,000	1,500
508 - Design Review Fees	22,515	40,000	45,000
509 - Dues and Subscriptions	464	600	1,000
513 - Elections	0	0	2,000
515 - Engineering	3,011	0	5,000
530 - Information Technology	0	3,000	0
535 - Insurance	11,234	25,000	25,000
536 - Internet	27,310	0	5,000
537 - Irrigation Water	0	10,000	10,000
538 - Landscaping Contract	89,256	65,000	50,000
539 - Landscaping Repairs	31,326	0	6,000
539.1 - Landscaping Irrigation Repairs	2346	0	15,000
540 - Legal	13,501	4,000	15,000
543 - Management, Admin, and Accounting	56,585	45,000	50,000
545 - Miscellaneous	0	0	0
555 - Park & Open Space Maintenance	4,713	12,000	15,000
570 - Repairs	679	1,000	0
571 - Repayment to Developer	0	0	0
572 - Developer Advances Interest	0	0	0
573 - Snow Removal	12,171	12,000	50,000
574 - Swimming Pool Maintenance	39,179	25,000	40,000
575 - Swimming Pool Management	29,556	125,000	125,000
579 - Trash & Recycling, Residents	53,769	89,000	140,000



579.1 - Trash, Community Center	0	2,600	600
582 - Treasurer's Fees	2,604	5,697	8,394
583 - Utilities	7,301	30,000	30,000
587 - Website	0	0	1,500
597 - Contingency	0	5,000	3,000
598 - Emergency Reserves	0	2,000	3,000
<b>TOTAL EXPENDITURES</b>	<u>\$ 486,691</u>	<u>\$ 505,897</u>	<u>\$ 670,494</u>
 Excess (deficit) of Revenues Over Expenditures	 -5,445	 -1,192	 779
 <b>NET CHANGE IN FUND BALANCE</b>	 \$ 1,644	 \$ 765	 \$ 5,052
 FUND BALANCE - BEGINNING OF YEAR	 <u>\$ 7,089</u>	 <u>\$ 1,957</u>	 <u>\$ 4,273</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 1,644</u></u>	<u><u>\$ 765</u></u>	<u><u>\$ 5,052</u></u>

2024 Preliminary Assessed Valuation: \$18,652,43

Mill Levy: 15.000

Estimated Property Tax Revenue: \$ 279,786

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of ELBERT COUNTY, Colorado.

On behalf of the INDEPENDENCE OVERLAY METROPOLITAN DISTRICT,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

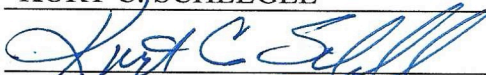
of the INDEPENDENCE OVERLAY METROPOLITAN DISTRICT  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 18,652,430 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 18,652,430 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 11/11/2024 for budget/fiscal year 2025  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	15.000 mills	\$ 279,786
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>15.000</b> mills	<b>\$ 279,786</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>15.000</b> mills	<b>\$ 279,786</b>

Contact person: (print) KURT C. SCHLEGEL Daytime phone: (303) 662-1999 X-1  
Signed:  Title: DISTRICT MANAGER

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).



New Tax Entity?  YES  NO

Elbert County

COUNTY ASSESSOR

Date 11/25/2024

NAME OF TAX ENTITY: INDEPENDENCE OVERLAY METRO DIST

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 2024:

Table with 11 rows of valuation items and their corresponding dollar amounts, including 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
\* 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 treated 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 Elbert County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024:

Table with 7 rows of actual valuation items and their corresponding dollar amounts, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 4 rows of deletion items and their corresponding dollar amounts, including 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$219,447,382

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0
\*\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**PUBLISHER'S AFFIDAVIT**

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF ELBERT )

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANCHLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for ONE successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

November 14, 2024

and the last publication of said notice was in the issue of said newspaper dated;

November 14, 2024

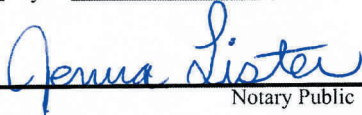
and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.



Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

14 day of November, 2024

  
Notary Public

February 20, 2028

(My Notary Public Commission Expiration Date)

**NOTICE AS TO PROPOSED 2025 BUDGET  
AND AMENDMENT OF 2024 BUDGET**

**INDEPENDENCE OVERLAY METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the District for the ensuing year of 2025. The necessity may also arise for the amendment of the 2024 budget of the District. Copies of the proposed 2025 budget and 2024 amended budget (if appropriate) are on file in the office of the District's Accountant, Special District Solutions, Inc., 2370 Antelope Ridge Trail, Parker, CO 80138, where same are available for public inspection. Such proposed 2025 budget and 2024 amended budget will be considered at a special meeting to be held on Thursday - November 21, 2024 at 6:00 p.m. virtually via Zoom at <https://us06web.zoom.us/j/5988306396?omn=82077023097> or via telephone at 720-707-2699, then enter 598 830 6396# (Meeting ID: 5988306396). Any interested elector within the District may, at any time prior to the final adoption of the 2025 budget or the 2024 amended budget, inspect the 2025 budget and the 2024 amended budget and file or register any objections thereto.

**INDEPENDENCE OVERLAY METROPOLITAN DISTRICT  
ELBERT COUNTY, COLORADO**

By /s/ Kurt C. Schlegel  
District Manager  
Published November 14, 2024  
In Ranchland News  
Legal No. 348

**JENNIFER LISTER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244007249  
MY COMMISSION EXPIRES FEBRUARY 20, 2028**