

SOUTHSHORE METRO DISTRICT

In response to the community member feedback, the Resident Board is issuing FAQs intended to provide insight on our community's Metro District.

COMPONENTS OF A THRIVING RESIDENT MANAGED METRO DISTRICT

As residents of Southshore, your Metro District Board shares many of the concerns you and your neighbors have. Likewise the resident Board share the same desires for the community.

The resident Board has set high standards and seeks out opportunities to improve. Coloradans for Metro District Reform has published a list of components for a thriving resident managed metro district.

With Southshore only a few years removed from developer control, the Metro District Board is proud to report the community is performing exceptionally well.

There remains work to be done, but residents should know our community is well position for the future.

Southshore Metro District

RESIDENT DIRECTORS

Ryan Zent
Kevin Stadler
Jeff Bergeon
Kevin Chan
Colette Palmer

DISTRICT'S PRINCIPAL BUSINESS OFFICE

Cockrel Ela Glesne Greher & Ruhland
303.218.7200

DISTRICT WEBSITE

southshoremetro.org

Components of Thriving Resident Managed Metro District	Southshore Metro District
Board members are qualified taxpayers of the district.	The District Board are qualified and reside in Southshore.
Board controls and directs operations and services without the involvement of a "service" or "operations" district controlled by a developer.	Developer left Southshore in late 2021. Dissolution of Southshore service district began in 2022 and was completed in 2023.
Maintains a debt-to-assessed value ratio of less than 50%.	Currently Southshore is at 53.8%. With debt payments and the build out of the community, Southshore is on track to be below 50% by the end of 2025.
Maturity on debt no more than 30 years from the original issued debt (as to not just extend maturity forever).	The original debt was issued in 2007. Currently the debt is scheduled to be paid off in 2046 or right at 30 years after the first debt issuance.
Debt service mill levy should be no more than 50 mills (preferably less than 35 mills) and no more than original debt service mill levy.	Based on current appraised values, the debt service mill levy for the foreseeable future will range between 30-32 mills.
Able to provide for all services within operational mill levy.	Yes, all services funded through the operational mill levy.
Develop a sufficient cash balance reserve fund to pay for future repairs and replacements.	Currently the District has approximately \$4.0m in reserves.
Fund homeowner-driven projects (landscaping, traffic safety, security, recreation, etc.) with existing tax revenues.	The 2023 Powhaton fence, Senac pond mucking and underdrain clean-outs were funded with existing tax revenues.

Source of Components of a thriving resident managed metro district is www.metrodistrictreform.org