

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

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The Board of Directors of Reata Ridge Village Metropolitan District No. 2 (the “**Board**”), Town of Parker, Douglas County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 6, 2024, at the hour of 10:00 a.m.

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

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NOTICE AS TO PROPOSED 2025 BUDGET


Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Reata Ridge Village MD (wba) \*\*  
c/o White Bear Ankele  
2154 East Commons Ave, Ste 2000  
Centennial CO 80122

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Douglas       } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/31/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



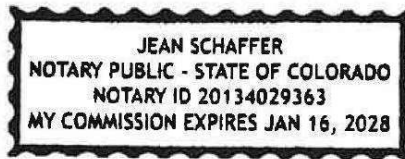
For the Douglas County News-Press

State of Colorado        }  
County of Arapahoe     } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/31/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-387839

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



### Public Notice

#### NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGET

The Board of Directors (the "Board") of the REATA RIDGE VILLAGE METROPOLITAN DISTRICT NOS. 1-2 (collectively the "District"), will hold a public hearing at via teleconference on **November 6th, 2024, at 10:00 AM**, to consider adoption of the District's proposed 2025 budget (the "**Proposed Budget**"), and, if necessary, adoption of an amendment to the 2024 budget (the "**Amended Budget**"). The public hearing may be joined using the following teleconference information:

**Zoom Meeting link:**  
<https://us06web.zoom.us/j/82646573922?pwd=0sfEGtfxLVTE0dTirrAHqIMJwT5osl.1>  
**Meeting ID:** 826 4657 3922  
**Passcode:** 585341  
**Call In Numbers:** 1(719) 359-4580  
or 1(720) 707-2699

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

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

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

**BY ORDER OF THE BOARD OF DIRECTORS:**  
REATA RIDGE VILLAGE METROPOLITAN DISTRICT NOS. 1-2, a quasi-municipal corporation and political subdivision of the State of Colorado

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

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WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

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

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Douglas County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

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

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 6, 2024.

**DISTRICT:**

**REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 2**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Mark E. DeRose  
Mark E. DeRose (Jan 23, 2025 11:22 MST)  
Officer of the District

**ATTEST:**

By: John Jagge  
John Jagge (Jan 23, 2025 12:21 MST)

**APPROVED AS TO FORM:**

**WHITE BEAR ANKELE TANAKA & WALDRON**  
Attorneys at Law

John Jagge  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF DOUGLAS  
REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at via teleconference on Wednesday, November 6, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6<sup>th</sup> day of November, 2024.

John Jagge  
John Jagge (Jan 23, 2025 12:21 MST)  
Signature

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the Reata Ridge Village Metropolitan District No. 2.

The Reata Ridge Village Metropolitan District No. 2 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures; and a Debt Service Fund to provide for payments on the outstanding general obligation debt.

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

The primary sources of revenue for the district in 2025 will be property taxes and transfers from Reata Ridge Village Metropolitan District No. 1. The district intends to impose a 52.587 mill levy on the property within the district for 2025, of which 11.859 mills will be dedicated to the General Fund and the balance of 40.728 mills will be dedicated to the Debt Service Fund.



**Reata Ridge Village Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimated <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 57,889	\$ 39,964	\$ 68,277	\$ 68,277	\$ 44,816
Revenues:					
Property taxes	33,492	33,493	33,788	33,788	33,490
Specific ownership taxes	3,106	2,009	1,239	2,009	2,009
Interest income	-	-	-	-	-
Total revenues	<u>36,598</u>	<u>35,502</u>	<u>35,027</u>	<u>35,797</u>	<u>35,499</u>
Total funds available	<u>94,487</u>	<u>75,466</u>	<u>103,304</u>	<u>104,074</u>	<u>80,315</u>
Expenditures:					
Accounting	11,721	12,600	3,352	6,700	6,800
Audit	-	-	-	5,800	5,800
Election	-	2,000	-	-	2,000
Legal	9,791	7,500	4,769	9,550	10,000
Insurance	2,436	2,530	295	295	310
Dues	-	650	-	-	650
Miscellaneous	260	1,000	297	600	1,000
Paying agent fees	1,500	2,500	-	2,500	2,500
Treasurer's Fees	502	502	507	507	502
Repay developer advances	-	2,600	-	2,600	2,600
Transfer to debt service	-	30,706	-	30,706	35,000
Contingency	-	12,000	-	-	12,266
Emergency reserve (3%)	-	878	-	-	887
Total expenditures	<u>26,210</u>	<u>75,466</u>	<u>9,220</u>	<u>59,258</u>	<u>80,315</u>
Ending fund balance	<u>\$ 68,277</u>	<u>\$ -</u>	<u>\$ 94,084</u>	<u>\$ 44,816</u>	<u>\$ -</u>
Assessed valuation		<u>2,865,820</u>			<u>2,824,050</u>
Mill Levy		<u>11.687</u>			<u>11.859</u>

**Reata Ridge Village Metropolitan District No. 2**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2025**

	<u>Actual</u> <u>2023</u>	<u>Adopted</u> <u>Budget</u> <u>2024</u>	<u>Actual</u> <u>6/30/2024</u>	<u>Estimated</u> <u>2024</u>	<u>Adopted</u> <u>Budget</u> <u>2025</u>
Beginning fund balance	\$ 508,923	\$ 567,354	\$ 549,422	\$ 549,422	\$ 735,050
Revenues:					
Property taxes	87,539	117,186	118,220	117,186	115,018
Specific ownership taxes	8,118	7,031	4,334	7,031	6,901
Transfer from General Fund	-	30,706	-	30,706	35,000
Transfer from District #1	187,694	267,278	259,685	281,478	287,346
Interest income	28,711	-	14,495	29,000	-
	<u>312,062</u>	<u>422,201</u>	<u>396,734</u>	<u>465,401</u>	<u>444,265</u>
Total revenues					
	<u>820,985</u>	<u>989,555</u>	<u>946,156</u>	<u>1,014,823</u>	<u>1,179,315</u>
Total funds available					
Expenditures:					
Interest expense senior bonds	225,250	223,000	111,500	223,000	220,250
Principal senior bonds	45,000	55,000	-	55,000	55,000
Interest expense subordinate bonds	-	-	-	-	102,890
Miscellaneous	-	200	-	-	200
Treasurer's fees	1,313	1,758	1,773	1,773	1,725
	<u>271,563</u>	<u>279,958</u>	<u>113,273</u>	<u>279,773</u>	<u>380,065</u>
Total expenditures					
Ending fund balance	<u>\$ 549,422</u>	<u>\$ 709,597</u>	<u>\$ 832,883</u>	<u>\$ 735,050</u>	<u>\$ 799,250</u>
Assessed valuation		<u>\$ 2,865,820</u>			<u>\$ 2,824,050</u>
Mill Levy		<u>40.891</u>			<u>40.728</u>
Total Mill Levy		<u>52.578</u>			<u>52.587</u>