

**REATA RIDGE VILLAGE
METROPOLITAN DISTRICT NOS. 1 & 2**

2024 ANNUAL REPORT

REATA RIDGE VILLAGE METROPOLITAN DISTRICT NOS. 1 & 2

2024 CONSOLIDATED ANNUAL REPORT TO THE TOWN OF PARKER

Pursuant to §32-1-207(3)(c), C.R.S. and the Consolidated Service Plan for Reata Ridge Village Metropolitan District Nos. 1 & 2 (the “**Districts**”), the Districts are required to provide an annual report to the Town of Parker (the “**Town**”). The report is to include information concerning matters which occurred during the prior fiscal year.

For the year ending December 31, 2024, the Districts make the following report:

Service Plan Requirements

- 1. A narrative summary of the progress of the Districts in implementing the Service Plan for the report year.**

The Districts continue to make progress in the implementation of the service plan with no further amendments to the plan since January 17, 2017. The developer has completed the construction of all public improvements, and the District has finalized cost certifications for reimbursement of costs related to the public improvements.

- 2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (*i.e.*, balance sheet) as of December 31 of the report year and the statement of operations (*i.e.*, revenues and expenditures) for the report year.**

The 2024 Audits are not complete at the time of this report. The Audits will be provided as a supplement to this report once completed.

- 3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year, as well as any public improvements proposed to be undertaken in the five (5) years following the report year.**

The Districts’ did not incur any capital expenditures in development of public improvements in the report year. The Districts do not intend to undertake any public improvements in the five (5) years following the report year.

- 4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new Districts indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the Districts in the**

report year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year and the current mill levy of the Districts pledged to debt retirement in the report year.

The 2024 Audits disclose a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new indebtedness or long-term obligations of the Districts issued in the report year, and the amount of payment or retirement of existing indebtedness of the Districts in the report year.

Copies of the total assessed valuation of all taxable property within the Districts for the report year, as certified by the Douglas County Assessor, are attached hereto as **Exhibit A**.

The current mill levy of the Districts pledged to debt retirement in the report year is:

District No. 1: 47.696 mills (imposed in 2024 for collection in 2025)

District No. 2: 40.728 mills (imposed in 2024 for collection in 2025)

5. The Districts' budget for the calendar year in which the annual report is submitted.

The 2025 budgets are attached hereto as **Exhibit B**.

6. A summary of the residential and commercial development in the Districts for the report year.

All building permits and certificates of occupancy were issued prior to 2024 for the residential development of the 91 Lots. No building permits or certificates of occupancy were issued in 2024 for the commercial development lots.

7. A summary of all fees, charges and assessments imposed by the Districts as of January 1 of the report year.

The 2024 Audits will contain this information. The 2024 Audits are not complete at the time of this report. The Audits will be provided as a supplement to this report once completed.

8. Certification of the Boards that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan allows such event has been approved by Town Council.

To the best of our knowledge, no action, event or condition enumerated in Town Code section 10.11.060 occurred in 2024.

9. The name, business address and telephone number of each member of the Boards and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Boards.

DISTRICT NOS. 1 & 2 BOARD MEMBERS

Molly Dixon, Secretary/Treasurer 8231 East Prentice Ave., Greenwood Village, CO 80111 720-529-2858	John Jagger, Vice President 8231 East Prentice Ave., Greenwood Village, CO 80111 720-529-2826
Mark DeRose, President 8231 East Prentice Ave., Greenwood Village, CO 80111 720-529-2828	

GENERAL COUNSEL:

Clint C. Waldron, Esq.
WBA, PC
Attorneys at Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
303-858-1800

REGULAR MEETINGS:

November 5, 2025 at 10:00 a.m., by telephone, electronic or other means and/or in person with a predetermined meeting location within the District.

10. Certification from the Boards and an External Financial Advisor that the Districts are in compliance with all provisions of the Service Plan.

Certificate of External Financial Advisor provided in connection with the issuance of the Subordinate Limited Tax General Obligation Bonds, Series 2019B(3), dated December 31, 2019 and issued by Reata Ridge Village Metropolitan District No. 2 is attached hereto as **Exhibit C**.

To the best of the Boards' actual knowledge, the Districts are in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the Districts, pursuant to Section 32-1-809, C.R.S.

Copies of the most recent notices issued by the Districts, pursuant to Section 32-1-809, C.R.S are attached hereto as **Exhibit D** and are also posted on the Districts' websites.

§32-1-207(3), C.R.S. Statutory Requirements

12. Boundary changes made.

There were no boundary changes made to the Districts' boundaries in 2024.

13. Intergovernmental agreements entered into or terminated with other governmental entities.

The Districts did not enter into or terminate any intergovernmental agreements with other governmental entities in 2024.

14. Access information to obtain a copy of rules and regulations adopted by the board.

As of December 31, 2024, the Districts had not adopted any rules and regulations.

15. A summary of litigation involving public improvements owned by the Districts.

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2024.

16. The status of the construction of public improvements by the Districts.

All construction of public improvements were completed prior to 2024.

17. A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.

No public improvements were dedicated or conveyed in 2024.

18. The final assessed valuation of the Districts as of December 31st of the reporting year.

The 2024 final assessed valuations as certified by the Douglas County Assessor for the Districts are attached hereto as **Exhibit A**.

19. A copy of the current year's budget.

The 2025 budgets are attached hereto as **Exhibit B**.

20. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2024 Audits have not been completed and will be submitted as supplementals to this report upon completion.

21. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.

There were no uncured events of default that continued beyond a ninety (90) day period, under any Debt instrument.

22. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.

The Districts did not experience any inability to pay their obligations as they came due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

EXHIBIT A
2024 Final Assessed Valuations

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4582 - Reata Ridge Village Metro District 1**

IN DOUGLAS COUNTY ON 11/20/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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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 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,362,040
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,363,840
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,363,840
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$1.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$79,390,922
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$2
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

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
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** 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 f(3). C.R.S.

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4583 - Reata Ridge Village Metro District 2**

IN DOUGLAS COUNTY ON 11/20/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,865,820
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$2,824,050
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,824,050
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$8,554,478
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

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
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** 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 f(3). C.R.S.

EXHIBIT B
2025 Budgets

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

The Board of Directors of Reata Ridge Village Metropolitan District No. 1 (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=0sfEGtfxLVTE0dTirraAHqIMJwT5osl.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

Legal Notice No. 947884
First Publication: October 31, 2024
Last Publication: October 31, 2024
Publisher: Douglas County News-Press

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. 1, 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 Jagger
John Jagger (Jan 23, 2025 12:21 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Ch W
General Counsel to the District

STATE OF COLORADO
COUNTY OF DOUGLAS
REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 1

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 6th day of November, 2024.

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

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 1
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for the Reata Ridge Village Metropolitan District No. 1.

The Reata Ridge Village Metropolitan District No. 1 has adopted two funds, a General Fund to provide for the payment of general operating expenditures and transfers to Reata Ridge Village Metropolitan District No. 2 for the payments on general obligation debt; and a Debt Service Fund to provide for the transfer to Reata Ridge Village Metropolitan District No. 2 for the payments on 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 source of revenue for the district in 2025 will be property taxes. The district intends to impose a 53.940 mill levy on the property within the district for 2025, of which 6.244 mills will be dedicated to the General Fund and 47.696 mills will be dedicated to the Debt Service Fund.

Reata Ridge Village Metropolitan District No. 1
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	\$ 58,492	\$ 44,053	\$ 67,187	\$ 67,187	\$ 63,572
Revenues:					
Property taxes	33,489	33,491	33,253	33,491	33,492
Specific ownership taxes	3,106	2,005	1,239	2,500	2,010
Interest income	10	-	11	20	-
Total revenues	<u>36,605</u>	<u>35,496</u>	<u>34,503</u>	<u>36,011</u>	<u>35,502</u>
Total funds available	<u>95,097</u>	<u>79,549</u>	<u>101,690</u>	<u>103,198</u>	<u>99,074</u>
Expenditures:					
Accounting	11,421	12,600	3,352	6,704	7,000
Audit	-	-	-	5,500	5,600
Election	-	2,000	-	-	2,000
Legal	9,786	8,500	4,769	9,550	10,000
Insurance	2,436	2,530	270	270	290
Dues	-	175	-	-	175
Miscellaneous	265	1,000	297	600	1,000
Paying agent fees	3,500	2,500	-	2,500	2,500
Treasurer's Fees	502	502	499	502	502
Transfer to District No. 2 Debt Service	-	14,000	-	14,000	20,000
Contingency	-	34,848	-	-	49,135
Emergency reserve (3%)	-	894	-	-	872
Total expenditures	<u>27,910</u>	<u>79,549</u>	<u>9,187</u>	<u>39,626</u>	<u>99,074</u>
Ending fund balance	<u>\$ 67,187</u>	<u>\$ -</u>	<u>\$ 92,503</u>	<u>\$ 63,572</u>	<u>\$ -</u>
Assessed valuation		<u>5,362,040</u>			<u>5,363,840</u>
Mill Levy		<u>6.246</u>			<u>6.244</u>

Reata Ridge Village Metropolitan District No. 1
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2025

	<u>Actual 2023</u>	<u>Adopted Budget 2024</u>	<u>Actual 6/30/2024</u>	<u>Estimated 2024</u>	<u>Adopted Budget 2025</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	174,109	255,769	253,951	255,769	255,834
Specific ownership taxes	16,145	15,346	9,460	15,346	15,350
Interest income	52	-	84	200	-
Total revenues	<u>190,306</u>	<u>271,115</u>	<u>263,495</u>	<u>271,315</u>	<u>271,184</u>
Total funds available	<u>190,306</u>	<u>271,115</u>	<u>263,495</u>	<u>271,315</u>	<u>271,184</u>
Expenditures:					
Transfer to District #2	187,694	267,278	259,685	267,478	267,346
Treasurer's fees	2,612	3,837	3,810	3,837	3,838
Total expenditures	<u>190,306</u>	<u>271,115</u>	<u>263,495</u>	<u>271,315</u>	<u>271,184</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 5,362,040</u>			<u>\$ 5,363,840</u>
Mill Levy		<u>47.700</u>			<u>47.696</u>
Total Mill Levy		<u>53.946</u>			<u>53.940</u>

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

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.

[Remainder of Page Intentionally Left Blank]

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.



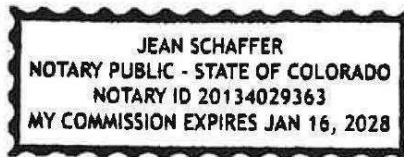
For the Douglas County News-Press

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

Legal Notice No. 947884
First Publication: October 31, 2024
Last Publication: October 31, 2024
Publisher: Douglas County News-Press

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 6th 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					
Total funds available	<u>820,985</u>	<u>989,555</u>	<u>946,156</u>	<u>1,014,823</u>	<u>1,179,315</u>
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>

EXHIBIT C
Certificate of External Financial Advisor



North Slope Capital Advisors

1630 Welton Street, Suite 802

Denver, CO 80202

303-953-4101

**REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 2
(IN THE TOWN OF PARKER, COLORADO)
relating to**

**SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2019B⁽³⁾
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,229,000**

CERTIFICATE OF THE EXTERNAL FINANCIAL ADVISOR

The undersigned, authorized signatories of North Slope Capital Advisors, Denver, Colorado, are providing this certificate in connection with the issuance of the above referenced Subordinate Limited Tax General Obligation Bonds, Series 2019B⁽³⁾ (the "Bonds"), dated December 31, 2019 and issued by Reata Ridge Village Metropolitan District No. 2 (the "District"). The undersigned hereby represents to the District as follows:

- 1) We are an External Financial Advisor within the meaning of the District's Amended and Restated Service Plan, approved on January 17, 2017, because we: (i) advise Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) are an independent registered municipal advisor and listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) are not officers or employees of the District and have not been otherwise engaged to provide services in connection with the transaction related to the applicable Bonds.
- 2) We certify that: (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the Bonds does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us and based upon our analysis of comparable high yield securities; and (2) the structure of the Bonds, including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

IN WITNESS WHEREOF, we have hereunto set our hands as of December 31, 2019.

Handwritten signature of Stephanie Chichester in black ink.

By: Stephanie Chichester

Its: President

Handwritten signature of Nick Taylor in black ink.

By: Nick Taylor

Its: Managing Director/CCO

EXHIBIT D
Transparency Notices

**Reata Ridge Village Metropolitan District No. 1, Town of Parker, Douglas County, Colorado
Disclosure Notice Pursuant to § 32-1-809, C.R.S.**

Address and telephone number of the principal business officer:

c/o WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
303-858-1800

Name and business telephone number of the manager or other principal contact person for the District/board member contact information:

Clint C. Waldron, Esq.
WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Phone: 303-858-1800 Email: cwaldron@wbapc.com

Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 6, 2025. Board members with an * will be on the ballot at the next regular election:

Mark DeRose, President – Term expires 2027
John Jagger, Vice President – Term expires 2027
Molly Dixon, Secretary/Treasurer – Term expires 2027
Vacant – Term expires 2025*
Vacant – Term expires 2025*

Regular meeting schedule and the place where notice of board meetings is posted pursuant to § 24-6-402(2)(c), C.R.S.:

Regular meetings are scheduled for November 5, 2025 at 10:00 a.m., via teleconference.
Notices of board meetings are posted at <https://reataridgevillagemetro.org/> or when online posting is unavailable, at the north side of Stroh Road across from Preservation Trail Road.

Current mill levy (2024), for collection in 2025:	Total ad valorem tax revenue received during 2024:
53.940 mills (total)	\$289,260 (unaudited)

Date of the next regular Special District election of Board members: May 6, 2025

Procedure and timing to submit a self-nomination form for election to the Boards pursuant to § 1-13.5-303, C.R.S. :
Pursuant to § 1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in § 38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67th) day before the election.

Address of any website on which the Special District's election results will be posted:

<https://cdola.colorado.gov/local-government> and <https://reataridgevillagemetro.org/>

Information on the procedure to apply for permanent absentee voter status as described in § 1-13.5-1003, C.R.S.: A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.

**Reata Ridge Village Metropolitan District No. 2, Town of Parker, Douglas County, Colorado
Disclosure Notice Pursuant to § 32-1-809, C.R.S.**

Address and telephone number of the principal business officer:

c/o WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law
2154 E. Commons Ave., Suite 2000
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303-858-1800

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Current mill levy (2024), for collection in 2025:
52.587 mills (total)

Total ad valorem tax revenue received during 2024:
\$150,974 (unaudited)

Date of the next regular Special District election of Board members: May 6, 2025

Procedure and timing to submit a self-nomination form for election to the Boards pursuant to § 1-13.5-303, C.R.S. :
Pursuant to § 1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in § 38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67th) day before the election.

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