

RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of Reata Ridge Village Metropolitan District No. ~~1~~2 (the “**Board**”), Town of Parker, Douglas County, Colorado (the “**District**”), held a special meeting, via teleconference on November 5, 2025, at the hour of 10:30 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 2026 BUDGET

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

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 on 10/30/2025, 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.

PUBLICATION DATES: October 30, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/30/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-782428

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

**NOTICE OF PUBLIC HEARING
ON THE PROPOSED 2026 BUDGET
AND
NOTICE OF PUBLIC HEARING
ON THE AMENDED 2025 BUDGET**

The Boards of Directors (collectively, the "Boards") of REATA RIDGE VILLAGE METROPOLITAN DISTRICT S. 1-2 (collectively, the "Districts"), will hold a public hearing on November 5, 2025 at 10:30 A.M., to consider adoption of the Districts' proposed 2026 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2025 budgets (the "Amended Budgets").

<https://us06web.zoom.us/j/86348122434?pwd=1EDbsCkXntpNUBQRXn7L63bpVMbMCC.1>
Meeting ID: 863 4812 2434

Passcode: 220658
Call-In Number: 1 (719) 359-4580
or 1 (720) 707-2699

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

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

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

**BY ORDER OF THE
BOARDS OF DIRECTORS:
REATA RIDGE VILLAGE METROPOLI-
TAN DISTRICT NOS. 1-2, quasi-municipal
corporations and political subdivisions of
the State of Colorado**

/s/ WBA, PC

Legal Notice NO. DC 2197
Publication: October 30, 2025
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 2026. 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 2026 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 5, 2025.

DISTRICT:

REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 12, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Mark DeRose
Mark DeRose (Jan 12, 2026 08:59:43 MST)

Officer of the District

ATTEST:

By: Molly Dixon

STATE OF COLORADO
COUNTY OF DOUGLAS
REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 12

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 via teleconference on Wednesday, November 5, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 5th day of November, 2025.

Molly Dixon

Signature

[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

REATA RIDGE VILLAGE METROPOLITAN DISTRICT NO. 2
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 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 2026 will be transfers from Reata Ridge Village Metropolitan District No. 1 and property taxes from the imposition of a 53.703 mill levy on the property within the district for 2026, of which 12.031 mills will be dedicated to the General Fund and the balance of 41.672 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, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 68,277	\$ 44,816	\$ 82,627	\$ 82,627	\$ 58,764
Revenues:					
Property taxes	33,788	33,490	33,490	33,490	33,491
Specific ownership taxes	<u>2,509</u>	<u>2,009</u>	<u>1,276</u>	<u>2,009</u>	<u>2,012</u>
Total revenues	<u>36,297</u>	<u>35,499</u>	<u>34,766</u>	<u>35,499</u>	<u>35,503</u>
Total funds available	<u>104,574</u>	<u>80,315</u>	<u>117,393</u>	<u>118,126</u>	<u>94,267</u>
Expenditures:					
Accounting	6,069	6,800	3,230	6,460	7,000
Audit	5,850	5,800	-	5,850	6,000
Election	-	2,000	-	-	2,000
Legal	8,034	10,000	3,203	6,400	10,000
Insurance	890	310	250	250	2,600
Dues	-	650	-	-	650
Miscellaneous	597	1,000	400	800	1,000
Paying agent fees	-	2,500	1,500	1,500	2,500
Treasurer's Fees	507	502	502	502	502
Repay developer advances	-	2,600	-	2,600	2,600
Transfer to debt service	-	35,000	-	35,000	35,000
Contingency	-	12,266	-	-	23,447
Emergency reserve (3%)	<u>-</u>	<u>887</u>	<u>-</u>	<u>-</u>	<u>968</u>
Total expenditures	<u>21,947</u>	<u>80,315</u>	<u>9,085</u>	<u>59,362</u>	<u>94,267</u>
Ending fund balance	<u>\$ 82,627</u>	<u>\$ -</u>	<u>\$ 108,308</u>	<u>\$ 58,764</u>	<u>\$ -</u>
Assessed valuation		<u>2,824,050</u>			<u>2,783,720</u>
Mill Levy		<u>11.859</u>			<u>12.031</u>

Reata Ridge Village Metropolitan District No. 2
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 549,422	\$ 735,050	\$ 699,890	\$ 699,890	\$ 799,250
Revenues:					
Property taxes	118,220	115,018	115,018	115,018	116,003
Specific ownership taxes	8,778	6,901	4,384	6,901	6,953
Transfer from General Fund	-	35,000	-	35,000	35,000
Transfer from District #1	272,357	287,346	258,951	287,346	291,842
Interest income	30,886	-	15,719	31,400	-
	<u>430,241</u>	<u>444,265</u>	<u>394,072</u>	<u>475,665</u>	<u>449,798</u>
Total revenues					
Total funds available	<u>979,663</u>	<u>1,179,315</u>	<u>1,093,962</u>	<u>1,175,555</u>	<u>1,249,048</u>
Expenditures:					
Interest expense senior bonds	223,000	220,250	110,125	220,250	217,500
Principal senior bonds	55,000	55,000	-	55,000	65,000
Interest expense subordinate bonds	-	102,890	-	99,330	165,358
Miscellaneous	-	200	-	-	200
Treasurer's fees	1,773	1,725	1,725	1,725	1,740
	<u>279,773</u>	<u>380,065</u>	<u>111,850</u>	<u>376,305</u>	<u>449,798</u>
Total expenditures					
Ending fund balance	<u>\$ 699,890</u>	<u>\$ 799,250</u>	<u>\$ 982,112</u>	<u>\$ 799,250</u>	<u>\$ 799,250</u>
Assessed valuation		<u>\$ 2,824,050</u>			<u>\$ 2,783,720</u>
Mill Levy		<u>40.728</u>			<u>41.672</u>
Total Mill Levy		<u>52.587</u>			<u>53.703</u>