

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

The Board of Directors of Remuda Ridge Metropolitan District (the “**Board**”), City of Fountain, El Paso County, Colorado (the “**District**”), held a regular meeting, via teleconference and at 555 Middle Creek Parkway, Suite 500, Colorado Springs, CO on November 20, 2024, at the hour of 2:30 p.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

207775

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 11/16/2024**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 11/20/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public



Document Authentication Number
20224024441-594614

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 REMUDA RIDGE METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on November 20, 2024, at 2:30 p.m., 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:

<https://video.cloudoffice.avaya.com/join/892735182>

You can also dial in using your phone.
United States: +1 (219) 463-6505
Access Code: 892735182

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Walker-Schoeller District Managers, 644 N. Tejon St., Colorado Springs, CO 80903.
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://remudariidgedm.colorado.gov/> or by calling (719) 447-1777.

BY ORDER OF THE BOARD OF DIRECTORS:
REMUDA RIDGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

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

Published in The Gazette November 16, 2024.

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 El Paso 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.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 20, 2024.

DISTRICT:

REMUDA RIDGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

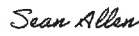

By: Richard A. van Seenus (Dec 6, 2024 16:12 MST)
Officer of the District

ATTEST:


By: Sandra Hazelton (Dec 9, 2024 08:34 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
REMUDA RIDGE METROPOLITAN DISTRICT

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 20, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of November, 2024.



Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**REMUDA RIDGE
2025 BUDGET
GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 10,841	\$ 1,412	\$ 36,655	\$ 19,017
REVENUES				
PROPERTY TAXES - O&M	\$ 4,879	\$ 8,410	\$ 8,373	\$ 13,763
SPECIFIC OWNERSHIP TAXES - O&M	\$ 509	\$ 786	\$ 586	\$ 963
ASSET MAINTENANCE FEE				\$ 44,851
DELINQUENT INTEREST	\$ 1	\$ 1		
DESIGN FEE		\$ 350		
DEVELOPER ADVANCE	\$ 59,345	\$ 59,371	\$ 137,000	\$ 134,231
SOLID WASTE DISPOSAL FEE	\$ 215	\$ 5,900	\$ 3,465	\$ 8,811
DISTRICT SERVICE FEES	\$ 381			
TRANSFER FEE		\$ 707		
LATE FEES/PENALTIES				
INTEREST INCOME				
TOTAL REVENUES	\$ 65,330	\$ 75,525	\$ 149,424	\$ 202,620
TOTAL REVENUES AND FUND BALANCE	\$ 76,171	\$ 76,937	\$ 186,079	\$ 221,637
EXPENDITURES				
GENERAL AND ADMINISTRATIVE				
ACCOUNTING/ AUDIT	\$ 11,800	\$ 9,600	\$ 10,000	\$ 10,275
BANK FEES	\$ 48	\$ 8		\$ 50
DISTRICT MANAGEMENT/ACCOUNTING	\$ 9,544	\$ 21,205	\$ 24,000	\$ 30,000
DUES - SDA	\$ 289	\$ 261	\$ 750	\$ 750
ELECTION				\$ 10,000
INSURANCE	\$ 6,247	\$ 4,266	\$ 4,000	\$ 4,000
LEGAL	\$ 29,849	\$ 24,641	\$ 25,000	\$ 27,000
MISCELLANEOUS	\$ 99	\$ 3,292		
OFFICE SUPPLIES		\$ 102	\$ 1,000	\$ 1,000
ACCESSIBILITY COMPLIANCE				\$ 3,500
TREASURERS FEE	\$ 73	\$ 126	\$ 126	\$ 206
OPERATIONS AND MAINTENANCE				
REPAIRS & MAINTENANCE	\$ 16,810		\$ 5,000	\$ 5,000
STORM WATER			\$ 1,400	\$ 1,400
LANDSCAPING			\$ 28,150	\$ 42,225
SNOW REMOVAL			\$ 4,100	\$ 6,150
UTILITIES			\$ 30,651	\$ 45,977
TRASH COLLECTION		\$ 4,834	\$ 3,150	\$ 8,010
CONTINGENCY			\$ 10,000	\$ 10,000
TOTAL EXPENDITURES	\$ 74,759	\$ 68,335	\$ 147,327	\$ 205,543
ENDING FUND BALANCE	\$ 1,412	\$ 8,602	\$ 38,752	\$ 16,094
EMERGENCY RESERVE: State Required 3%	\$ 2,243	\$ 2,050	\$ 4,420	\$ 6,166
ASSESSED VALUATION	\$ 487,830	\$ 704,750	\$ 704,750	\$ 1,084,840
MILL LEVY	10.000	11.881	11.881	12.687

**REMUDA RIDGE METROPOLITAN DISTRICT
2025 BUDGET
DEBT SERVICE FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
DEBT FUND BEGINNING BALANCE	\$ 8,618	\$ 23,695	\$ 5,046	\$ -
REVENUES				
PROPERTY TAXES	\$ 19,514	\$ 33,639	\$ 33,491	\$ 55,056
SPECIFIC OWNERSHIP TAXES	\$ 2,035	\$ 3,145	\$ 2,344	\$ 3,854
DELINQUENT INTEREST	\$ 5	\$ 4	\$ -	
INTEREST INCOME	\$ 816	\$ 2,375		
TOTAL REVENUES	\$ 22,370	\$ 39,163	\$ 35,836	\$ 58,910
TOTAL REVENUES AND FUND BALANCE	\$ 30,988	\$ 62,858	\$ 40,882	\$ 58,910
EXPENDITURES				
COST OF ISSUANCE	\$ 3,000			
COUNTY TREASURER'S FEE	\$ 293	\$ 505	\$ 502	\$ 826
TRUSTEE FEE	\$ 4,000	\$ 4,000	\$ 6,000	\$ 4,000
BANK FEES	\$ -	\$ 88	\$ -	\$ -
BOND INTREST EXPENSE	\$ -	\$ 51,714	\$ 34,379	\$ 54,084
TOTAL EXPENDITURES	\$ 7,293	\$ 56,307	\$ 40,882	\$ 58,910
ENDING FUND BALANCE	\$ 23,695	\$ 6,551	\$ -	\$ -
ASSESSED VALUATION	\$ 487,830	\$ 704,750	\$ 704,750	\$ 1,084,840
MILL LEVY	40.000	47.522	47.522	50.750
TOTAL MILL LEVY	50.000	59.403	59.403	63.437

**REMUDA RIDGE METROPOLITAN DISTRICT
2025 BUDGET
CAPAITAL PROJECTS FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
CAPITAL PROJECTS FUND BEGINNING BALANCE	\$ 4,181,203	\$ -	\$ -	\$ -
REVENUES				
INTEREST INCOME	\$ 48,779			
TOTAL REVENUES	\$ 48,779	\$ -	\$ -	\$ -
TOTAL REVENUES AND FUND BALANCE	\$ 4,229,982	\$ -	\$ -	\$ -
EXPENDITURES				
CAPITAL EXPENDITURES	\$ 4,505,614			
BANK FEES		\$ -		
PLANNING AND ENGINEERING	\$ 16,810			
TOTAL EXPENDITURES	\$ 4,522,424	\$ -	\$ -	\$ -
OTHER FINANCEING SOURCES AND USES				
DEVELOPER ADVANCE PROCEEDS	\$ 292,442			
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -

**REMUDA RIDGE METROPOLITAN DISTRICT
2025
BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the Remuda Ridge Metropolitan District.

The Remuda Ridge Metropolitan District has adopted three separate funds, a General Fund to provide for the payment of general operating expenditures; a Capital Projects Fund to provide for the estimated capital improvement costs that are to be incurred for the benefit of the district; and a Debt Service Fund to provide for payments on the proposed 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, fees, and developer advances. The district intends to impose a 63.437 mill levy on property within the district for 2025, of which 12.687 mills will be dedicated to the General Fund and the balance of 50.750 mills will be allocated to the Debt Service Fund.












RRMD 2025 Budget Resolution

Final Audit Report

2024-12-09

Created:	2024-12-06
By:	Jak Pattamasaevi (jak.p@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-UXYNWno2RC6gC9cOw9hdl8WY12_wBm9

"RRMD 2025 Budget Resolution" History

-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)
2024-12-06 - 10:20:16 PM GMT
-  Document e-signed by Jak Pattamasaevi (jak.p@wsdistricts.co)
Signature Date: 2024-12-06 - 10:24:24 PM GMT - Time Source: server
-  Document emailed to Sean Allen (sallen@wbapc.com) for signature
2024-12-06 - 10:24:25 PM GMT
-  Email viewed by Sean Allen (sallen@wbapc.com)
2024-12-06 - 10:57:14 PM GMT
-  Document e-signed by Sean Allen (sallen@wbapc.com)
Signature Date: 2024-12-06 - 10:57:42 PM GMT - Time Source: server
-  Document emailed to rvanseenus@viewhomesinc.com for signature
2024-12-06 - 10:57:44 PM GMT
-  Email viewed by rvanseenus@viewhomesinc.com
2024-12-06 - 11:11:25 PM GMT
-  Signer rvanseenus@viewhomesinc.com entered name at signing as Richard A. van Seenus
2024-12-06 - 11:12:17 PM GMT
-  Document e-signed by Richard A. van Seenus (rvanseenus@viewhomesinc.com)
Signature Date: 2024-12-06 - 11:12:19 PM GMT - Time Source: server- Signature captured from device with phone number XXXXXXXX4893
-  Document emailed to shazelton@asperviewhomes.net for signature
2024-12-06 - 11:12:20 PM GMT
-  Email viewed by shazelton@asperviewhomes.net
2024-12-09 - 3:32:28 PM GMT

 Signer shazelton@asperviewhomes.net entered name at signing as Sandra Hazelton

2024-12-09 - 3:34:05 PM GMT

 Document e-signed by Sandra Hazelton (shazelton@asperviewhomes.net)

Signature Date: 2024-12-09 - 3:34:07 PM GMT - Time Source: server

 Agreement completed.

2024-12-09 - 3:34:07 PM GMT

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of EL PASO COUNTY, Colorado.

On behalf of the REMUDA RIDGE METROPOLITAN DISTRICT
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B


of the REMUDA RIDGE METROPOLITAN DISTRICT
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,084,840 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ 1,084,840 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/09/2024 for budget/fiscal year 2025
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>12.687</u> mills	<u>\$ 13,763</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	12.687 mills	\$ 13,763
3. General Obligation Bonds and Interest ^J	<u>50.750</u> mills	<u>\$ 55,056</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.437 mills	\$ 68,819

Contact person: (print) Susan Gonzales Daytime phone: (719)-447-1777
Signed:  Title: CPA

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) 866-2156.

¹ 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.
² 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).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | \$5,520,000 Limited Tax General Obligation Bonds |
| | Series: | 2021A(3) |
| | Date of Issue: | November 23, 2021 |
| | Coupon Rate: | 5.625% |
| | Maturity Date: | December 1, 2051 |
| | Levy: | 50.750 |
| | Revenue: | \$55,056 |
| | | |
| 2. | Purpose of Issue: | |
| | Series: | |
| | Date of Issue: | |
| | Coupon Rate: | |
| | Maturity Date: | |
| | Levy: | |
| | Revenue: | |

CONTRACTS:

- | | | |
|----|----------------------|--|
| 3. | Purpose of Contract: | |
| | Title: | |
| | Date: | |
| | Principal Amount: | |
| | Maturity Date: | |
| | Levy: | |
| | Revenue: | |
| | | |
| 4. | Purpose of Contract: | |
| | Title: | |
| | Date: | |
| | Principal Amount: | |
| | Maturity Date: | |
| | Levy: | |
| | Revenue: | |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.