



ICENOGLE SEAVER POGUE

June 26, 2024

Board of County Commissioners
Douglas County
100 Third Street
Castle Rock, CO 80104
(Via E-Mail: bocc@douglas.co.us)

State of Colorado
Office of the State Auditor
1525 Sherman St., 7th Floor
Denver, CO 80203
(Via E-Filing)

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
(Via E-Filing)

Douglas County Clerk and Recorder
301 Wilcox Street
Castle Rock, CO 80104
(Via E-Mail: clerk@douglas.co.us)

Re: Remuda Ranch Metropolitan District
Filing of 2024 Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2024 Annual Report for Remuda Ranch Metropolitan District.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Alexandra L. Mejia, Esq.

/ALM
Enclosure

Alexandra L. Mejia | AMEjia@isp-law.com | Direct 303.867.3016

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | www.isp-law.com

REMUDA RANCH METROPOLITAN DISTRICT
2024 ANNUAL REPORT

The Remuda Ranch Metropolitan District (the “District”) hereby submits this annual report¹, as required pursuant to Section XII of the Service Plan of the District approved by Douglas County (the “County”), as amended by that certain First Amendment to Service Plan for Remuda Ranch Metropolitan District approved by the County on January 24, 2023. Additionally, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the County, the Division of Local Government, the state auditor, and the Douglas County Clerk and Recorder. The District hereby submits this annual report to satisfy the above reporting requirements for the year 2023.

The District makes the following report pursuant to Section XII of the District’s Service Plan:

I. District Description - General Information

a. Board members, officers’ titles, and terms

<u>Board Member</u>	<u>Office</u>	<u>Term Ending</u>
Thomas J. Wiens	President/Chairman	May 2027
Diana Wiens	Secretary/Treasurer	May 2027
Travis H. Wiens	Assistant Secretary	May 2027
Lauren Wiens Bocci	Assistant Secretary	May 2025
Joseph Anthony Bocci III	Assistant Secretary	May 2025

b. Changes in board membership in past year

At the election held on May 2, 2023, Directors Thomas J. Wiens, Diana Wiens, and Travis H. Wiens were reelected by acclamation to the Board of Directors of the District.

c. Name and address for official District contact

Legal Counsel:
Jennifer L. Ivey
Icenogle Seaver Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

d. Elections held in the past year and their purpose

An election was held on May 2, 2023 for the purpose of electing three directors to the District’s Board of Directors.

¹ For activities completed June 1, 2023 through June 1, 2024, and with information about prospective years.

II. Boundary changes for the report year and proposed changes for the coming year

There were no boundary changes during the report year and, at the time of filing of this Annual Report, there are no boundary changes proposed.

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements

Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool dated July 21, 2017 to participate in self- insurance pool for property, liability, and/or workers' compensation coverages.

a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts

None.

b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District

Advance and Reimbursement and Facilities Acquisition Agreement between Remuda Ranch Metropolitan District and Wiens Ranch Company, Inc., dated December 31, 2008, which the District ratified at its meeting on December 14, 2020.

Advance and Reimbursement and Facilities Acquisition Agreement between Remuda Ranch Metropolitan District and Remuda Ranch Development, LLC, dated September 3, 2019.

IV. Service Plan

a. List and description of services authorized in Service Plan

Water – power and authority to finance, design, construct, acquire, and install potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Storm Sewer – power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Sanitation and Wastewater Treatment - power and authority to finance, design, construct, acquire, install, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Street Improvements - power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Traffic Safety Protection - power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto.

Parks and Recreation - power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Television Relay and Translation - power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Mosquito Control - power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

b. List and description of facilities authorized in Service Plan

See list in IV(a) above.

c. List and description of any extraterritorial services, facilities, and agreements

The District may provide roadway improvements for certain property located outside the boundaries of the District subject to the District obtaining property rights therefore and negotiating agreements for the extra-territorial services/facilities.

V. Development Progress

a. Indicate the estimated year of build-out, as set forth in the Service Plan

The estimated year of build out in the Service Plan was 2015.

b. List the services provided with the date service began compared to the date authorized by the Service Plan

As of the date of this report, water service, sewer service, electrical service, natural gas service, broadband fiber-optic service have been completed to each of the 90 Lots along Remuda Ranch Parkway, Smart Look Trail, Dual Rey Point, Docs Hickory Point, Highbrow Ct., Peppy San Circle, and Doc Bar Circle. Electrical and broadband fiber-optic service has also been completed as of the date of this report and is operational servicing Lots 100, 99, 98 and 97. The estimated year of build out in the Service Plan was 2015.

c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented

On January 24, 2023, the Douglas County Board of County Commissioners approved the First Amendment to Service Plan for Remuda Ranch Metropolitan District which allows the District to adjust the mill levy limitations based on changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, without specific reference to the Gallagher Amendment, so that to the extent possible, the actual tax revenues generated by the mill levy are neither diminished not enhanced as a result of any such changes.

d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan

The installation of the water and sewer system has been completed to all 90 lots and the system has been accepted by Perry Park Water and Sanitation District on or around March of 2022. Asphalt paving of Remuda Ranch Parkway and all interior roads has been completed. Entrance monumentation, landscaping, and related work is being completed. The estimated date of completion in the Service Plan was in 2015.

e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any

All facilities have been completed.

f. List facilities currently under construction with the percentage complete and an anticipated date of completion

Facilities under construction include repairs and warranty work of the asphalt paving of Remuda Ranch Parkway and applicable interior roads, as well as additional work on entry areas to the development. No other facilities are currently under construction.

g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years

As of this 2024 Annual Report, Lots 97, 98, 99, and 100 are occupied and it is anticipated that additional lots will be occupied by the end of 2024. It is projected that all 94 residential units will be populated in the next three years.

h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.

The District is anticipated to include 94 residential units. The Service Plan anticipated 87 residential units at build-out.

Construction began in 2020 and the current anticipated date of completion of such residential units is 2024-26.

i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each

None.

VI. Financial Plan and Financial Activities

a. Provide a copy of the audit or exemption from the audit for the reporting year.

At the time of submitting the District's 2023 Annual Report pertaining to the calendar year 2022, the 2022 audit was not yet completed. A copy of the 2022 audit is attached hereto as **Exhibit A**. A copy of the 2023 audit will be provided with the District's 2025 Annual Report.

b. Provide a copy of the budget, showing the reporting and previous years.

Please find a copy of the 2024 budget attached hereto as **Exhibit B**.

c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District

or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

Please see the previously submitted budgets for 2019, 2020, 2021, 2022 and 2023 for information regarding revenues and expenditures, including taxes, fees, rates, tolls, mill levies, etc. Besides the 2024 Budget submitted in response to VI(b), no other projections are available for revenues and expenditures of the District for the next five years. In 2019, and 2020 the District certified a mill levy of 0 mills for general operating expenses and did not certify a mill levy for general obligation debt. In 2021 and 2022, the District certified a mill levy of 11.132 mills for general operating expenses and 44.531 mills for general obligation debt. In 2023, the District certified a mill levy of 11.168 mills for general operating expenses and 44.678 mills for general obligation debt. In 2024, the District certified a mill levy of 10.655 mills for general operating expenses and 42.620 mills for general obligation debt. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.453 mills for general operating expenses in 2019. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.429 mills for general operating expenses in 2020. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.454 mills for general operating expenses in 2021. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.429 mills for general operating expenses in 2022. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.454 mills for general operating expenses in 2023. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.430 mills for general operating expenses in 2024. In addition, the District adopted a resolution imposing a facilities fee of \$3,000 per residential unit on September 3, 2019.

d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired

The District issued Limited Tax General Obligation Bonds, Series 2020A (the “Series 2020A Senior Bonds”), and Subordinate Limited Tax General Obligation Bonds, Series 2020B (the “Series 2020B Subordinate Bonds”), in 2020. The Series 2020A Senior Bonds were issued at a par value of \$7,895,000. The Series 2020B Subordinate Bonds were issued at a par value of \$1,147,000.

Please see Exhibit B attached hereto, the 2024 budget, for the Schedule of Debt Service Requirements to Maturity.

- e. **List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued.**

Ballot Issue 5E:

Purpose – Street Improvements
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$12,385,719

Ballot Issue 5F:

Purpose – Parks and Recreation Facilities
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$13,787,138

Ballot Issue 5G:

Purpose – Potable and Non-Potable Water Systems
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$13,269,380

Ballot Issue 5H:

Purpose – Sanitation System
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$11,515,763

Ballot Issue 5I:

Purpose – Transportation System
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5J:

Purpose – Mosquito Control and Eradication
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5K:

Purpose – Traffic Safety and Protection System
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5L:

Purpose – Television Relay and Translation System
Election Date – November 4, 2008 and May 3, 2022
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5M:

Purpose – Operating and Maintenance Expenses

Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5N:

Purpose – Refunding, Refinancing or Defeating District’s Debt
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5O:

Purpose – Multi-Fiscal Year Intergovernmental Agreements for Public Improvements
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5Q:

Purpose – Multi-Fiscal Year Reimbursement Agreements related to Public Improvements
Election Date – November 4, 2008
Amount of Authorized and yet Unissued Debt – \$15,000,000

f. List the total amount of debt issued and outstanding as of the date of the Annual Report and compare to the maximum authorized debt level as set forth in the Service Plan

The amount of principal debt issued and outstanding as of the date of submission of this Annual Report is \$9,042,000. The maximum authorized debt level as set forth in the Service Plan is \$15,000,000.

g. Enterprises of the District

i. Include revenues of the enterprise, showing both direct support from the District and all other sources

There are currently no enterprises of the District.

ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations

There are currently no enterprises of the District.

h. Detail contractual obligations

i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.

The District currently has no contractual debt obligations.

ii. Report any inability of the District to pay current obligations that are due within the current budget year

The District currently has no contractual debt obligations that it is unable to pay.

iii. Describe any District financial obligations in default

The District currently has no contractual debt obligations in default.

i. Actual and Assessed Valuation History

i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year

The assessed valuation for the District in 2017 was \$5,810.

The assessed valuation for the District in 2018 was \$6,470.

The assessed valuation for the District in 2019 was \$6,470.

The assessed valuation for the District in 2020 was \$40,170.

The assessed valuation for the District in 2021 was \$56,670.

The assessed valuation for the District in 2022 was \$1,909,970.

The assessed valuation for the District in 2023 was \$2,285,500.

The assessed valuation for the District in 2024 was \$5,910,360.

ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

The estimated assessed valuation as set forth in the Service Plan for the District for 2017 was \$20,853,832.

The estimated assessed valuation as set forth in the Service Plan for the District for 2018 was \$21,270,908.

The estimated assessed valuation as set forth in the Service Plan for the District for 2019 was \$21,270,908.

The estimated assessed valuation as set forth in the Service Plan for the District for 2020 was \$21,696,326.

The estimated assessed valuation as set forth in the Service Plan for the District for 2021 was \$21,696,326.

The estimated assessed valuation as set forth in the Service Plan for the District for 2022 was \$22,130,253.

The estimated assessed valuation as set forth in the Service Plan for the District for 2023 was \$22,130,253.

The estimated assessed valuation as set forth in the Service Plan for the District for 2024 was \$22,572,858.

j. Mill Levy History

- i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)**

No mill levy was certified for either debt or operations and maintenance in any year prior to 2021. In 2021 and 2022, the District certified a mill levy of 11.132 mills for general operating expenses and 44.531 mills for general obligation debt. In 2023, the District certified a mill levy of 11.168 mills for general operating expenses and 44.678 mills for general obligation debt. In 2024, the District certified a mill levy of 10.655 mills for general operating expenses and 42.620 mills for general obligation debt.

- ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.**

YEAR	Service Plan O&M Mill Levy	Plan Mill	O&M Mill Levy Levied	Service Plan Debt Mill Levy	Debt Mill Levy Levied
2017	5.000 mills		0	40 mills	
2018	5.000 mills		0	40 mills	
2019	2.453 mills		0	40 mills	
2020	2.429 mills		0	40 mills	
2021	2.454 mills		11.132 mills	40 mills	44.531 mills
2022	2.429 mills		11.132 mills	40 mills	44.531 mills
2023	2.454 mills		11.168 mills	40 mills	44.678 mills
2024	2.430 mills		10.655 mills	40 mills	42.620 mills

k. Miscellaneous Taxes History

- i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)**

The District anticipates collecting \$28,339 in specific ownership tax revenue in 2024. The District collected \$11,487 in specific ownership tax revenue in 2023. The District collected \$9,401 in specific ownership tax revenue in 2022. The District collected \$304 in specific tax revenue for 2021. There was no miscellaneous tax revenue collected by the District in 2020, 2019 or 2018.

- ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.**

The specific ownership tax projected in the Service Plan for 2017 for debt was \$65,398. The specific ownership tax projected in the Service Plan in 2017 for operations was \$8,175.

The specific ownership tax projected in the Service Plan for 2018 for debt was \$66,706. The specific ownership tax projected in the Service Plan in 2018 for operations was \$8,338.

The specific ownership tax projected in the Service Plan for 2019 for debt was \$66,706. The specific ownership tax projected in the Service Plan in 2019 for operations was \$4,091.

The specific ownership tax projected in the Service Plan for 2020 for debt was \$68,040. The specific ownership tax projected in the Service Plan in 2020 for operations was \$4,132.

The specific ownership tax projected in the Service Plan for 2021 for debt was \$68,040. The specific ownership tax projected in the Service Plan in 2021 for operations was \$4,173.

The specific ownership tax projected in the Service Plan for 2022 for debt was \$69,400. The specific ownership tax projected in the Service Plan in 2021 for operations was \$4,215.

The specific ownership tax projected in the Service Plan for 2023 for debt was \$69,400. The specific ownership tax projected in the Service Plan in 2023 for operations was \$4,257.

The specific ownership tax projected in the Service Plan for 2024 for debt was \$70,788. The specific ownership tax projected in the Service Plan in 2024 for operations was \$4,300.

l. Estimated Assessed Valuation of District at 100% Build-Out

i. Provide an updated estimate and compare this with the Service Plan estimate.

The estimated assessed valuation of the District at 100% build-out as set forth in the Service Plan is \$15,338,890. Based on projections from CliftonLarsonAllen LLP on December 9, 2020, the estimated assessed valuation at build-out (currently anticipated to be 2024) is \$14,199,041.

m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.

i. Provide an updated estimate based on current events. Do not include refunding bonds.

The District does not currently anticipate issuing additional general obligation debt between now and 100% build-out, not including possible future refundings.

For the year ending December 31, 2023, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

(A) Boundary changes made.

The District had no boundary changes in 2023.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

See Section III above for a list of intergovernmental agreements entered into with other governmental entities by the District. No intergovernmental agreements were terminated in 2023.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the Districts please contact the District's General Counsel:

Jennifer L. Ivey
Icenogle Seaver Pogue, P.C.

4725 S. Monaco Street, Suite 360
Denver, CO 80237
(303) 292-9100

(D) A summary of litigation involving public improvements owned by the special district.

In 2023, the District was not involved in any litigation involving public improvements owned by the District.

(E) The status of the construction of public improvements by the special district.

The construction of public improvements by the District has been completed other than completion of trails, entryways, and some final irrigation/landscaping improvements.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In 2023, no facilities or improvements constructed by the District were conveyed or dedicated to the County.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District in 2023 was \$5,910,360.

(H) A copy of the current year's budget.

A copy of the District's 2024 Budget is attached hereto as **Exhibit B**.

(I) 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.

At the time of submitting the District's 2023 Annual Report pertaining to the calendar year 2022, the 2022 audit was not yet completed. A copy of the 2022 audit is attached hereto as **Exhibit A**. A copy of the 2023 audit will be provided with the District's 2025 Annual Report.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2023, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2023, the District did not have any inability to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

[Remainder of this page is left intentionally blank.]

EXHIBIT A

2022 Audit

**REMUDA RANCH METROPOLITAN DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2022

**REMUDA RANCH METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2022**

INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	24
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	25
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	27
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	28



Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Remuda Ranch Metropolitan District
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Remuda Ranch Metropolitan District (the District), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Duggio & Associates, P.C.

September 11, 2023

BASIC FINANCIAL STATEMENTS

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2022**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 29,834
Cash and Investments - Restricted	1,070,459
Prepaid Expenses	2,571
Receivable - County Treasurer	675
Property Taxes Receivable	127,636
Capital Assets, Not Being Depreciated	12,909,857
Total Assets	14,141,032
LIABILITIES	
Accounts Payable	13,759
Accrued Interest Payable	32,896
Noncurrent Liabilities:	
Due in More Than One Year	18,327,560
Total Liabilities	18,374,215
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	127,636
Total Deferred Inflows of Resources	127,636
NET POSITION	
Restricted for:	
Emergency Reserves	700
Unrestricted	(4,361,519)
Total Net Position	\$ (4,360,819)

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses			Governmental Activities
Primary Government:				
Governmental Activities:				
General Government	\$ 77,821	\$ -	\$ 9,000	\$ (68,821)
Interest and Related Costs on Long-Term Debt	1,297,189	-	-	(1,297,189)
Total Governmental Activities	\$ 1,375,010	\$ -	\$ 9,000	(1,366,010)

GENERAL REVENUES

Property Taxes	106,315
Specific Ownership Taxes	9,401
Net Investment Income	19,296
Total General Revenues	135,012

CHANGE IN NET POSITION

Net Position - Beginning of Year	(1,230,998)
	(3,129,821)
NET POSITION - END OF YEAR	\$ (4,360,819)

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 29,834	\$ -	\$ -	\$ 29,834
Cash and Investments - Restricted	700	1,069,331	428	1,070,459
Receivable - County Treasurer	135	540	-	675
Property Taxes Receivable	25,524	102,112	-	127,636
Prepaid Expenses	2,571	-	-	2,571
Total Assets	\$ 58,764	\$ 1,171,983	\$ 428	\$ 1,231,175
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 13,759	\$ -	\$ -	\$ 13,759
Total Liabilities	13,759	-	-	13,759
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	25,524	102,112	-	127,636
Total Deferred Inflows of Resources	25,524	102,112	-	127,636
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	2,571	-	-	2,571
Restricted:				
Emergency Reserves	700	-	-	700
Debt Service	-	1,069,871	-	1,069,871
Capital Projects	-	-	428	428
Unassigned	16,210	-	-	16,210
Total Fund Balances	19,481	1,069,871	428	1,089,780
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 58,764	\$ 1,171,983	\$ 428	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets

12,909,857

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Bonds Payable

(9,042,000)

Developer Advance Payable - Principal

(7,483,496)

Developer Advance Payable - Interest

(1,616,238)

Accrued Interest Payable

(218,722)

Net Position of Governmental Activities

\$ (4,360,819)

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 21,262	\$ 85,053	\$ -	\$ 106,315
Specific Ownership Taxes	1,880	7,521	-	9,401
Facilities Fees	-	9,000	-	9,000
Net Investment Income	154	19,135	7	19,296
Total Revenues	<u>23,296</u>	<u>120,709</u>	<u>7</u>	<u>144,012</u>
EXPENDITURES				
General Government:				
Accounting	15,805	-	-	15,805
Auditing	4,400	-	-	4,400
County Treasurer's Fee	321	1,285	-	1,606
Dues and Licenses	309	-	-	309
Election	12,673	-	-	12,673
Insurance and Bonds	2,515	-	-	2,515
Legal Services	38,363	-	1,341	39,704
Miscellaneous	3,435	-	-	3,435
Debt Service:				
Bond Interest	-	394,750	-	394,750
Paying Agent Fees	-	7,000	-	7,000
Capital Projects:				
Capital Outlay	-	-	3,088,962	3,088,962
Engineering	-	-	13,169	13,169
Total Expenditures	<u>77,821</u>	<u>403,035</u>	<u>3,103,472</u>	<u>3,584,328</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(54,525)	(282,326)	(3,103,465)	(3,440,316)
OTHER FINANCING SOURCES (USES)				
Developer Advance	72,084	-	3,103,472	3,175,556
Total Other Financing Sources (Uses)	<u>72,084</u>	<u>-</u>	<u>3,103,472</u>	<u>3,175,556</u>
NET CHANGE IN FUND BALANCES	17,559	(282,326)	7	(264,760)
Fund Balances - Beginning of Year	1,922	1,352,197	421	1,354,540
FUND BALANCES - END OF YEAR	<u>\$ 19,481</u>	<u>\$ 1,069,871</u>	<u>\$ 428</u>	<u>\$ 1,089,780</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds \$ (264,760)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay and depreciation expense in the current period are as follows:

Capital Outlay 3,088,962

The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advance - Current Year (3,175,556)
Accrued Interest on Developer Advance (784,921)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest - Change in Liability (94,723)

Change in Net Position of Governmental Activities \$ (1,230,998)

**REMUDA RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 21,262	\$ 21,262	\$ 21,262	\$ -
Specific Ownership Taxes	1,701	1,701	1,880	179
Net Investment Income	-	-	154	154
Total Revenues	<u>\$ 22,963</u>	<u>22,963</u>	<u>23,296</u>	<u>333</u>
EXPENDITURES				
General and Administrative:				
Accounting	25,000	25,000	15,805	9,195
Audit	5,000	5,000	4,400	600
County Treasurer's Fee	319	319	321	(2)
Dues and Licenses	500	500	309	191
Election	-	13,000	12,673	327
Insurance and Bonds	2,500	2,500	2,515	(15)
Legal Services	25,000	106,000	38,363	67,637
Miscellaneous	1,681	1,681	3,435	(1,754)
Total Expenditures	<u>60,000</u>	<u>154,000</u>	<u>77,821</u>	<u>76,179</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(37,037)	(131,037)	(54,525)	76,512
OTHER FINANCING SOURCES (USES)				
Developer Advances	37,637	141,000	72,084	(68,916)
Total Other Financing Sources (Uses)	<u>37,637</u>	<u>141,000</u>	<u>72,084</u>	<u>(68,916)</u>
NET CHANGE IN FUND BALANCES	600	9,963	17,559	7,596
Fund Balances - Beginning of Year	<u>100</u>	<u>1,922</u>	<u>1,922</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 700</u>	<u>\$ 11,885</u>	<u>\$ 19,481</u>	<u>\$ 7,596</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 DEFINITION OF REPORTING ENTITY

Remuda Ranch Metropolitan District (District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County, Colorado, on November 13, 2008 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries as they may change by virtue of inclusions of property. The District also serves to finance and oversee the construction of these public improvements and, if appropriate, to dedicate the public improvements to other public entities or to provide for ongoing operations and maintenance. The District's service area is located in Douglas County, Colorado.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Internally dedicated resources are reported as general revenues rather than program revenues. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds a public hearing in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2022.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to assess the property tax obligation of the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or if in equal installments at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Deferred Inflow of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

Fund Balance

Fund balances for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 29,834
Cash and Investments - Restricted	1,070,459
Total Cash and Investments	\$ 1,100,293

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 129,671
Investments	970,622
Total Cash and Investments	\$ 1,100,293

Deposits With Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits With Financial Institutions (Continued)

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank and carrying balance of \$129,671.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government	Weighted-Average	
Liquid Asset Trust (COLOTRUST PLUS+)	Under 60 Days	<u>\$ 970,622</u>

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601, C.R.S. including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

A designated custodial bank serves as custodian for the Trust’s portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust’s investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor’s. COLOTRUST EDGE is rated AA Af/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance at December 31, 2021	Increases	Decreases	Balance at December 31, 2022
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 9,820,895	\$ 3,088,962	\$ -	\$ 12,909,857
Total Capital Assets, Not Being Depreciated	<u>\$ 9,820,895</u>	<u>\$ 3,088,962</u>	<u>\$ -</u>	<u>\$ 12,909,857</u>

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 CAPITAL ASSETS (CONTINUED)

Upon completion, a significant portion of capital assets will be conveyed by the District to other local governments. The District will not be responsible for the maintenance of those assets. Upon acceptance of the improvements by other local governments, the District will remove the cost of construction from its capital assets.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022	Due Within One Year
Bonds Payable					
Limited Tax General Obligation Bonds:					
Series 2020A	\$ 7,895,000	\$ -	\$ -	\$ 7,895,000	\$ -
Series 2020B	1,147,000	-	-	1,147,000	-
Accrued Interest - Series 2020B	91,103	94,723	-	185,826	-
Subtotal	9,133,103	94,723	-	9,227,826	-
Developer Advance:					
Advance & Reimbursement Facilities					
<u>Acquisition Agreement - 12/31/2008</u>					
Operations	227,490	-	-	227,490	-
Operations - Interest	188,339	18,199	-	206,538	-
Capital	1,383,929	-	-	1,383,929	-
Capital - Interest	439,099	110,715	-	549,814	-
Advance & Reimbursement Facilities					
<u>Acquisition Agreement - 09/03/2019</u>					
Operations	79,784	72,084	-	151,868	-
Operations - Interest	5,437	9,831	-	15,268	-
Capital	2,616,737	3,103,472	-	5,720,209	-
Capital - Interest	198,442	646,176	-	844,618	-
Subtotal	5,139,257	3,960,477	-	9,099,734	-
Total	<u>\$ 14,272,360</u>	<u>\$ 4,055,200</u>	<u>\$ -</u>	<u>\$ 18,327,560</u>	<u>\$ -</u>

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The details of the District's general obligation bonds outstanding during 2020 are as follows:

Limited Tax General Obligation Bonds, Series 2020A (the Senior Bonds) and **Subordinate Limited Tax General Obligation Bonds, Series 2020B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Bonds on December 16, 2020, in the par amounts of \$7,895,000 for the Senior Bonds and \$1,147,000 for the Subordinate Bonds.

Proceeds from the sale of the Senior Bonds were used to: (i) pay or reimburse Project Costs which are costs properly attributable to the Project or any part thereof, including reimbursement or payment of such costs in accordance with the Developer Reimbursement Agreement or any other similar agreements pursuant to which the District is bound; (ii) fund capitalized interest on the Senior Bonds; (iii) fund the Reserve Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds of the Subordinate Bonds were used to: (i) pay a portion of the Project Costs and (ii) pay certain costs of issuance of the Subordinate Bonds.

Senior Bonds Details

The Senior Bonds bear interest at 5.000% per annum and are payable semiannually on June 1 and December 1, beginning on June 1, 2021, to the extent of available Senior Pledged Revenue. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025. The Senior Bonds mature on December 1, 2050.

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bond.

Senior Pledged Revenue

The Senior Bonds are secured by and payable from Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Senior Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and (c) the Capital Fees, if any, and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Capital Fees means the Facilities Fee and all other fees of a capital nature (excluding periodic, recurring service charges) imposed before and after the issuance of the Bonds. The District imposes a Facilities Fee of \$3,000 per residential unit to be constructed within the District. The Facilities Fee is due and payable to the District no later than 180 days after the closing on the sale of any parcel of property from the Developer to a non-affiliated entity or individual or upon issuance of a building permit for construction of structures on property within the District, whichever is sooner.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Required Mill Levy

The District has covenanted to impose a Senior Required Mill Levy on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Reserve Requirement, but (i) not in excess of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 26, 2008), and (ii) if the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, not less than 40 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due, will replenish the Reserve Fund to the amount of the Reserve Requirement, and will fund the Surplus Fund up to the Maximum Surplus Amount.

Additional Security for Senior Bonds

The Senior Bonds are also secured by capitalized interest which was funded from proceeds of the Senior Bonds in the amount of \$1,102,010, the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Reserve Requirement of \$622,000, and the Surplus Fund which is to be funded from excess Senior Pledged Revenue, if any, up to the Maximum Surplus Amount of \$789,500. The balance in the capitalized interest account as of December 31, 2022, is \$337,631.

Subject to the receipt of sufficient Senior Pledged Revenue, the Reserve Fund is to be maintained in the amount of the Reserve Requirement for as long as any Senior Bonds are outstanding. The balance in the Reserve Fund as of December 31, 2022, is \$622,771.

Senior Pledged Revenue that is not needed to pay debt service of the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount. Subject to the receipt of sufficient Senior Pledged Revenue, the Surplus Fund is to be maintained for as long as any Senior Bonds are outstanding. All amounts, if any, remaining after payment in full of the Senior Bonds, are pledged by the District as Subordinate Pledged Revenue. The balance in the Surplus Fund as of December 31, 2022, is \$-0-.

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 7.625% per annum and are payable annually on December 15, beginning December 15, 2021, from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 15, 2050. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid on December 16, 2060, the Subordinate Bonds will be deemed discharged.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Subordinate Required Mill Levy; (b) the portion of the Specific Ownership Tax resulting from imposition of the Subordinate Required Mill Levy; (c) the Subordinate Capital Fee Revenue which means the Capital Fees remaining after deduction of all amounts applied to the payment of the Senior Bonds, if any, and any other then outstanding senior bonds; (d) all amounts remaining in the Surplus Fund, if any, after payment in full of the Senior Bonds; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Subordinate Required Mill Levy

The District has covenanted to impose a Subordinate Required Mill Levy in the amount of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after August 26, 2008) less the Senior Bond Mill Levy, or such lesser mill levy that will pay the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be imposed for payment of the Senior Bonds and any other mill levy required to be imposed for the payment of other outstanding senior bonds.

Optional Redemption

The Senior Bonds and the Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

Unused Lines of Credit

The Senior and Subordinate Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Senior and Subordinate Bonds.

Termination Events

The Senior and Subordinate Bonds do not have a termination provision.

Acceleration

The Senior and Subordinate Bonds are not subject to acceleration.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

Events of default occur if the District (a) fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture; or (b) defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the Senior Indenture or Bond Resolution; or (c) files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Senior Bonds.

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 394,750	\$ 394,750
2024	-	394,750	394,750
2025	20,000	394,750	414,750
2026	105,000	394,750	499,750
2027	110,000	393,750	503,750
2028-2032	730,000	1,881,500	2,611,500
2033-2037	1,070,000	1,683,750	2,753,750
2038-2042	1,525,000	1,393,500	2,918,500
2043-2047	2,095,000	986,250	3,081,250
2048-2050	2,240,000	393,750	2,633,750
Total	<u>\$ 7,895,000</u>	<u>\$ 7,916,750</u>	<u>\$ 15,811,750</u>

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 4, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$180,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on 11/4/2008	Amount Used by 2020A Senior Bonds	Amount Used by 2020B Subordinate Bonds	Authorized Amount Remaining
Streets	\$ 15,000,000	\$ 2,282,653	\$ 331,628	\$ 12,385,719
Parks and Recreation	15,000,000	1,059,007	153,855	13,787,138
Potable and Non-Potable Water	15,000,000	1,511,087	219,533	13,269,380
Sanitary Sewer	15,000,000	3,042,253	441,984	11,515,763
Public Transportation	15,000,000	-	-	15,000,000
Mosquito and Pest Control	15,000,000	-	-	15,000,000
Traffic and Safety	15,000,000	-	-	15,000,000
Television Relay and Translation	15,000,000	-	-	15,000,000
Operations and Maintenance	15,000,000	-	-	15,000,000
Refunding, Refinancing, or Defeasance	15,000,000	-	-	15,000,000
Intergovernmental Agreements	15,000,000	-	-	15,000,000
Reimbursement Agreements	15,000,000	-	-	15,000,000
Total	<u>\$ 180,000,000</u>	<u>\$ 7,895,000</u>	<u>\$ 1,147,000</u>	<u>\$ 170,958,000</u>

Pursuant to the Service Plan of the District (the Service Plan), the District is permitted to issue bond indebtedness of up to \$15,000,000. In the future, the District may issue a portion or all of the remaining but unissued general obligation debt for purposes of providing public improvements to support the development as it occurs within the District's service area.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District has restricted net assets as of December 31, 2022 as follows:

Restricted Net Position:	
Emergencies	\$ 700
Total Restricted Net Position	\$ 700

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 6 NET POSITION (CONTINUED)

The District has a deficit in unrestricted net position. This negative net position is a result of the District being responsible for the repayment of bonds issue for public improvements that are anticipated to be conveyed to other governmental entities.

NOTE 7 RELATED PARTY

The developer of the property which constitutes the District is Remuda Ranch Development, LLC (the Developer). All members of the Board of Directors of the District are officers or employees of or related to the Developer or an entity affiliated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

NOTE 9 AGREEMENTS

Advance and Reimbursement Facilities Acquisition Agreements – Wiens Ranch Company, Inc.

On December 31, 2008, the District entered into an Advance and Reimbursement and Facilities Acquisition Agreement with Wiens Ranch Company, Inc. (Wiens Ranch). Wiens Ranch has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse Wiens Ranch for organization, maintenance, operations costs, together with an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed.

Wiens Ranch has incurred actual capital construction costs related to improvements of the type authorized in the Service Plan. The District has agreed to reimburse Wiens Ranch for actual capital construction costs from the proceeds of the first series of Bonds or, if Bonds are not issued, from funds available pursuant to the terms of the agreement.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 9 AGREEMENTS (CONTINUED)

Advance and Reimbursement Facilities Acquisition Agreements – Remuda Ranch Development LLC

On September 3, 2019, the District entered into the Advance and Reimbursement and Facilities Acquisition Agreement with Remuda Ranch Development, LLC (the Developer). The Developer has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse the Developer for Advances for organization, maintenance, and operations costs, together with an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed.

The Developer has incurred actual capital construction costs that are related to improvements of the type authorized by the Service Plan. The District has agreed to reimburse the Developer for Advances for actual capital construction costs at an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 4, 2008, a majority of the District's electors authorized the District to collect and spend or retain, beginning in 2009 and for each subsequent year, all revenues of the District without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**REMUDA RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 85,053	\$ 85,053	\$ -
Specific Ownership Taxes	6,804	7,521	717
Facilities Fees	36,000	9,000	(27,000)
Net Investment Income	1,000	19,135	18,135
Total Revenues	<u>128,857</u>	<u>120,709</u>	<u>(8,148)</u>
EXPENDITURES			
County Treasurer's Fees	1,276	1,285	(9)
Paying Agent Fees	9,000	7,000	2,000
Bond Interest	394,750	394,750	-
Contingency	6,974	-	6,974
Total Expenditures	<u>412,000</u>	<u>403,035</u>	<u>8,965</u>
NET CHANGE IN FUND BALANCES	(283,143)	(282,326)	817
Fund Balances - Beginning of Year	<u>1,351,879</u>	<u>1,352,197</u>	<u>318</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 1,068,736</u></u>	<u><u>\$ 1,069,871</u></u>	<u><u>\$ 1,135</u></u>

**REMUDA RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ -	\$ 10	\$ 7	\$ (3)
Total Revenues	-	10	7	(3)
EXPENDITURES				
Engineering	-	-	13,169	(13,169)
Legal	-	110,607	1,341	109,266
Capital Outlay	-	3,088,962	3,088,962	-
Total Expenditures	-	3,199,569	3,103,472	96,097
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	-	(3,199,559)	(3,103,465)	96,094
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	3,199,569	3,103,472	(96,097)
Transfers to Other Fund	-	(431)	-	431
Total Other Financing Sources (Uses)	-	3,199,138	3,103,472	(95,666)
NET CHANGE IN FUND BALANCES				
	-	(421)	7	428
Fund Balances - Beginning of Year	-	421	421	-
FUND BALANCES - END OF YEAR				
	\$ -	\$ -	\$ 428	\$ 428

OTHER INFORMATION

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2022**

\$7,895,000 Series 2020A
Limited Tax
General Obligation Bonds
Dated December 16, 2020
Principal due December 1
Interest Rate 5.0% Payable
June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual Debt Service</u>
2023	\$ -	\$ 394,750	\$ 394,750
2024	-	394,750	394,750
2025	20,000	394,750	414,750
2026	105,000	393,750	498,750
2027	110,000	388,500	498,500
2028	125,000	383,000	508,000
2029	130,000	376,750	506,750
2030	145,000	370,250	515,250
2031	155,000	363,000	518,000
2032	175,000	355,250	530,250
2033	180,000	346,500	526,500
2034	200,000	337,500	537,500
2035	210,000	327,500	537,500
2036	235,000	317,000	552,000
2037	245,000	305,250	550,250
2038	270,000	293,000	563,000
2039	280,000	279,500	559,500
2040	305,000	265,500	570,500
2041	320,000	250,250	570,250
2042	350,000	234,250	584,250
2043	365,000	216,750	581,750
2044	395,000	198,500	593,500
2045	415,000	178,750	593,750
2046	450,000	158,000	608,000
2047	470,000	135,500	605,500
2048	510,000	112,000	622,000
2049	535,000	86,500	621,500
2050	1,195,000	59,750	1,254,750
Total	<u>\$ 7,895,000</u>	<u>\$ 7,916,750</u>	<u>\$ 15,811,750</u>

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Mills Levied	Total Property Taxes		Percent Collected to Levied
		General Fund	Debt Service Fund		Levied	Collected	
2018	\$ 6,470	0.000	0.000	0.000	\$ -	\$ -	- %
2019	6,470	0.000	0.000	0.000	-	-	-
2020	40,170	0.000	0.000	0.000	-	-	-
2021	56,670	11.132	44.531	55.663	3,155	3,155	100.00
2022	1,909,970	11.132	44.531	55.663	106,315	106,315	100.00
Estimated for the Year Ending December 31, 2023	\$ 2,285,500	11.168	44.678	55.846	\$ 127,636		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

EXHIBIT B

2024 Budget

STATE OF COLORADO
COUNTY OF DOUGLAS
REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET RESOLUTION

The Board of Directors of the Remuda Ranch Metropolitan District, Douglas County, Colorado held a regular meeting on Thursday, November 2, 2023, at the hour of 10:00 A.M., at Wiens Ranch Company, Inc., 5567 South Perry Park Road, Sedalia, Colorado and via telephone conference at Dial-In: (701) 801-1211, Access Code: 653-752-003.

The following members of the Board of Directors were present:

President:	Thomas J. Wiens
Treasurer/Secretary:	Diana Wiens
Assistant Secretary:	Travis H. Wiens
Assistant Secretary:	Lauren Wiens Bocci
Assistant Secretary:	Joseph (“Joey”) Anthony Bocci III

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; and Nancy Bach, CliftonLarsonAllen LLP

Ms. Ivey reported that proper notice was made to allow the Board of Directors of the Remuda Ranch Metropolitan District to conduct a public hearing on the 2024 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://remudametro.specialdistrict.org>, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Thomas J. Wiens introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE REMUDA RANCH METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors (the "Board") of the Remuda Ranch Metropolitan District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2023; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 12, 2023, in the *Douglas County News-Press*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 2, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REMUDA RANCH METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

Section 1. Summary of 2024 Revenues and 2024 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2024, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2024. In the event the final assessed valuation provided by the Douglas County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Senate Bill 23-303 and Proposition HH. That the passage of Proposition HH at the November 7, 2023 general election would result in the implementation of various provisions of Senate Bill 23-303 which will impact the District's budget, including, but not limited to, the addition of Section 29-1-306, C.R.S., which limits the increase in the District's property tax revenue to no more than a prescribed inflation amount subject to exclusion of revenue from certain sources. That, as part of the preparation of the proposed budget and [as included in Exhibit B], the District's accountant calculated the "property tax limit" as defined in and in the manner set forth in Section 29-1-306, C.R.S. and has determined that the District's property tax revenue for property tax year 2023 will not increase by more than "inflation" (as defined in in Section 29-1-306(1)(a), C.R.S.) from the District's property tax revenue for the property tax year 2022 and therefore the property tax limit will not be exceeded by imposition of the mill levies included in the budget of the District for fiscal year 2024. In performing the property tax limit calculation, the District has directed that for purposes of Section 29-1-306(2)(b), C.R.S. the most recently published estimate of inflation for the 2022 calendar year available at the time of preparation of the 2024 budget be utilized by the District's accountant. Finally, that the due to the timing of the November 7, 2023 general election and the requirement that the District be provided a proposed budget for its review and consideration on or before October 15, 2023, the District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios showing a proposed budget and mill

levies for fiscal year 2024 in the event that Proposition HH passes and alternatively in the event that Proposition HH does not pass. Due to the uncertainty of the outcome of the passage of Proposition HH and the significant possibility that the final assessed valuations differ from the preliminary assessed valuations, once the outcome of Proposition HH is known and the final assessed valuations are provided by the Douglas County Assessor's Office, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 4. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 5. Budget Certification. That the budget shall be certified by Diana Wiens, Secretary and Treasurer of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 6. 2024 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$62,975 and that the 2023 valuation for assessment, as certified by the Douglas County Assessor, is \$5,910,360. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 10.655 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 7. 2024 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$251,900 and that the 2023 valuation for assessment, as certified by the Douglas County Assessor, is \$5,910,360. That for the purposes of meeting all debt retirement expenses of the District during the 2024 budget year, there is hereby levied a tax of 42.620 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 8. 2024 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Sections 2 and 3 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County on or before December 15, 2023, for collection in 2024.

Section 9. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of

County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Travis H. Wiens.

RESOLUTION APPROVED AND ADOPTED THIS 2ND DAY OF NOVEMBER 2023.

REMUDA RANCH METROPOLITAN DISTRICT

DocuSigned by:
Thomas J. Wiens
0C65C90C778C4CE...

By: Thomas J. Wiens
Its: President

ATTEST:

DocuSigned by:
Diana Wiens
F4B481D03919497...

By: Diana Wiens
Its: Secretary/Treasurer

STATE OF COLORADO
COUNTY OF DOUGLAS
REMUDA RANCH METROPOLITAN DISTRICT

I, Diana Wiens, hereby certify that I am a director and the duly elected and qualified Secretary and Treasurer of the Remuda Ranch Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Remuda Ranch Metropolitan District held on Thursday, November 2, 2023, at Wiens Ranch Company, Inc., 5567 South Perry Park Road, Sedalia, Colorado and via telephone conference at Dial-In: (701) 801-1211, Access Code: 653-752-003, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 2nd day of November 2023.

DocuSigned by:
Diana Wiens
F4B481D03919497...

Diana Wiens, Secretary/Treasurer

[SEAL]



EXHIBIT A

Affidavit
Notice as to Proposed 2024 Budget

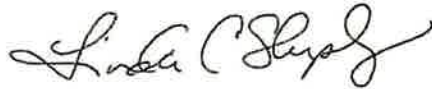
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Remuda Ranch Metro District (ISP) **
c/o Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver CO 80237

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 10/12/2023, 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 10/12/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING REMUDA RANCH METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the REMUDA RANCH METROPOLITAN DISTRICT for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Remuda Ranch Metropolitan District to be held at 10:00 A.M., on Thursday, November 2, 2023. The meeting will be held at Wiens Ranch Company, Inc., 5567 South Perry Park Road, Sedalia, Colorado. The meeting will also be held via telephone conference at Dial-In: (701) 801-1211, Access Code: 653-752-003. Any interested elector within the Remuda Ranch Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

BY ORDER OF THE BOARD OF DIRECTORS: REMUDA RANCH METROPOLITAN DISTRICT

By: /s/ ICENOGLER | SEAVER | POGUE
A Professional Corporation

Legal Notice No. 946144
First Publication: October 12, 2023
Last Publication: October 12, 2023
Publisher: Douglas County News-Press

**NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING
REMUDA RANCH METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **REMUDA RANCH METROPOLITAN DISTRICT** for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Remuda Ranch Metropolitan District to be held at 10:00 A.M., on Thursday, November 2, 2023. The meeting will be held at Wiens Ranch Company, Inc., 5567 South Perry Park Road, Sedalia, Colorado. The meeting will also be held via telephone conference at Dial-In: (701) 801-1211, Access Code: 653-752-003. Any interested elector within the Remuda Ranch Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

**BY ORDER OF THE BOARD OF DIRECTORS:
REMUDA RANCH METROPOLITAN DISTRICT**

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, October 12, 2023

EXHIBIT B

Budget Document
Budget Message

**REMUDA RANCH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024**

**REMUDA RANCH METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,354,540	\$ 1,089,780	\$ 832,307
REVENUES			
Property taxes	106,315	127,636	314,875
Specific ownership taxes	9,401	11,487	28,339
Interest income	19,296	40,069	25,100
Developer advance	3,175,556	96,000	61,394
Facilities fees	9,000	12,000	36,000
Total revenues	<u>3,319,568</u>	<u>287,192</u>	<u>465,708</u>
TRANSFERS IN	<u>-</u>	<u>453</u>	<u>-</u>
Total funds available	<u>4,674,108</u>	<u>1,377,425</u>	<u>1,298,015</u>
EXPENDITURES			
General Fund	77,821	111,383	130,000
Debt Service Fund	403,035	403,282	410,000
Capital Projects Fund	3,103,472	30,000	-
Total expenditures	<u>3,584,328</u>	<u>544,665</u>	<u>540,000</u>
TRANSFERS OUT	<u>-</u>	<u>453</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>3,584,328</u>	<u>545,118</u>	<u>540,000</u>
ENDING FUND BALANCES	<u>\$ 1,089,780</u>	<u>\$ 832,307</u>	<u>\$ 758,015</u>
EMERGENCY RESERVE	\$ 700	\$ 900	\$ 2,100
DEBT SERVICE RESERVE	622,000	622,000	622,000
CAPITALIZED INTEREST FUND	337,631	-	-
FUNDS AVAILABLE FOR DEBT SERVICE	110,240	208,344	133,915
TOTAL RESERVE	<u>\$ 1,070,571</u>	<u>\$ 831,244</u>	<u>\$ 758,015</u>

**REMUDA RANCH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
----------------	-------------------	----------------

ASSESSED VALUATION

Residential single-family	\$ 52,910	\$ 243,990	\$ 769,750
Agricultural	5,960	5,410	5,580
Vacant land	1,831,900	2,036,000	5,085,330
Personal property	19,200	100	49,700
Certified Assessed Value	\$ 1,909,970	\$ 2,285,500	\$ 5,910,360

MILL LEVY

General	11.132	11.168	10.655
Debt Service	44.531	44.678	42.620
Total mill levy	55.663	55.846	53.275

PROPERTY TAXES

General	\$ 21,262	\$ 25,524	\$ 62,975
Debt Service	85,053	102,112	251,900
Budgeted property taxes	\$ 106,315	\$ 127,636	\$ 314,875

BUDGETED PROPERTY TAXES

General	\$ 21,262	\$ 25,524	\$ 62,975
Debt Service	85,053	102,112	251,900
	\$ 106,315	\$ 127,636	\$ 314,875

**REMUDA RANCH METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,922	\$ 19,481	\$ 1,963
REVENUES			
Property taxes	21,262	25,524	62,975
Specific ownership taxes	1,880	2,297	5,668
Interest income	154	44	100
Developer advance	72,084	66,000	61,394
Total revenues	95,380	93,865	130,137
Total funds available	97,302	113,346	132,100
EXPENDITURES			
General and administrative			
Accounting	15,805	20,000	30,000
Auditing	4,400	5,000	5,600
County Treasurer's fee	321	383	945
Dues and membership	309	500	500
Insurance	2,515	2,500	3,000
Legal	38,363	35,000	40,000
Miscellaneous	3,435	3,000	3,000
Election	12,673	15,000	-
Contingency	-	-	6,955
Operations and maintenance			
Snow removal	-	20,000	25,000
Weed control	-	10,000	15,000
Total expenditures	77,821	111,383	130,000
Total expenditures and transfers out requiring appropriation	77,821	111,383	130,000
ENDING FUND BALANCES	\$ 19,481	\$ 1,963	\$ 2,100
EMERGENCY RESERVE	\$ 700	\$ 900	\$ 2,100
TOTAL RESERVE	\$ 700	\$ 900	\$ 2,100

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,352,197	\$ 1,069,871	\$ 830,344
REVENUES			
Property taxes	85,053	102,112	251,900
Specific ownership taxes	7,521	9,190	22,671
Interest income	19,135	40,000	25,000
Facilities fees	9,000	12,000	36,000
Total revenues	120,709	163,302	335,571
TRANSFERS IN			
Transfers from other funds	-	453	-
Total funds available	1,472,906	1,233,626	1,165,915
EXPENDITURES			
General and administrative			
County Treasurer's fee	1,285	1,532	3,779
Paying agent fees	7,000	7,000	7,000
Contingency	-	-	4,471
Debt Service			
Bond interest	394,750	394,750	394,750
Total expenditures	403,035	403,282	410,000
Total expenditures and transfers out requiring appropriation	403,035	403,282	410,000
ENDING FUND BALANCES	\$ 1,069,871	\$ 830,344	\$ 755,915
DEBT SERVICE RESERVE	\$ 622,000	\$ 622,000	\$ 622,000
CAPITALIZED INTEREST FUND	337,631	-	-
FUNDS AVAILABLE FOR DEBT SERVICE	110,240	208,344	133,915
TOTAL RESERVE	\$ 1,069,871	\$ 830,344	\$ 755,915

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 421	\$ 428	\$ -
REVENUES			
Interest income	7	25	-
Developer advance	3,103,472	30,000	-
Total revenues	<u>3,103,479</u>	<u>30,025</u>	<u>-</u>
Total funds available	<u>3,103,900</u>	<u>30,453</u>	<u>-</u>
EXPENDITURES			
General and Administrative			
Legal	1,341	-	-
Engineering	13,169	-	-
Entryway monument completion	-	30,000	-
Capital outlay	3,088,962	-	-
Total expenditures	<u>3,103,472</u>	<u>30,000</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>453</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>3,103,472</u>	<u>30,453</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 428</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized to provide Public Improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries as they may change by virtue of inclusions of property. The District also serves to finance and oversee the construction, of these Public Improvements and, if appropriate, to dedicate the Public Improvements to other public entities or to provide for ongoing operations and maintenance. The District's service area is located in Douglas County, Colorado.

The District was formed by the District Court Order on November 13, 2008. The District will have a single district structure. This structure will allow the District to control both financing and services. The District anticipates receiving initial funding for both capital and ongoing administrative requirements from developer advances until other revenue is available to the District. The District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

District voters approved authorization of a Maximum Total Mill Levy of 50 mills to support debt service and operations and maintenance of the District. A maximum mill levy of 40 mills is authorized to support the debt service of the District, subject to the limitation of the Maximum Total Mill Levy. A maximum mill levy of 15 mills is authorized to support the operations and maintenance of District services and Public Improvements, subject to the limitation of the Maximum Total Mill Levy. The total debt limit for the District is \$15,000,000 inclusive of costs of issuance, organizational costs, inflation, and other similar costs.

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenue

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenue – (continued)

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9.00% of the property taxes collected.

Facilities Fees

The District imposes a Facilities Fee of \$3,000 per residential unit to be constructed within the District. The Facilities Fee is due and payable to the District no later than 180 days after the closing on the sale of any parcel of property from the Developer to a non-affiliated entity or individual or upon issuance of a building permit for construction of structures on property within the District, whichever is sooner.

Interest income

Investments earned on the District's funds available have been estimated on an average interest rate of 4.00%.

Developer Advance

The District is in the development stage. As such, the general and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General, Administrative, Operations and Maintenance Expenditures

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, meeting and other administrative expenses.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.50% of property taxes.

Debt Service

Principal and interest payments are provided based on the attached debt amortization schedule from the Limited Tax General Obligation Bonds, Series 2020A.

Debt and Leases

On December 16, 2020, the District issued Limited Tax General Obligation Bonds, Series 2020A ("Series 2020A Bonds"). The Series 2020A Bonds bear interest at 5.00%, payable semiannually to the extent of Senior Pledged Revenue is available on June 1 and December 1 (each an "Interest Payment Date"), beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025. The Bonds mature on December 1, 2050. Proceeds from the sale of the Series 2020A Bonds were used for the purposes of: (a) paying or reimbursing Project Costs; (b) funding a portion of the interest to accrue on the Series 2020A Bonds; (c) funding the Reserve Fund; and (d) paying costs incurred in connection with the issuance of the Bonds.

To the extent principal of any Series 2020A Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Series 2020A Bond. To the extent interest on any Series 2020A Bond is not paid when due, such interest shall compound on each Interest Payment Date at the rate then borne by the Series 2020A Bond.

The Series 2020A Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

The Senior Bonds are secured by and payable from the Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County:

- (a) the Senior Required Mill Levy;
- (b) all Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy;
- (c) the Capital Fees, if any; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

Capital Fees means the Facilities Fee and all other fees of a capital nature (excluding periodic, recurring service charges) imposed before and after the issuance of the Bonds.

On December 16, 2020 the District issued Subordinate Limited Tax General Obligation Bonds, Series 2020B (“Subordinate Bonds”). The Subordinate Bonds are issued at the rate of 7.625% per annum and are structured as “cash flow” bonds, meaning that no regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date. Instead, principal is payable on each December 15 from the available Subordinate Pledged Revenue, if any, pursuant to a mandatory redemption. Proceeds from the sale of the Series 2020B Subordinate Bonds were used for the purposes of: (a) paying a portion of the Project Costs and (b) paying costs of issuance of the Series 2020B Subordinate Bonds.

Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2021, to the extent of the Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment.

In the event that any amount of principal or interest on the Subordinate Bonds remain unpaid on December 16, 2060 (the “Termination Date”), the Subordinate Bonds will be deemed paid, satisfied, and discharged.

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County:

- (a) the Subordinate Required Mill Levy;
- (b) the portion of the Specific Ownership Tax resulting from imposition of the Subordinate Required Mill Levy;
- (c) the Subordinate Capital Fee Revenue, which means the Capital Fees remaining after deduction of all amounts applied to the payment of the Senior Bonds, if any, and any other then outstanding senior bonds;
- (d) all amounts remaining, if any, in the Senior Surplus Fund after payment in full of the principal of, premium, if any, and interest on the Senior Bonds; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The District has no operating or capital leases.

**REMUDA RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

The District also has a Debt Service Reserve fund in the amount of \$622,000.

This information is an integral part of the forecasted budget.

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$7,895,000 Series 2020
Limited Tax General Obligation Bonds
Dated December 16, 2020
Principal due December 1
Interest Rate 5.000% Payable
June 1 and December 1**

Year Ended December 31,	Principal	Interest	Total
2024	\$ -	\$ 394,750	\$ 394,750
2025	20,000	394,750	414,750
2026	105,000	393,750	498,750
2027	110,000	388,500	498,500
2028	125,000	383,000	508,000
2029	130,000	376,750	506,750
2030	145,000	370,250	515,250
2031	155,000	363,000	518,000
2032	175,000	355,250	530,250
2033	180,000	346,500	526,500
2034	200,000	337,500	537,500
2035	210,000	327,500	537,500
2036	235,000	317,000	552,000
2037	245,000	305,250	550,250
2038	270,000	293,000	563,000
2039	280,000	279,500	559,500
2040	305,000	265,500	570,500
2041	320,000	250,250	570,250
2042	350,000	234,250	584,250
2043	365,000	216,750	581,750
2044	395,000	198,500	593,500
2045	415,000	178,750	593,750
2046	450,000	158,000	608,000
2047	470,000	135,500	605,500
2048	510,000	112,000	622,000
2049	535,000	86,500	621,500
2050	1,195,000	59,750	1,254,750
	\$ 7,895,000	\$ 7,522,000	\$ 15,417,000

No assurance provided. See summary of significant assumptions.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of DOUGLAS COUNTY, Colorado.

On behalf of the REMUDA RANCH METROPOLITAN DISTRICT,

the BOARD OF DIRECTORS (taxing entity)^A

of the REMUDA RANCH METROPOLITAN DISTRICT (governing body)^B


(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 5,910,360
(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: \$ 5,910,360
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 01/02/2024 for budget/fiscal year 2024.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> ²	<u>REVENUE</u> ²
1. General Operating Expenses ^H	<u>10.655</u> mills	\$ <u>62,975</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	10.655 mills	\$ 62,975
3. General Obligation Bonds and Interest ^J	<u>42.620</u> mills	\$ <u>251,900</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]	53.275 mills	\$ 314,875

Contact person: Carrie Bartow Phone: (719)635-0330
Signed:  Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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) 864-7720.

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^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public Improvements |
| | Series: | Limited Tax General Obligation Bonds, Series 2020A |
| | Date of Issue: | December 16, 2020 |
| | Coupon Rate: | 5.000% |
| | Maturity Date: | December 1, 2050 |
| | Levy: | 42.620 |
| | Revenue: | \$ 251,900 |
| | | |
| 2. | Purpose of Issue: | Public Improvements |
| | Series: | Subordinate Limited Tax General Obligation Bonds, Series 2020B |
| | Date of Issue: | December 16, 2020 |
| | Coupon Rate: | 7.625% |
| | Maturity Date: | December 15, 2050 |
| | Levy: | 0.000 |
| | Revenue: | \$ 0 |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Remuda Ranch Metropolitan District of Douglas County, Colorado on this 2nd day of November 2023.

DocuSigned by:
Diana Wiens
F4B481D03919497...

Diana Wiens, Secretary/Treasurer

SEAL

