

**RESOLUTION
TO ADOPT 2025 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON THE LAST DAY OF DECEMBER, 2025,

WHEREAS, the Board of Directors of The Ridge at Sand Creek Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 4, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$29,408; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$88,229; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2024 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$2,205,670; and

WHEREAS, at an election held on May 5, 2025, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT OF EL PASO COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of The Ridge at Sand Creek Metropolitan District for calendar year 2025.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2025 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2025 budget year, there is hereby levied a tax of 13.333 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2025 budget

year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of $\frac{40.001}{1000}$ mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2025 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2025 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 4th day of November, 2024.

THE RIDGE AT SAND CREEK
METROPOLITAN DISTRICT

Jeff Mark

President

ATTEST:

Michael Garner

Secretary

The Ridge at Sand Creek Metropolitan District			
General Fund Budget			
Year Ended 12/31/2025			
Modified Accrual Basis			
	2023	2024	2025
	Actuals 12/31/2023	Estimated 12/31/2024	Proposed Budget
BEGINNING FUND BALANCE	(5,313)	4,933	169
REVENUES			
Homeowner Fees	33,996	24,500	36,000
Homeowner Setup Fee	750	1,625	1,000
Homeowner Status Letter Fee	400	750	750
Homeowner Late Fees	101	31	-
Property Tax	20,597	27,234	29,408
Specific Ownership Tax	2,156	2,454	2,647
Interest income - ColoTrust		170	300
Total Revenues	58,000	56,764	70,105
EXPENDITURES			
Accounting	6,580	7,000	7,000
Audit	-	7,000	-
Legal	12,683	7,000	7,000
Elections	-	-	3,000
District Management	5,460	8,100	9,180
Dues & subscriptions	279	329	350
Insurance	2,571	2,671	2,800
Homeowner Setup Fee	750	1,625	1,000
Homeowner Status Letter Fee	400	750	750
County tax collection fee	309	408	441
Contingency	-	-	2,079
Total General Management	29,032	34,883	33,600
Maintenance			
Landscape maintenance	10,392	13,000	14,000
Landscape water	4,706	13,500	14,000
Snow Removal	1,370	1,400	1,400
Sprinkler Repair	693	1,000	1,000
Landscape Repair	-	(2,255)	1,000
Total Maintenance	17,161	26,645	31,400
Total Expenses	46,193	61,528	65,000
Excess of Revenues over Expenditures	11,807	(4,764)	5,105
Transfer to Capital Fund	(1,561)	-	-
ENDING FUND BALANCE	\$ 4,933	\$ 169	\$ 5,274
Emergency Reserve - 3% of Revenues	\$ 1,740	\$ 1,703	\$ 2,103
Unrestricted Fund Balance	3,193	(1,534)	3,170

The Ridge at Sand Creek Metropolitan District			
Capital Fund Budget			
Year Ended 12/31/2025			
Modified Accrual Basis			
	2023	2024	2025
	Actuals 12/31/2023	Estimated 12/31/2024	Proposed Budget
BEGINNING FUND BALANCE	996	-	-
REVENUES			
District fees from Lot Sales	-	-	-
Developer Bond Proceeds	2,590,000		
Developer Advances	2,709,526		
Total Revenues	5,299,526	-	-
EXPENDITURES			
Development Costs	2,590,526		
Bond issue costs	121,557		
Payoff Developer Advances	2,590,000		
Total Capital Expenditures	5,302,083	-	-
Excess of Revenues over Expenditures	(2,557)	-	-
Transfer from General Fund	1,561	-	-
Net Change in Fund Balance	(996)	-	-
ENDING FUND BALANCE	-	-	-

The Ridge at Sand Creek Metropolitan District			
Debt Service Fund Budget			
Year Ended 12/31/2025			
Modified Accrual Basis			
	2023	2024	2025
	Actuals 12/31/2023	Estimated 12/31/2024	Proposed Budget
BEGINNING FUND BALANCE	\$ 10,867	\$ 24,780	\$ 8,284
REVENUES			
Property Tax - Contractual Obligations	\$ 61,792	\$ 81,703	\$ 88,229
Specific Ownership Tax	6,467	7,364	8,823
Contingency	-	-	1,839
Interest income - ColoTrust		2,500	6,000
Total Revenues	68,259	91,567	104,891
EXPENDITURES			
Interest on Bonds	53,419	106,838	106,838
Property Tax Collection Fee	927	1,225	1,323
Contingency	-	-	1,839
Total Expenditures	54,346	108,063	110,000
Excess of Revenues over Expenditures	13,913	(16,496)	(5,110)
Transfer from (To) Capital Fund	-	-	-
ENDING FUND BALANCE	24,780	8,284	3,175

The Ridge at Sand Creek Metro District	
Property Taxes	
2024 Valuations for 2025 Taxes	
	District Taxes
Vacant Residential Land - Market Value	76,190
Percentage	28%
Assessed Value	21,250
Residential Land & Improvements - Market Value	32,578,982
Percentage	6.70%
Assessed Value	2,182,690
Commercial Land & Buildings Market Value	6,226
Percentage	28%
Assessed Value	1,730
Severed Mineral Interests (Oil & Gas)	-
Percentage	0%
Assessed Value	-
Public Utility state value	-
Percentage	0%
Assessed Value	-
Total Assessed Value - Final as of 11/23/22	2,205,670
Mill Levy - General Operating & Debt Service	53.334
2023 Property Tax to be paid in 2024	\$ 117,637
Property Tax	
Operations & Maintenance	\$ 29,408
Debt Fund	\$ 88,229
Total	\$ 117,637
Mill Levy Charged	
Operations & Maintenance	13.333
Debt Fund	40.001
Total	53.334

**THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT
EL PASO COUNTY, CO
2025 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Ridge at Sand Creek Metropolitan District (the “District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in June 2020. The District is located entirely within the City of Colorado Springs, El Paso County, State of Colorado. The District was organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements to be provided by the District are proposed to include the types of facilities and improvements for streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance.

The District has no employees at this time and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105.

GENERAL FUND

REVENUES

1. The homeowners will be assessed a \$400 annual fee to cover the shortfall of revenue over expenses in 2025.
2. Property Taxes are based on the assessed value of property within the District as established by El Paso County. Mill levies are budgeted for Operations and Maintenance at 13.333 Mills.
3. Specific ownership taxes are budgeted at 10% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.

EXPENDITURES

1. Accounting fees include the costs of the accounting firm to review the financial statements, review and file the budget and to prepare annual financial statements.
2. Legal fees are estimated based on the annual requirements of the District.
3. District Management costs are estimated based on costs to manage the District.
4. Dues & subscriptions are the estimated SDA dues and office expenses.
5. Insurance is the estimated charges from the Colorado Special Districts Property and Liability Pool insurance.
6. A property tax collection fee is payable to the County at the rate of 1.5% of the property taxes collected, excluding specific ownership tax.
7. Landscape Maintenance and Water is the cost to maintain and water the landscaping, common areas and drainage systems.

**THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT
EL PASO COUNTY, CO
2025 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

CAPITAL FUND

REVENUES & EXPENDITURES

1. There are no revenues or expenditures are budgeted in the Capital Fund for 2025.

DEBT SERVICE FUND

REVENUES

1. Property Taxes are based on the assessed value of property within the District as established by El Paso County. Mill levies are budgeted for Debt Service at 40.001 Mills.
2. Specific ownership taxes re budgeted at 10% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.

EXPENDITURES

1. County property tax collection fee is based on 1.5% of the property tax received.
2. Interest on the Bond is budgeted in the amount of \$106,838.

RESERVES

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

ADDITIONAL INFORMATION

1. The basis of accounting for the District is the Modified Accrual Basis.
2. There are no operating or capital lease obligations of the District.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of El Paso County, Colorado.

On behalf of the The Ridge at Sand Creek Metropolitan District,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the The Ridge at Sand Creek Metropolitan District
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,205,670 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,205,670 (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: 12/11/2024 for budget/fiscal year 2025.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	13.333 mills	\$ 29,408
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	13.333 mills	\$ 29,408
3. General Obligation Bonds and Interest ^J	40.001 mills	\$ 88,229
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]	53.334 mills	\$ 117,637

Contact person: (print) Seef Le Roux Daytime phone: () 719-635-0330
 Signed: Seef Le Roux Title: Accountant for District

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:	<u>Senior Cash Flow Bonds</u>	
	Series:	<u>Series 2023</u>	
	Date of Issue:	<u>June 1, 2023</u>	
	Coupon Rate:	<u>4.125%</u>	
	Maturity Date:	<u>December 1, 2060</u>	
	Levy:	<u>40.001</u>	
	Revenue:	<u>\$88,229</u>	
2.	Purpose of Issue:	_____	
	Series:	_____	
	Date of Issue:	_____	
	Coupon Rate:	_____	
	Maturity Date:	_____	
	Levy:	_____	
	Revenue:	_____	

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.