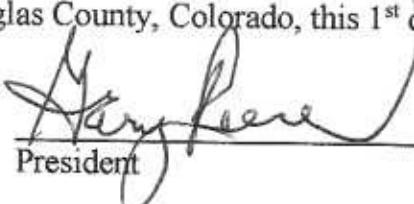


CERTIFICATION OF BUDGET

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Reata South Metropolitan District, for the budget year ending December 31, 2023, as adopted on December 1, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Reata South Metropolitan District, Douglas County, Colorado, this 1st day of December, 2022.



President

REATA SOUTH METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Reata South Metropolitan District.

The Reata South Metropolitan District has adopted two funds, a General Fund to provide for operating and maintenance expenditures; and a Debt Service Fund to provide for payments on the general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes and operating service fees. The district intends to impose a 59.535 mill levy on the property within the district in 2023, of which 5.411 mills will be dedicated to the General Fund and the balance of 54.124 mills will be allocated to the Debt Service Fund.

Reata South Metropolitan District
Adopted Budget
General Fund
For the Year Ended December 31, 2023

	Actual 2021	Adopted Budget 2022	Actual 06/30/22	Estimated 2022	Adopted Budget 2023
Beginning fund balance	\$ 602,254	\$ 1,215,866	\$ 1,215,866	\$ 1,215,866	\$ 2,583,909
District Revenues:					
Property taxes	125,636	145,076	130,072	126,028	156,374
Specific ownership taxes	12,154	8,705	6,303	7,562	9,448
Interest Income	538	10,000	5,578	8,367	10,000
Operating service fee	599,581	670,600	329,527	670,600	750,970
Sale of open space land	693,400	165,000	1,405,277	1,405,277	85,000
Miscellaneous income	110	500	-	150	500
Total Revenues	1,431,419	999,881	1,876,757	2,217,984	1,012,292
Total Funds Available	2,033,673	2,215,747	3,092,623	3,433,850	3,596,201
Expenditures:					
Accounting	33,745	26,000	8,516	26,000	26,000
Audit	5,000	5,000	-	5,000	5,000
Election expenses	-	10,000	-	-	10,000
Legal	31,438	20,000	16,149	21,000	25,000
Legal - Arendale	19,048	12,000	11,923	12,000	3,000
Security Personnel	274,191	274,981	123,236	274,981	296,198
District manager	92,803	97,970	46,951	97,970	101,889
Payroll taxes	29,661	28,531	13,349	28,531	30,454
Payroll processing fee	6,627	7,000	3,493	7,000	8,000
Workers' comp insurance	20,734	17,314	17,314	17,314	15,378
Security equip/supplies	12,594	7,500	3,295	6,590	7,800
Access control operating system	19,604	21,600	10,693	21,600	25,650
Vehicle lease payments	6,031	8,500	3,712	8,500	7,500
Fuel/repair/equip	7,190	6,000	3,999	9,000	9,000
Building maintenance	2,650	9,100	6,954	10,663	7,000
Landscape maintenance - entries	16,848	17,500	7,068	17,500	24,120
Insurance (incl: vehicles)	14,533	14,490	14,192	14,192	15,231
Office expense	3,450	3,000	1,051	2,102	3,150
Website	-	1,500	-	1,500	1,620
Utilities - electric	20,285	12,700	5,849	11,500	11,500
Utilities - locates	-	9,820	3,408	9,820	-
Utilities - cell phone	6,534	2,000	1,270	2,359	2,200
Utilities - irrigation water	12,062	9,000	1,460	9,000	9,000
Gate repair & maintenance	6,982	7,500	3,362	6,724	6,500
Monument maintenance	1,876	3,000	1,836	5,847	6,500
Miscellaneous	3,626	1,000	1,177	2,354	1,000
Fence repair & replacement	5,680	5,000	-	5,000	5,000
Pest control	40,268	39,000	35,006	47,166	85,600
Landscape improvements	14,673	10,000	3,622	10,000	10,000
Weed control:					
Mowing	12,450	16,000	5,880	11,900	16,500
Spraying	6,134	6,200	6,673	6,673	7,000
Sidewalk repair & maintenance	3,480	24,600	-	9,890	27,000
Curb & gutter repair	-	10,000	-	1,826	5,000
Lake erosion project	-	18,000	-	1,740	20,260
Streets-sweeping & maintenance	47,034	48,700	41,472	49,475	43,800
Streets-snow removal	21,575	20,000	38,033	40,000	30,000
Storm Drain Maintenance/Erosion Control	-	4,000	-	-	4,000
Trail maintenance	1,900	13,000	1,905	14,705	5,000
Lake maintenance	14,418	18,424	8,961	19,489	27,000
Memberships-Special Districts Pool	793	1,000	854	854	1,000
Treasurer fees	1,890	2,176	1,953	2,176	2,347
Sub-Total Expenditures	817,807	869,106	454,616	849,941	948,197
Contingency	-	354,469	-	-	213,317
Emergency reserve	-	26,008	-	-	28,375
Total Expenditures	817,807	1,249,583	454,616	849,941	1,189,889
Ending Fund Balance	\$ 1,215,866	\$ 966,164	\$ 2,638,007	\$ 2,583,909	\$ 2,406,311
Maintenance Reserve		\$ 921,000			\$ 2,406,311
Assessed Valuation		\$ 27,264,750			\$ 28,899,210
Mill Levy		5.321			5.411

**Reata South Metropolitan District
Adopted Budget
Debt Service Fund**

	Actual 2021	Adopted Budget 2022	Actual 06/30/22	Estimated 2022	Adopted Budget 2023
Beginning fund balance	\$ 1,693,574	\$ 2,039,699	\$ 2,039,699	\$ 2,039,699	\$ 2,570,065
Revenues:					
Property taxes	1,256,457	1,450,866	1,300,822	1,450,866	1,564,141
Specific ownership taxes	121,548	87,052	63,038	87,052	94,497
Facility fees	42,000	68,000	68,000	68,000	-
Interest income	3,886	5,000	5,720	8,580	5,000
Total Revenues	1,423,891	1,610,918	1,437,580	1,614,498	1,663,638
Total Funds Available	3,117,465	3,650,617	3,477,279	3,654,197	4,233,703
Expenditures:					
Series 2018-interest	1,055,369	1,055,369	527,685	1,055,369	1,055,369
Series 2018-principal	-	-	-	-	-
Paying agent/Trustee fees	3,500	10,000	3,500	7,000	10,000
County Treasurer fees	18,897	21,763	19,529	21,763	23,462
Total Expenditures	1,077,766	1,087,132	550,714	1,084,132	1,088,831
Ending Fund Balance	\$ 2,039,699	\$ 2,563,485	\$ 2,926,565	\$ 2,570,065	\$ 3,144,872
Assessed valuation		\$ 27,264,750			\$ 28,899,210
Mill Levy		53.214			54.124
		58.535			59.535

REATA SOUTH METROPOLITAN DISTRICT

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Reata South Metropolitan District (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2022 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 1, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Reata South Metropolitan District:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$ 1,189,889
Debt Service Fund:	\$ 1,088,831
Total	\$ 2,278,720

2. That estimated revenues are as follows:

General Fund:

From unappropriated surpluses	\$2,583,909
From fund transfers	\$0
From sources other than general property tax	\$855,918
From general property tax	\$156,374
Total	<hr/> \$3,596,201

Debt Service Fund:

From unappropriated surpluses	\$2,570,065
From fund transfers	\$0
From sources other than general property tax	\$99,497
From general property tax	\$1,564,141
Total	<hr/> \$4,233,703

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Reata South Metropolitan District for the 2023 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$156,374; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$1,564,141; and

WHEREAS, the 2022 valuation for assessment of the District, as certified by the County Assessor, is \$28,899,210.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Reata South Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 5.411 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$156,374.

2. That for the purpose of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a property tax of 54.124 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,564,141.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Reata South Metropolitan District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Reata South Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$ 1,189,889
Debt Service Fund:	\$ 1,088,831
Total	\$ 2,278,720

Resolution to Adopt Budget

Adopted this 1st day of December, 2022.

REATA SOUTH
METROPOLITAN DISTRICT

By: 

President

Attest:



Secretary