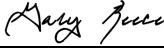


CERTIFICATION OF BUDGET

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, 2024, as adopted on December 7, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Reata South Metropolitan District, Douglas County, Colorado, this 7th day of December, 2023.

DocuSigned by:

59G04753350A404...
Chair

REATA SOUTH METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Reata South Metropolitan District.

The Reata South Metropolitan District has adopted three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District 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 2024 will be property taxes and operating service fees. The district intends to impose a 62.412 mill levy on the property within the district in 2024, of which 5.411 mills will be dedicated to the General Fund and the balance of 57.001 mills will be allocated to the Debt Service Fund.

Reata South Metropolitan District
Adopted Budget
General Fund
For the Year Ended December 31, 2024

	Actual 2022	Adopted Budget 2023	Actual 06/30/23	Estimated 2023	Adopted Budget 2024
Beginning fund balance	\$ 1,215,866	\$ 2,675,352	\$ 2,675,352	\$ 2,675,352	\$ 2,760,198
District Revenues:					
Property taxes	145,076	156,374	142,022	156,374	186,592
Specific ownership taxes	12,829	9,448	7,248	9,448	11,261
Interest Income	54,628	10,000	85,677	128,516	100,000
Operating service fee	706,864	750,970	375,993	750,970	789,700
Sale of open space land	1,405,277	85,000	85,000	85,000	-
Miscellaneous income	-	500	35	150	500
Total Revenues	2,324,674	1,012,292	695,975	1,130,457	1,088,053
Total Funds Available	3,540,540	3,687,644	3,371,327	3,805,809	3,848,251
Expenditures:					
Accounting	24,621	26,000	13,297	26,594	26,000
Audit	5,250	5,000	-	8,000	8,500
Election expenses	-	10,000	-	-	-
Legal	31,062	25,000	24,082	48,164	30,000
Legal - Special projects	11,923	3,000	-	3,000	15,000
Security Personnel	269,965	296,198	144,863	320,000	323,957
District manager	98,654	101,889	48,705	101,889	104,946
Payroll taxes	30,222	30,454	15,973	30,454	32,811
Payroll processing fee	7,145	8,000	3,603	7,206	8,000
Workers' comp insurance	17,314	15,378	16,040	16,040	12,167
Security equip/supplies	7,468	7,800	3,541	11,800	13,300
Access control operating system	21,387	25,650	14,576	24,286	24,600
Vehicle expense payments	7,425	7,500	3,713	7,426	10,130
Fuel/repair/equip	8,551	9,000	5,319	10,638	9,000
Building maintenance	11,158	7,000	2,447	7,000	8,000
Landscape maintenance - entries	20,568	24,120	7,003	20,900	29,300
Insurance (incl: vehicles)	14,192	15,231	15,231	15,231	16,000
Office expense	2,217	3,150	2,176	4,130	5,500
Website	-	1,620	-	1,620	2,400
Utilities - electric	10,954	11,500	5,602	11,204	11,500
Utilities - locates	7,489	-	1,346	2,692	-
Utilities - cell phone	2,358	2,200	1,088	2,176	2,200
Utilities - irrigation water	7,087	9,000	1,019	8,000	10,000
Gate repair & maintenance	16,158	6,500	9,410	10,390	15,000
Monument maintenance	5,530	6,500	-	6,500	6,500
Miscellaneous	2,686	1,000	383	766	1,000
Fence repair & replacement	-	5,000	5,096	5,096	5,000
Pest control	43,193	85,600	46,977	84,110	58,400
Landscape improvements	9,832	10,000	1,502	10,000	5,000
Weed control:					
Mowing	11,900	16,500	6,020	12,180	16,500
Spraying	6,673	7,000	8,258	8,707	8,000
Sidewalk repair & maintenance	10,052	27,000	25,664	25,664	10,000
Curb, gutter and pavers repair	1,548	5,000	-	2,100	5,000
Lake erosion project	-	20,260	-	22,000	-
Streets-sweeping & maintenance	41,944	43,800	42,913	43,191	55,000
Streets-snow removal	56,745	30,000	24,822	40,000	35,000
Storm Drain Maintenance/Erosion Control	2,971	4,000	5,359	11,221	10,000
Trail maintenance	15,005	5,000	5,000	5,000	15,000
Lake maintenance	20,901	27,000	17,166	27,000	28,000
Memberships-Special Districts Pool	854	1,000	899	899	1,000
Treasurer fees	2,186	2,347	2,131	2,347	2,800
Sub-Total Expenditures	865,188	948,197	531,224	1,005,621	980,511
Contingency	-	213,317	-	-	312,097
Transfer to Capital Fund	-	-	-	39,990	100,000
Emergency reserve	-	28,375	-	-	29,331
Total Expenditures	865,188	1,189,889	531,224	1,045,611	1,421,939
Ending Fund Balance	\$ 2,675,352	\$ 2,497,754	\$ 2,840,103	\$ 2,760,198	\$ 2,426,311
Maintenance Reserve		\$ 2,406,311			\$ 2,426,311
Assessed Valuation		\$ 28,899,210			\$ 34,483,760
Mill Levy		5.411			5.411

Reata South Metropolitan District
Adopted Budget
Capital Projects Fund

	Actual 2022	Adopted Budget 2023	Actual 06/30/23	Estimated 2023	Adopted Budget 2024
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Transfer from General Service Fund	-	-	-	39,990	100,000
Total Revenues	-	-	-	39,990	100,000
Total Funds Available	-	-	-	39,990	100,000
Expenditures:					
Capital Expenditures	-	-	-	39,990	100,000
Total Expenditures	-	-	-	39,990	100,000
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -

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

	Actual 2022	Adopted Budget 2023	Actual 06/30/23	Estimated 2023	Adopted Budget 2024
Beginning fund balance	\$ 2,039,699	\$ 2,646,750	\$ 2,646,750	\$ 2,646,750	\$ 3,293,581
Revenues:					
Property taxes	1,450,866	1,564,141	1,420,584	1,564,141	1,965,609
Specific ownership taxes	128,301	94,497	72,506	94,497	118,586
Facility fees	68,000	-	2,000	2,000	-
Interest income	40,621	5,000	50,016	75,024	120,000
Total Revenues	1,687,788	1,663,638	1,545,106	1,735,662	2,204,195
Total Funds Available	3,727,487	4,310,388	4,191,856	4,382,412	5,497,776
Expenditures:					
Series 2018-interest	1,055,369	1,055,369	527,684	1,055,369	1,055,369
Paying agent/Trustee fees	3,500	10,000	3,500	10,000	10,000
County Treasurer fees	21,868	23,462	21,322	23,462	29,484
Total Expenditures	1,080,737	1,088,831	552,506	1,088,831	1,094,853
Ending Fund Balance	\$ 2,646,750	\$ 3,221,557	\$ 3,639,350	\$ 3,293,581	\$ 4,402,923
Assessed valuation		<u>\$ 28,899,210</u>			<u>\$ 34,483,760</u>
Mill Levy		<u>54.124</u>			<u>57.001</u>
		<u>59.535</u>			<u>62.412</u>

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 2024 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, 2023 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 7, 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:	\$ 1,421,939
Capital Projects Fund:	\$ 100,000
Debt Service Fund:	\$ 1,094,853
Total	\$ 2,616,792

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$2,760,198
From fund transfers	\$0
From sources other than general property tax	\$901,461
From general property tax	\$186,592
Total	<hr/> \$3,848,251

<u>Capital Projects Fund:</u>	
From unappropriated surpluses	\$0
From fund transfers	\$100,000
From sources other than general property tax	\$0
Total	<hr/> \$100,000
 <u>Debt Service Fund:</u>	
From unappropriated surpluses	\$3,293,581
From fund transfers	\$0
From sources other than general property tax	\$238,586
From general property tax	\$1,965,609
Total	<hr/> \$5,497,776

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 2024 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 \$186,592; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$1,965,609; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$34,483,760.

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 2024 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 \$186,592.
2. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 57.001 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,965,609.

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:

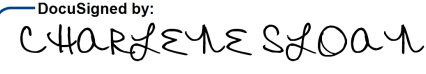
General Fund:	\$ 1,421,939
Capital Projects Fund:	\$ 100,000
Debt Service Fund:	\$ 1,094,853
Total	\$ 2,616,792

Adopted this 7th day of December, 2023.

REATA SOUTH
METROPOLITAN DISTRICT

By:  DocuSigned by:
39C047533350A404...
Chair

Attest:

 DocuSigned by:
D87DA8A243064C6...
Secretary