

## CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://crowfootmd1-2.colorado.gov>

### NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Chad Murphy	President	2025/May 2025
Richard Cross	Treasurer	2027/May 2027
Ryan D. Marsh	Assistant Secretary	2025/May 2025
Sean Logue	Assistant Secretary	2027/May 2027
Vacancy		2025/May 2025
	Secretary	

DATE: December 4, 2023

TIME: 1:00 p.m.

**LOCATION:** Zoom

*This meeting will be held via Zoom Meeting and can be joined through the directions below:*

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial-In: 1-719-359-4580

#### I. ADMINISTRATIVE MATTERS

A. Disclosure of Potential Conflicts of Interest.

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B. Approve Agenda; confirm location of the meeting.

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C. Consider appointment to fill vacancy on the Board; administer Oath of Office.

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D. Acknowledge resignation of Ann Finn as Secretary to the Board and consider appointment of Peggy Ripko as Secretary to the Board.

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II. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Review and approve the Minutes of the June 5, 2023 Regular Meeting (enclosure).
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A. Review and consider adoption of Resolution No. 2023-12-01; 2024 Annual Administrative Resolution (enclosure).

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B. Review and consider adoption of Resolution No. 2023-12-02; Resolution Designating Location to Post Notice (enclosure).

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III. PUBLIC COMMENTS

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

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IV. FINANCIAL MATTERS

A. Review and accept unaudited financial statements through the period ending September 30, 2023 and cash position statement dated September 30, 2023 and updated November 27, 2023 (enclosure).

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B. Consider engagement of Fiscal Focus Partners LLC for preparation of 2023 Audit in the amount of \$\_\_\_\_\_ (to be distributed).

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C. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution No. 2023-12-03; Resolution to Adopt the 2024 Budget, Set Mill Levy and Appropriate Sums of Money (enclosures – Preliminary AV, draft 2024 Budget, and Resolution).

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- E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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- F. Consider appointment of District Accountant to prepare the 2025 Budget and set budget hearing.
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- G. Discuss and consider approval of a 2024 Scope of Work between the District and CliftonLarsonAllen LLP (to be distributed).
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V. LEGAL MATTERS

- A. Consider Resolution Continuing the Authorization of a Resolution dated December 5, 2022, Concerning the Issuance of Junior Lien Limited Tax General Obligation Bonds, Series 2022C(3) in the Total Aggregate Principal Amount of up to \$28,563,000.
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VI. OTHER BUSINESS

- A. \_\_\_\_\_
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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2 HELD JUNE 5, 2023

A Regular Meeting of the Board of Directors (the “Board”) of the Crowfoot Valley Ranch Metropolitan District No. 2 (the “District”) was convened on Monday, the 5<sup>th</sup> day of June 2023, at 1:00 p.m. via Zoom Meeting. The meeting was open to the public.

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#### **ATTENDANCE**

#### **Directors In Attendance Were:**

Chad Murphy  
Richard Cross  
Ryan D. Marsh  
Collier Bailey  
Sean Logue

#### **Also In Attendance Were:**

Ann E. Finn; Special District Management Services, Inc. (“SDMS”)

Micki Mills.; Cockrel Ela Glesne Greher & Ruhland

Curtis Bourgouin; CliftonLarsonAllen LLP

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#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Ms. Finn noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that all Directors’ Disclosure Statements have been filed.

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#### **ADMINISTRATIVE MATTERS**

**Agenda:** The Board reviewed a proposed Agenda for the District’s Regular Meeting.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board noted that the meeting was held via Zoom Meeting.

**CONSENT AGENDA**

The Board considered ~~The following actions:~~ the following actions:

- ~~Discuss Resolutions of the Mayor, 2023 Board Approval of the minutes of the November 28, 2022~~
- ~~Regular Meeting~~ **Regular Meeting** minutes of the December 5, 2022 Regular Meeting.

Following review and ~~discussing~~ review and discussion made by Director Wilk made by Director Wilk and seconded by Director Cross by ~~Director Murphy~~ and seconded by Director Cross, ~~unanimously~~ **unanimously** carried, the ~~Board~~ **Board** approved the above Consent Agenda items/actions.

**Election of Officers:** The Board entered into discussion regarding the election of officers.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the following slate of officers were elected:

President	Chad Murphy
Treasurer	Richard Cross
Secretary	Ann E. Finn
Assistant Secretary	Collier Bailey
Assistant Secretary	Sean Logue
Assistant Secretary	Ryan D. Marsh

**PUBLIC COMMENT**

There were no public comments.

**FINANCIAL MATTERS**

**Unaudited Financials and Cash Position Schedule:** Mr. Bourgoiin reviewed with the Board the unaudited financials through the period ending December 31, 2022 and cash position statement.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Board accepted the unaudited financials through the period ending December 31, 2022 and cash position statement.

**2022 Audit**: The Board reviewed the 2022 Audit.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Board ratified acceptance of the 2022 Audit and execution of Representations Letter.

**LEGAL MATTERS** \_\_\_\_\_  
None.

**OTHER BUSINESS** \_\_\_\_\_  
There was no other business to discuss at this time.

**ADJORNMENT** \_\_\_\_\_  
There being no further business to come before the Board at this time, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**RESOLUTION NO. 2023-12-01**

**CERTIFIED COPY OF ANNUAL ADMINISTRATIVE RESOLUTION OF  
CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2 (2024)**

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF DOUGLAS         )

At a special meeting of the Board of Directors (the “**Board**”) of the Crowfoot Valley Ranch Metropolitan District No. 2 (the “**District**”), Douglas County, Colorado, held via Zoom, at 1:00 p.m., on December 4, 2023, there were present:

Chad Murphy  
Richard Cross  
Sean Logue  
Ryan Marsh

Also present were: Matthew Ruhland of Cockrel Ela Glesne Greher & Ruhland, P.C., Peggy Ripko of Special District Management Services, Jason Carroll of CliftonLarsonAllen, LLP and Paul Wilson of CliftonLarsonAllen, LLP.

When the following proceedings were had and done, to wit:

It was moved by Director \_\_\_\_\_ to adopt the following Resolution and ratify actions taken in connection herewith:

WHEREAS, the District was organized as a special district pursuant to an Order of the District Court in and for Douglas County (the “**County**”), Colorado, and is located entirely within said County; and

WHEREAS, the Board has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, the Directors may receive compensation for their services subject to the limitations imposed by § 32-1-902(3)(a) (II), C.R.S.; and

WHEREAS, § 32-1-101, *et seq.* C.R.S., requires the Board to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, § 32-1-903(1), C.R.S., requires that the Board shall meet regularly at a time and in a place to be designated by the Board; and

WHEREAS, in accordance with the Colorado Governmental Immunity Act, the Board is given authority to obtain insurance against liability for injuries for which the District may be liable under the Governmental Immunity Act, pursuant to § 24-10-115, C.R.S.; and

WHEREAS, §§ 32-1-901(2) and 32-1-902(2), C.R.S., require the District to obtain an individual, schedule or blanket surety bond in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file such bond with the District Court and the Division of Local Government (the “**Division**”); and

WHEREAS, in accordance with § 24-10-115, C.R.S., the Board is given the authority to obtain insurance to insure the District against all or any part of the District’s liability; and

WHEREAS, § 32-1-306, C.R.S. requires the District to maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor, County Clerk and Recorder and the Division on or before January 1<sup>st</sup> of each year; and

WHEREAS, § 32-1-809, C.R.S., requires that the District, between November 16<sup>th</sup> and January 15<sup>th</sup> of the subsequent year, provide notice to the eligible electors of the District (the “**Transparency Notice**”), which notice shall contain the following information:

- The address and telephone number of the principal business office;
- The name and business telephone number of the manager or other primary contact person;
- The names of and contact information for members of the board, the name of the board chair, and the name of each member whose office will be on the ballot at the next regular special district election;
- The times and places designated for regularly scheduled meetings of the board during the year, and the place where notice of board meetings is posted pursuant to § 24-6-402(2)(c) C.R.S.;
- The current mill levy, and total ad valorem tax revenue received during the last year;
- The date of the next regular special district election of board members;
- The procedure and time to submit a self-nomination form for election to the board;
- Information on the procedures to request permanent absentee voter status; and
- The address of any web site on which the special district’s election results will be posted.

The Transparency Notice shall be filed with the Division, Board of County Commissioners, County Assessor, County Treasurer and County Clerk and Recorder of each county in which the special district is located, and with the governing body of any municipality in which the special district is located, and shall be provided to electors in one or more of the following ways:

- Mailing the notice separately to each household where one or more eligible electors of the special district resides;
- Including the notice as a prominent part of a newsletter, annual report, billing statement, letter, voter information card or other notice sent by the special district to the eligible electors;
- Posting the information on the official web site of the special district if there is a link to the district’s web site on the official web site of the Division;
- For any district that is a member of the Special District Association, by mailing or electronically transmitting the notice to the Special District Association, which shall post the notice on its website.



WHEREAS, § 29-1-205, C.R.S. requires that within 30 days after receiving a written request from the Division, the District shall provide the Division with a current list of all contracts in effect with other political subdivisions; and

WHEREAS, the Local Government Budget Law of Colorado, §§ 29-1-101, *et seq.*, C.R.S., requires the Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets, and to file copies of the budgets and amendments thereto; and

WHEREAS, in accordance with § 39-5-128(1), C.R.S. the District shall certify its mill levy with the Board of County Commissioners on or before December 15<sup>th</sup>; and

WHEREAS, in accordance with § 32-1-207(3)(c), C.R.S., the District shall electronically file an annual report for the preceding calendar year with the Board of County Commissioners, County Clerk and Recorder, State Auditor and the Division of Local Government on or before October 1st; unless the requirement is otherwise requested by an earlier date by the County; and

WHEREAS, in accordance with § 32-1-903(6)(a), C.R.S., any metropolitan district that was organized after January 1, 2000, that has residential units within its boundaries, shall conduct an annual meeting in addition to any other Board meetings held, at which annual meeting the Board shall not take any official action and shall include (i) a presentation regarding the status of the public infrastructure projects within the District and outstanding bonds, if any; (ii) a review of unaudited financial statements; and (iii) an opportunity for members of the public to ask questions of the District; and

WHEREAS, in accordance with the Public Securities Information Reporting Act, §§ 11-58-101, *et seq.*, C.R.S., issuers of non-rated public securities issued to the public must file an annual report with the Department of Local Affairs; and

WHEREAS, § 32-1-104.8, C.R.S., requires the District to record a Special District Disclosure Document and a map of the boundaries of the District with the County Clerk and Recorder at the time of recording any decree or order organizing a special district or including additional property in a special district; and

WHEREAS, in accordance with § 29-1-604(1), C.R.S., if expenditures and revenues of the District are not in excess of \$100,000, the District may file an application for exemption from audit with the State Auditor; or, in accordance with § 29-1-604(2), C.R.S., if expenditures and revenues of the District are at least \$100,000 but not more than \$750,000 the District may file an application for exemption from audit with the State Auditor, or in accordance with § 29-1-603, C.R.S., the governing body of the District shall cause to be made an annual audit of the financial statements for each fiscal year; and

WHEREAS, the Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S., requires that governmental subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer by November 1<sup>st</sup>; and

WHEREAS, in accordance with § 24-12-103, C.R.S., a person designated by the District shall have the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion; and

WHEREAS, in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., either the Board of County Commissioners of each county in which the District is located, or the governing body of the municipality that has adopted a resolution of approval of the District, may require the District to file an application for quinquennial finding of reasonable diligence; and

WHEREAS, special district directors are governed by § 32-1-902(3), C.R.S., which requires such directors to disqualify himself/herself from voting on an issue in which he or she has a conflict of interest unless the director has properly disclosed such conflict in compliance with law; and

WHEREAS, § 32-1-902, C.R.S., requires the Board to elect officers, including a Chair of the Board and President of the District, a Treasurer of the Board and District, and a Secretary, who may be a member of the Board; and

WHEREAS, the Board desires to continue engagement of general counsel for the District to assist with providing legal services and to assist with the operation of the District; and

WHEREAS, the Board desires to continue engagement of an accountant and management for the District to assist with providing financial services and to assist with the financial operations and to manage the affairs of the District, and who shall also be designated as the budget officer required to prepare and submit to the Board a proposed District budget by October 15, pursuant to §§ 29-1-104 and 29-1-105(3)(d), C.R.S.; and

WHEREAS, concerning the public records of the District, § 24-72-202(2), C.R.S. defines “Official Custodian” to mean and include any officer or employee of any political subdivision of the state who is responsible for the maintenance, care, and keeping of public records, regardless of whether the records are in his or her actual personal custody and control. The maintenance, care and keeping of public records shall be in accordance with the Colorado Special District Records Management Manual; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2, DOUGLAS COUNTY, COLORADO AS FOLLOWS:

1. The Board determines that each director shall receive compensation for services as directors, in the amount of \$75 per meeting attended, subject to the limitations set forth in § 32-1-903(3)(a)(II), C.R.S.
2. The Board designates the *Douglas County News-Press* as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes.
3. The Board determines to hold regular meetings on the 1st Monday of June and December at 1:00 p.m. Meeting notices shall be posted pursuant to statute.
4. The Board directs the District’s management to obtain proposals and/or renewals for insurance, as applicable, to insure the Directors acting within the scope of employment by the

Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. Additionally, the Board directs the District's management to obtain bonds or equivalent insurance coverage as required by §§ 32-1-901(2) and 32-1-902(2), C.R.S., in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file the bond or certificate of insurance with the District Court and the Division.

5. The Board directs the District's management to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's accountant to cause to be paid the annual SDA membership dues, agency fees and insurance premiums, as applicable, in a timely manner.

6. The Board directs the District's general counsel to maintain a current, accurate boundary map and shall provide for such map to be on file with the Division, with the County Assessor and with the County Clerk and Recorder on or before January 1<sup>st</sup>.

7. The Board directs the District's management to provide the Transparency Notice to the eligible electors of the District, the Board of County Commissioners of the County, County Assessor, County Treasurer, County Clerk and Recorder, the Division between November 16<sup>th</sup> and January 15<sup>th</sup> of the subsequent year.

8. The Board directs the District's management to prepare and file with the Division, within 30 days after receiving a written request from the Division, a current list of all contracts in effect with other political subdivisions.

9. The Board designates the District's accountant to serve as the budget officer, and to submit a proposed budget to the Board by October 15<sup>th</sup> for the following year, and, in cooperation with management, to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolutions and amendments to the budget, if necessary; to certify the mill levies on or before December 15<sup>th</sup>; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado.

10. The Board directs the District's management to prepare and electronically file the annual report with the Board of County Commissioners, the County Clerk and Recorder, State Auditor and Division on or before October 1<sup>st</sup> or earlier if required by the County.

11. The Board directs the District's management to arrange for the conduct of the annual meeting to be held immediately prior to the meeting at which the annual budget hearing will be conducted, and to arrange for the posting of the agenda notice. If such meeting is not to be held virtually, but solely in person, such meeting shall be held at a physical location that does not exceed five (5) miles from the boundaries of the District.

12. The Board directs the District's general counsel to prepare and file the annual public securities report for nonrated public securities issued by the District, with the Department of Local Affairs on or before March 1<sup>st</sup>, if applicable.

13. The Board directs the District's management to provide the Special District Disclosure Document and a map of the District's boundaries to the County Clerk and Recorder, for recording, at the same time an inclusion order is recorded.

14. The Board directs the District's accountant to: (i) obtain proposals for auditors to be presented to the Board, (ii) to cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (iii) to cause the audit to be filed with the State Auditor by July 31<sup>st</sup>, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 29-1-606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District's accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31<sup>st</sup> in accordance with § 29-1-604, C.R.S.

15. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15<sup>th</sup>.

16. The Board directs the District's general counsel to prepare the Unclaimed Property Act report and forward the report to the State Treasurer by November 1<sup>st</sup>, if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with §§ 38-13-110, C.R.S.

17. The Board hereby designates, in addition to any officer of the District, Micki Mills as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

18. The Board directs the District's general counsel to prepare and file with the Board of County Commissioners, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.

19. The Board directs the District's general counsel to prepare and file the special district annual report with the Board of County Commissioners, the Division, and the State Auditor, County Clerk and Recorder per § 32-1-207(3)(c), C.R.S.; if required.

20. The District hereby elects the following officers for the District:

President/Chair of the Board – Chad Murphy  
Secretary – Peggy Ripko  
Treasurer – Richard Cross  
Assistant Secretary – Ryan D. Marsh  
Assistant Secretary – Sean Logue  
Assistant Secretary – Board vacancy

21. The Board directs the District's general counsel to file conflict of interest disclosure forms provided by Board members with the Secretary of State annually. At the discretion of general counsel, transactional conflict of interest disclosures shall be filed 72 hours prior to regular and special meetings of the Board, when applicable, or at a Board member's request. In addition, written disclosures required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State.

22. The Board extends the current indemnification resolution to allow the resolution to continue in effect as written.

23. The Board continues the engagement of Cockrel Ela Glesne Greher & Ruhland, P.C., as general counsel for the District.

24. The Board continues the engagement of CliftonLarsonAllen as accountant for the District.

25. The Board continues the engagement of Special District Management Services, Inc. as manager for the District.

26. The Board designates Special District Management Services, Inc. to serve as the official custodian of public records and to follow the Colorado Special District Records Retention Schedule, as adopted by the District.

WHEREUPON, the motion was seconded by Director \_\_\_\_\_ and \_\_\_\_\_ upon vote, unanimously carried. The Chair declared the motion carried and so ordered.

ADOPTED AND APPROVED THIS 4<sup>th</sup> DAY OF DECEMBER, 2023.

CROWFOOT VALLEY RANCH  
METROPOLITAN DISTRICT NO. 2

By: \_\_\_\_\_  
Chad Murphy, Chair

Attest:

\_\_\_\_\_  
Peggy Ripko, Secretary

**CERTIFICATION**

I, Peggy Ripko, Secretary of the Board of Directors of the Crowfoot Valley Ranch Metropolitan District No. 2, Douglas County, Colorado do hereby certify that the attached and foregoing Resolution is a true copy from the records of the proceedings of the Board of Directors of the Crowfoot Valley Ranch Metropolitan District No. 2.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Crowfoot Valley Ranch Metropolitan District No. 2, at Douglas County, Colorado, this 4<sup>th</sup> day of December, 2023.

\_\_\_\_\_  
Peggy Ripko, Secretary

[ S E A L ]

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**

**RESOLUTION NO. 2023-12-02**

**RESOLUTION DESIGNATING LOCATION TO POST NOTICE**

WHEREAS, pursuant to §§24-6-402(2)(c) and 32-1-903(2) C.R.S., notice and the agenda, with specific information to the extent possible, of the Crowfoot Valley Ranch Metropolitan District No. 2 (the “**District**”) Board of Directors (the “**Board**”) meetings at which the adoption of any formal action is to occur or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be posted within the boundaries of the District at least 24 hours prior to each meeting at a location designated at the first regular meeting of each year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Crowfoot Valley Ranch Metropolitan District No. 2 as follows:

Notices of meetings (regular, special and work/study session) of the Board required pursuant to §24-6-401, et seq., C.R.S., shall be posted at least 24 hours prior to each meeting at:

<https://crowfootmd1-2.colorado.gov/>

In the event of an exigent or emergency circumstance such as a power outage or an interruption in internet service, the District will post notice of public meetings at least 24 hours prior to a meeting at the following physical location within the District at the Green Castle Gate entrance at 4688 Crowfoot Valley Ranch Road, Castle Rock, Colorado.

ADOPTED this 4<sup>th</sup> day of December, 2023.

CROWFOOT VALLEY RANCH  
METROPOLITAN DISTRICT NO. 2

By: \_\_\_\_\_  
Chad Murphy, Chair

ATTEST:

\_\_\_\_\_  
Peggy Ripko, Secretary



**CROWFOOT VALLEY RANCH METRO DISTRICT No. 2**

**FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2023**

**Crowfoot Valley Ranch MD No. 2**  
**Balance Sheet - Governmental Funds**  
**September 30, 2023**

	<b>General</b>	<b>Debt Service</b>	<b>Total</b>
Assets			
CSAFE	585.66	13,087.70	13,673.36
UMB Bond Fund	-	314,311.54	314,311.54
UMB Surplus Fund	-	1,720,818.95	1,720,818.95
UMB Capital Appreciation Fund	-	2,500.00	2,500.00
Receivable from County Treasurer	\$ 2,017.92	\$ 5,044.83	\$ 7,062.75
<b>Total Assets</b>	<b>\$ 2,603.58</b>	<b>\$ 2,055,763.02</b>	<b>\$ 2,058,366.60</b>
Liabilities			
Due to Other Districts	\$ 2,603.58	\$ -	\$ 2,603.58
<b>Total Liabilities</b>	<b>2,603.58</b>	<b>-</b>	<b>2,603.58</b>
Fund Balances	-	2,055,763.02	2,055,763.02
<b>Liabilities and Fund Balances</b>	<b>\$ 2,603.58</b>	<b>\$ 2,055,763.02</b>	<b>\$ 2,058,366.60</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**Crowfoot Valley Ranch MD No. 2**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 217,567.00	\$ 217,567.44	\$ (0.44)
Specific ownership taxes	19,581.00	15,357.81	4,223.19
Interest income	-	2,799.03	(2,799.03)
Other revenue	77,852.00	-	77,852.00
Total Revenue	<u>315,000.00</u>	<u>235,724.28</u>	<u>79,275.72</u>
Expenditures			
County Treasurer's fee	3,264.00	3,264.62	(0.62)
Intergovernmental expenditures	237,148.00	232,459.66	4,688.34
Contingency	74,588.00	-	74,588.00
Total Expenditures	<u>315,000.00</u>	<u>235,724.28</u>	<u>79,275.72</u>
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

## **SUPPLEMENTARY INFORMATION**

**Crowfoot Valley Ranch MD No. 2**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 543,916.00	\$ 543,917.10	\$ (1.10)
Specific ownership taxes	48,952.00	38,395.03	10,556.97
Interest income	32,063.00	77,121.18	(45,058.18)
Facilities fees	441,000.00	126,000.00	315,000.00
Total Revenue	<u>1,065,931.00</u>	<u>785,433.31</u>	<u>280,497.69</u>
Expenditures			
County Treasurer's fee	8,159.00	8,160.60	(1.60)
Paying agent fees	6,000.00	-	6,000.00
Bond interest	1,824,819.00	912,409.37	912,409.63
Contingency	3,022.00	-	3,022.00
Total Expenditures	<u>1,842,000.00</u>	<u>920,569.97</u>	<u>921,430.03</u>
Other Financing Sources (Uses)			
Transfers from other funds	-	2,500.00	(2,500.00)
Total Other Financing Sources (Uses)	<u>-</u>	<u>2,500.00</u>	<u>(2,500.00)</u>
Net Change in Fund Balances	(776,069.00)	(132,636.66)	(643,432.34)
Fund Balance - Beginning	2,525,617.00	2,188,399.68	337,217.32
Fund Balance - Ending	<u>\$ 1,749,548.00</u>	<u>\$ 2,055,763.02</u>	<u>\$ (306,215.02)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Crowfoot Valley Ranch MD No. 2**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 14,554.00	\$ -	\$ 14,554.00
Total Revenue	<u>14,554.00</u>	<u>-</u>	<u>14,554.00</u>
Expenditures			
Miscellaneous	-	0.09	(0.09)
Intergovernmental expenditures	27,303,024.00	-	27,303,024.00
Bond issue costs	357,050.00	32,000.00	325,050.00
Total Expenditures	<u>27,660,074.00</u>	<u>32,000.09</u>	<u>27,628,073.91</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(2,500.00)	2,500.00
Bond issuance proceeds	25,705,000.00	-	25,705,000.00
Total Other Financing Sources (Uses)	<u>25,705,000.00</u>	<u>(2,500.00)</u>	<u>25,707,500.00</u>
Net Change in Fund Balances	(1,940,520.00)	(34,500.09)	(1,906,019.91)
Fund Balance - Beginning	1,940,520.00	34,500.09	1,906,019.91
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Crowfoot Metropolitan District No. 2**  
**Schedule of Cash Position**  
September 30, 2023  
Updated 11/27/23

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b><u>CSAFE</u></b>				
<b>Balance as of 9/30/23</b>	\$ 585.66	\$ 13,087.70	\$ -	\$ 13,673.36
Subsequent activities:				
10/02/23 -SDF Deposit	-	12,000.00	-	12,000.00
10/10/23 - Property Tax Receipt (September)	2,017.92	5,044.83	-	7,062.75
10/23/23 - SDF Deposit	-	6,000.00	-	6,000.00
10/31/23 - Interest Income	52.12	96.79	-	148.91
11/09/23 - Property Tax Receipt (October)	1,736.49	4,341.27	-	6,077.76
Anticipated Transfer to Dist 1	(4,392.19)	-	-	(4,392.19)
Anticipated Transfer to UMB Bond Fund	-	(40,570.59)	-	(40,570.59)
Anticipated balance	-	-	-	-
<b><u>UMB - Senior Bond Fund Series 2018A</u></b>				
<b>Balance as of 9/30/23</b>	\$ -	\$ 314,311.54	\$ -	\$ 314,311.54
Subsequent activities:				
10/31/23 - Interest Income	-	1,496.68	-	1,496.68
Anticipated Transfer from C-SAFE	-	40,570.59	-	40,570.59
Anticipated Transfer from Surplus Fund	-	556,030.57	-	556,030.57
Anticipated December Interest Payment	-	(912,409.38)	-	(912,409.38)
Anticipated balance	-	-	-	-
<b><u>UMB - Senior Surplus Fund Series 2018A</u></b>				
<b>Balance as of 9/30/23</b>	\$ -	\$ 1,720,818.95	\$ -	\$ 1,720,818.95
Subsequent activities:				
10/31/23 - Interest Income	-	7,895.62	-	7,895.62
Anticipated Transfer to UMB Bond Fund	-	(556,030.57)	-	(556,030.57)
	-	1,172,684.00	-	1,172,684.00
<b><u>UMB - Interest Series 2022C</u></b>				
<b>Balance as of 9/30/23</b>	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00
Subsequent activities:				
Anticipated balance	-	2,500.00	-	2,500.00
Anticipated Balances	\$ -	\$ 1,175,184.00	\$ -	\$ 1,175,184.00

**Yield information 10/31/2023:**

CSAFE - 5.46%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**Property Taxes Reconciliation**  
**2023**

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 17,559.85	\$ -	\$ 5,750.27	\$ -	\$ (263.40)	\$ 23,046.72	2.31%	2.31%	\$ 49,462.92	6.06%	6.06%
February	249,845.78	-	6,055.06	-	(3,747.70)	252,153.14	32.81%	35.12%	142,659.31	18.93%	24.99%
March	54,439.43	-	6,137.83	5.30	(816.67)	59,765.89	7.15%	42.27%	62,953.14	7.88%	32.87%
April	184,865.63	-	5,167.18	-	(2,772.99)	187,259.82	24.28%	66.54%	204,229.40	27.24%	60.11%
May	37,770.46	-	6,429.11	-	(566.56)	43,633.01	4.96%	71.50%	225,471.41	30.16%	90.27%
June	211,481.62	-	5,759.24	10.70	(3,172.37)	214,079.19	27.77%	99.28%	69,100.99	8.78%	99.04%
July	4,256.28	-	6,103.34	117.18	(65.60)	10,411.20	0.56%	99.83%	11,634.06	0.82%	99.86%
August	-	-	6,596.90	-	-	6,596.90	0.00%	99.83%	8,190.89	0.14%	100.00%
September	1,265.49	-	5,753.91	63.28	(19.93)	7,062.75	0.17%	100.00%	5,266.01	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	100.00%	5,496.43	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	100.00%	5,227.94	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	100.00%	4,692.71	0.00%	100.00%
	<b>\$ 761,484.54</b>	<b>\$ -</b>	<b>\$ 53,752.84</b>	<b>\$ 196.46</b>	<b>\$ (11,425.22)</b>	<b>\$ 804,008.62</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$ 794,385.21</b>	<b>100.00%</b>	<b>100.00%</b>

Assessed Valuation	Mills Levied	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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**Property Tax**

General Fund	\$ 10,139,180	21.458	217,567.00	28.57%	\$ 217,567.44	100.00%
Debt Service Fund	\$ 10,139,180	53.645	543,916.00	71.43%	543,917.10	100.00%
		<u>75.103</u>	<u>\$ 761,483.00</u>	<u>100.00%</u>	<u>\$ 761,484.54</u>	

**Specific Ownership Tax**

General Fund	\$ 15,421.00	28.57%	\$ 15,357.81	99.59%
Debt Service Fund	38,553.00	71.43%	38,395.03	99.59%
	<u>\$ 53,974.00</u>	<u>100.00%</u>	<u>\$ 53,752.84</u>	

**Treasurer's Fees**

General Fund	\$ 3,264.00	28.57%	\$ 3,264.62	100.02%
Debt Service Fund	8,159.00	71.43%	8,160.60	100.01%
	<u>\$ 11,423.00</u>	<u>100.00%</u>	<u>\$ 11,425.22</u>	

Collected GF	\$ 217,567.44	
Collected SO	15,357.81	
CSAFE Interest	2,799.03	
Less fees:	(3,264.62)	
<b>Transfer to #1</b>	<b>\$ 232,459.66</b>	Income Statement

<b>Payment to Town:</b>		
Fire Protection	\$ -	
Less fees:		
<b>Payment to Town:</b>	<b>\$ -</b>	Balance Sheet

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The 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 on December 3, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado.

The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. Under the Service Plan, the District is the Financing District related to Crowfoot Valley Ranch Metropolitan District No. 1, the Service District ("District No. 1").

On November 4, 2014, the District's voters authorized general obligation indebtedness of \$53,000,000 for street improvements, \$53,000,000 for parks and recreation, \$53,000,000 for water supply system, \$53,000,000 for sanitary sewer system, \$53,000,000 for traffic and safety control, \$53,000,000 for public transport, \$53,000,000 for fire protection and emergency response facilities, and \$106,000,000 for refinancing of District debt. This voter authorization replaced the voter authorization of November 5, 2002. District voters also approved authorization for the District to retain and spend District revenues, from any lawful source, in excess of the spending, revenue raising or other limitations in Article X, Section 20 of the Colorado constitution.

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

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.

**Revenues**

**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 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.

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

The District's service plan sets a mill levy cap for payment of general obligation debt and for operations and maintenance of 70.000 mills district wide, with 20.000 mills for operating costs. Additionally, 6.750 mills is designated for fire protection, payable to the Castle Rock Fire Protection District. The operating mill levy may include an additional levy not to exceed 10.00 mills for subdistricts created to serve specific areas within the district.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The property taxes levied are as shown on the Property Tax Summary Page.

**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 9.0% of the total property taxes collected by the General Fund.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Facilities Fees**

Capital Fees are pledged to the payment of the Bonds and are generally defined to mean all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District at the time of issuance of the Bonds or thereafter, including Facilities Fees. The District is expected to adopt a Facilities Fee Resolution prior to the issuance of the Bonds. Capital Fees do not include Excluded Fees, which are defined in the Indentures as any fee imposed by the District solely for the purpose of funding operation and maintenance expenses.

The Facilities Fee Resolution will impose a one-time fee in the amount of \$3,000 for each single-family or multi-family dwelling unit located within the District. The Facilities Fees are payable at the time a building permit is issued by the County for any dwelling unit. Facilities Fees are pledged to the payment of the Bonds.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt and Leases**

**Series 2018 Bonds**

On June 19, 2018 the District issued 2018A Senior Bonds and the 2018B Subordinate Bonds in the respective amounts of \$31,945,000 and \$3,260,000. Proceeds from the sale of the 2018A Senior Bonds will be used to: (i) finance or reimburse the costs of public improvements related to the Development; (ii) fund capitalized interest on the 2018A Senior Bonds; (iii) make an initial deposit to the 2018A Surplus Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds from the sale of the 2018B Subordinate Bonds will be used to: (i) finance or reimburse the cost of public improvements related to the Development; and (ii) pay certain other costs of issuance of the 2018B Subordinate Bonds.

The 2018A Senior Bonds are will bear interest at rates ranging from 5.625% to 5.750% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2026. The 2018A Senior Bonds mature on December 1, 2048. The 2018B Subordinate Bonds are assumed to be issued at the rate of 8% per annum and are payable annually on December 15, beginning December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2048.

The 2018B Subordinate Bonds will bear interest at 8.00% and 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 2018B Subordinate Bonds compounds annually at the rate then borne by the 2018B Subordinate Bonds on each December 15. In the event any amounts due and owing on the 2018B Subordinate Bonds remain outstanding on December 15, 2058, such amounts shall be deemed discharged and shall no longer be due and outstanding.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

The 2018A Senior Bonds are payable solely from and to the extent of the Senior Pledged Revenue, defined generally in the 2018A Senior Indenture as the following, net of any costs of collection: a) all Senior Property Tax Revenues (generally defined as revenues resulting from the imposition of the Senior Required Mill Levy); b) all Senior Specific Ownership Tax Revenues, resulting from the imposition of the Senior Required Mill Levy; c) all Capital Fees; and d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

The 2018A Senior Bonds are additionally secured by the 2018A Surplus Fund, which will initially be partially funded with proceeds of the 2018A Senior Bonds, and will also be funded with excess Senior Pledged Revenue, if any, to the Maximum Surplus Amount of \$6,389,000, and by capitalized interest which will be funded with proceeds of the 2018A Senior Bonds. Amounts on deposit in the 2018A Surplus Fund (if any) on the final maturity date of the 2018A Senior Bonds shall be applied to the payment of the 2018A Senior Bonds. The availability of such amount shall be taken into account in calculating the Senior Required Mill Levy required to be imposed in December 2047.

The 2018B Subordinate Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue, which is defined generally in the 2018B Subordinate Indenture as the following, net costs of collection: a) all Subordinate Property Tax Revenues (generally defined as revenues resulting from the imposition of the Subordinate Required Mill Levy); b) all Subordinate Specific Ownership Tax Revenues, resulting from the imposition of the Subordinate Required Mill Levy; c) all Subordinate Capital Fee Revenue; and d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. Subordinate Capital Fee Revenue is defined as any revenue from Capital Fees remaining after deduction of any amount thereof used, paid, pledged, or otherwise applied to the payment of any Senior Obligations. For the Senior Required Mill Levy and the Subordinate Required Mill Levy, the Indentures separate property taxes and specific ownership taxes generated by each mill levy. Receipts generated from the Senior Required Mill Levy are pledged to the repayment of the 2018A Senior Bonds and receipts generated from the Subordinate Required Mill Levy are pledged to the repayment of the 2018B Subordinate Bonds. In no event is Subordinate Pledged Revenue required to be deposited to the Senior Bond Fund or to be applied to debt service on the 2018A Senior Bonds. Assumptions related to debt principal amounts, bond interest rates, issuance costs, capitalized interest amounts, and other related debt service costs for the proposed 2018A Senior Bonds and 2018B Subordinate Bonds have been provided to Management by D.A. Davidson & Co., the underwriter of the proposed bond issuance of the District.

	Balance at December 31, 2021		Additions	Reductions	Balance at December 31, 2022	
G.O Bonds - Series 2018B Unpaid Interest	\$ 1,025,529	\$ 339,516	\$ -	\$ -	\$ 1,365,045	\$ 1,365,045
Total	<u>\$ 1,025,529</u>	<u>\$ 339,516</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,365,045</u>	<u>\$ 1,365,045</u>

	Balance at December 31, 2022		Additions	Reductions	Balance at December 31, 2023	
G.O Bonds - Series 2018B Unpaid Interest	\$ 1,365,045	\$ 370,004	\$ -	\$ -	\$ 1,735,049	\$ 1,735,049
Total	<u>\$ 1,365,045</u>	<u>\$ 370,004</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,735,049</u>	<u>\$ 1,735,049</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2023 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

**Leases**

The District has no outstanding indebtedness, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget.

**Surplus Fund**

The 2018A Senior Bonds are additionally secured by the 2018A Surplus Fund, which will initially be partially funded with proceeds of the 2018A Senior Bonds, and will also be funded with excess Senior Pledged Revenue, if any, to the Maximum Surplus Amount of \$6,389,000, and by capitalized interest which will be funded with proceeds of the 2018A Senior Bonds.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
LONG TERM DEBT**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>\$31,945,000 Limited Tax General Obligation Bonds Series 2018A Interest 5.625% - 5.750% Dated June 13, 2018 Interest Payable June 1 and December 1 Principal Payable December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ -	\$ 1,824,819	\$ 1,824,819
2024	-	1,824,819	1,824,819
2025	-	1,824,819	1,824,819
2026	25,000	1,824,819	1,849,819
2027	190,000	1,823,413	2,013,413
2028	380,000	1,812,725	2,192,725
2029	515,000	1,791,350	2,306,350
2030	660,000	1,762,381	2,422,381
2031	710,000	1,725,256	2,435,256
2032	800,000	1,685,319	2,485,319
2033	845,000	1,640,319	2,485,319
2034	945,000	1,592,788	2,537,788
2035	995,000	1,539,631	2,534,631
2036	1,105,000	1,483,663	2,588,663
2037	1,165,000	1,421,506	2,586,506
2038	1,280,000	1,355,975	2,635,975
2039	1,355,000	1,283,975	2,638,975
2040	1,485,000	1,206,063	2,691,063
2041	1,570,000	1,120,675	2,690,675
2042	1,715,000	1,030,400	2,745,400
2043	1,815,000	931,788	2,746,788
2044	1,970,000	827,425	2,797,425
2045	2,085,000	714,150	2,799,150
2046	2,260,000	594,263	2,854,263
2047	2,390,000	464,313	2,854,313
2048	5,685,000	326,888	6,011,888
	<b>\$ 31,945,000</b>	<b>\$ 35,433,542</b>	<b>\$ 67,378,542</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4437 - Crowfoot Valley Ranch Metro District 2

IN DOUGLAS COUNTY ON 8/18/2023

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$10,139,180
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$33,209,040
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$33,209,040
5. NEW CONSTRUCTION: **	\$9,141,620
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$310,943,835
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$131,155,123
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\*

\$0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Crowfoot Valley Ranch Metro District 2  
c/o Ann E Finn  
Special District Management Services Inc  
141 Union Blvd Ste 150  
Lakewood, CO 0

**AUG 29 2023**

Dear Taxing Entity,

Please find the enclosed Douglas County Assessor's 2023 Preliminary Certification of Valuation for your taxing entity, as mandated by Colorado law. A Certification Guideline is provided to assist you with any questions. The guideline provides descriptions of the individual line items on the certification, including any items that changed due to recent legislation. In addition, we have included an invitation to an important Tax Authority Summit hosted by Douglas County Government to discuss the current property tax environment.

As you know, the 2023 reappraisal was the most significant and impactful in our history. The residential real estate market, driven by high demand, low supply, low interest rates, migration, and other factors, experienced the largest increase in any reassessment period in memory. The results of this reappraisal are dramatic for Douglas County residents, including 30 - 60% Actual Value increases on most residences and homeowners appropriately fearful that future property tax increases will reflect a similar rate. At Douglas County, we continue to strive to find solutions to this situation.

We are hosting a meeting with your Douglas County Board of County Commissioners Abe Laydon, George Teal and Lora Thomas, Treasurer Dave Gill, and myself, with the goal to reach property tax relief solutions for the citizens. View the attached invitation to this event, scheduled for September 25 from 4-6 pm, 100 Third Street, Castle Rock, when representatives from taxing authorities in Douglas County gather and receive a first look at the *2023 Assessor's Multiple Certification Guide* needed to calculate your mill levies.

The pending ballot measure creates added complexity to this year's financial modeling. The summit is an opportunity to view your district's certification and related assessed valuation information under various modeled and actual scenarios. The Assessor's office will be providing a packet and online data access at the meeting to significantly expanded information about your district including:

- Current, under SB22-238, and historical certifications, data and reports
- The impact of Proposition HH to AV and certification
- District-level Backfill calculations under SB22-238 and Prop HH scenarios
- Gallagher Amendment applied to AV and certification
- TABOR information
- New online portal for Assessor data reporting

The enclosed Certification of Valuation as well as the current Preliminary Abstract Summary can also be found now on the Douglas County Assessor web site, [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor). If you have any questions, please contact my office at 303-660-7450, or [assessors@douglas.co.us](mailto:assessors@douglas.co.us).

Respectfully,

Toby Damisch  
Douglas County Assessor



# An open letter to all Douglas County Taxing Authorities from the Board of Douglas County Commissioners

## PROPERTY TAX RELIEF FOR THE HOMEOWNERS YOU SERVE – LET’S ALL ACT NOW

*Join us for a meeting of all Douglas County Taxing Authorities on September 25 from 4 – 6 p.m. at the Phillip S. Miller Building, 100 Third Street, Castle Rock.*

You are a recognized leader of a local taxing authority in Douglas County, serving during one of the most historically significant moments in our state’s history.

Countywide, the median increase in Douglas County home values is 47%, leading to an approximate 35% - 40% increase in property taxes in 2024. At a time when the cost of living has left many struggling to cover the cost of food, gasoline, homeowner’s insurance, and shelter, many homeowners, especially older adults, are desperately concerned about their ability to stay in their homes. As your commissioners, we recognize that as property taxes are local – the solution must also be local.

Our collective leadership is required if we are to provide true tax relief to the property owners of Douglas County. As such we are hosting this meeting, with Douglas County Assessor Toby Damisch and Treasurer Dave Gill, with the primary goal to reach a property tax relief solution for the property owners we all serve.

Save the date and watch for your invitation to this event on September 25, when representatives from local taxing authorities in Douglas County will gather, receive the Assessor’s Certifications and related information needed to calculate your 2024 mill levy, including an opportunity to view the data with and without the impact of Prop HH; and discuss among us how we can collaborate on a plan to reduce the total mill rates that impact Douglas County property owners.

Keep in mind that SB23-108, Allowing Temporary Reductions in Property Tax Due, a bipartisan measure, passed in the final hours of this legislative session, provides taxing entities clear authority to float mill levies as needed so long as they don’t exceed what voters approved. This new law was strongly supported by all Douglas County Senators and Representatives, as well as our Board.

Because we do have the authority to act, and the property owners we serve are facing historic property tax increases, well above the rate of inflation, we believe that we all must act and act now. Our hope is to do so with you as part of the solution. Together we can reduce the total mill rates that impact property owners. Please join us on September 25 with your ideas, recommendations, and energy to be part of the solution.

Respectfully,

Abe Laydon, District 1, Board Chair  
George Teal, District 2, Board Vice Chair  
Lora Thomas, District 3

Visit <https://www.douglas.co.us/taxing-authorities-summit> for additional information.  
RSVP to [TaxingAuthoritySummit@douglas.co.us](mailto:TaxingAuthoritySummit@douglas.co.us) or contact the Assessor’s Office at 303.663.6201.

## Certification of Valuation Guidelines

Listed on these two pages are brief descriptions of the line-item values on the Certification of Valuation and what is included in each value.

**This page is expressed in ASSESSED VALUE for help with the Property Tax Revenue Limit (5.5%) Calculations Only.**

1. Previous Year's Net Total Taxable Assessed Valuation: Prior assessed value is all taxable property that was certified or re-certified to your taxing entity last year. Taxable property includes real and personal. This value does not include any exempt value within your taxing entity and comes from re-certification. Values include adjustments associated with SB22-238.
2. Current Year's Gross Total Taxable Assessed Valuation: Current assessed value is all taxable property as of August 25<sup>th</sup> for Certification or December 10<sup>th</sup> for Recertification. This value includes Real and Personal property assessed value but does not include Exempt. New Construction assessed value from Line 5 of this report is included.
3. Less Tax Increment Financing, if any: Certify the sum of the increment values of any tax increment finance areas that lie within the boundaries of the taxing entity.
4. Current Year's Net Total Taxable Assessed Valuation: This value is the current assessed value minus tax increment financing. If there is no tax increment financing area or no increment value, the "Current Year's Net Total Assessed Value" is the same as the "Current Year's Gross Total Assessed Value."
5. New Construction Assessed: The assessed value of taxable real property improvements newly constructed in the previous year and new personal property connected with the new construction. New construction includes remodels and additions.
6. Increases in Production of Producing Mine: This value should be zero since the county does not have any producing mines.
7. Annexation or Inclusions: This value is the assessed value of property being annexed to the taxing authority. It also includes personal property connected to the parcels being annexed. The assessed value of taxable real and personal property annexed into the boundary of the taxing authority. The amount is certified ONLY to the entity that is affected.
8. Previously Exempt Federal Property: Increased valuation due to previously exempt federal property that becomes taxable if the property causes an increase in the level of services provided by the taxing entity. The taxing authority must file an impact certification document pertaining to this.
9. New Primary Oil or Gas Production: Increased valuation due to new oil and gas production. Currently, the county does not have any oil or gas production.
10. Taxes Collected Last Year on Omitted Property as of August 1: The amount of revenue received by the taxing entity during the period August 1<sup>st</sup> of the prior year through July 31 of the current year. This tax dollar amount represents taxes paid on taxable property that had previously been omitted from the assessment roll. This tax dollar amount is computed by the Treasurer's office.
11. Taxes Abated and Refunded as of August 1: The tax dollar amount of abatements and refunds granted during the period of August 1<sup>st</sup> of the prior year through July 31 of the current year per 29-1-301(1)(a) and 39-10-114(1)(a)(1)(b) Colorado Revised Statutes.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/29/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 5,788,566	\$ 4,466,137	\$ 2,222,899	\$ 2,222,899	\$ 1,203,789
REVENUES					
Property taxes	674,676	761,483	755,963	761,483	2,581,970
Specific ownership taxes	65,415	68,533	35,298	68,533	232,378
Fire protection tax	65,054	-	-	-	-
Interest income	77,145	46,617	52,840	102,248	88,000
Facilities fees	234,000	441,000	69,000	159,000	306,000
Other revenue	-	77,852	-	-	4,900
Bond issuance proceeds	5,047,000	25,705,000	-	-	23,516,000
Total revenues	<u>6,163,290</u>	<u>27,100,485</u>	<u>913,101</u>	<u>1,091,264</u>	<u>26,729,248</u>
TRANSFERS IN	<u>226</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>	<u>-</u>
Total funds available	<u>11,952,082</u>	<u>31,566,622</u>	<u>3,138,500</u>	<u>3,316,663</u>	<u>27,933,037</u>
EXPENDITURES					
General Fund	276,650	315,000	227,199	239,396	810,000
Debt Service Fund	1,838,051	1,842,000	920,509	1,838,978	1,862,000
Capital Projects Fund	7,614,256	27,660,074	32,000	32,000	23,546,000
Total expenditures	<u>9,728,957</u>	<u>29,817,074</u>	<u>1,179,708</u>	<u>2,110,374</u>	<u>26,218,000</u>
TRANSFERS OUT	<u>226</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>9,729,183</u>	<u>29,817,074</u>	<u>1,182,208</u>	<u>2,112,874</u>	<u>26,218,000</u>
ENDING FUND BALANCES	<u>\$ 2,222,899</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>
SURPLUS FUND RESERVE	<u>\$ 2,188,399</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>
TOTAL RESERVE	<u>\$ 2,188,399</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>

No assurance provided. See summary of significant assumptions.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/29/23

ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Residential	\$ 324,080	\$ 5,065,090	\$ 5,065,090	\$ 5,065,090	\$ 17,235,690
Commercial	-	-	-	-	376,620
Agricultural	35,080	31,920	31,920	31,920	37,370
State assessed	3,100	16,100	16,100	16,100	17,100
Vacant land	7,864,960	4,726,090	4,726,090	4,726,090	15,236,410
Personal property	430,460	300,010	300,010	300,010	305,850
Certified Assessed Value	\$ 8,657,680	\$ 10,139,210	\$ 10,139,210	\$ 10,139,210	\$ 33,209,040

**MILL LEVY**

General	22.265	21.458	21.458	21.458	22.214
Debt Service	55.663	53.645	53.645	53.645	55.535
Fire Protection	7.514	0.000	0.000	0.000	0.000
Total mill levy	85.442	75.103	75.103	75.103	77.749

**PROPERTY TAXES**

General	\$ 192,763	\$ 217,567	\$ 217,567	\$ 217,567	\$ 737,706
Debt Service	481,912	543,916	543,916	543,916	1,844,264
Fire Protection	65,054	-	-	-	-
Levied property taxes	739,729	761,483	761,483	761,483	2,581,970
Adjustments to actual/rounding	2	-	(5,520)	-	-
Budgeted property taxes	\$ 739,731	\$ 761,483	\$ 755,963	\$ 761,483	\$ 2,581,970

**BUDGETED PROPERTY TAXES**

General	\$ 192,763	\$ 217,567	\$ 215,989	\$ 217,567	\$ 737,706
Debt Service	481,913	543,916	539,974	543,916	1,844,264
Fire Protection	65,054	-	-	-	-
	\$ 739,730	\$ 761,483	\$ 755,963	\$ 761,483	\$ 2,581,970

No assurance provided. See summary of significant assumptions.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/29/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Property taxes	192,763	217,567	215,990	217,567	737,706
Specific ownership taxes	18,690	19,581	10,085	19,581	66,394
Fire protection tax	65,054	-	-	-	-
Interest income	143	-	1,124	2,248	1,000
Other revenue	-	77,852	-	-	4,900
Total revenues	<u>276,650</u>	<u>315,000</u>	<u>227,199</u>	<u>239,396</u>	<u>810,000</u>
Total funds available	<u>276,650</u>	<u>315,000</u>	<u>227,199</u>	<u>239,396</u>	<u>810,000</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	2,892	3,264	3,240	3,264	11,066
County Treasurer's fee - Fire	976	-	-	-	-
Payment to Town	64,078	-	-	-	-
Contingency	-	74,588	-	-	4,900
Intergovernmental expenditures	208,704	237,148	223,959	236,132	794,034
Total expenditures	<u>276,650</u>	<u>315,000</u>	<u>227,199</u>	<u>239,396</u>	<u>810,000</u>
Total expenditures and transfers out requiring appropriation	<u>276,650</u>	<u>315,000</u>	<u>227,199</u>	<u>239,396</u>	<u>810,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/29/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,216,370	\$ 2,525,617	\$ 2,188,399	\$ 2,188,399	\$ 1,203,789
REVENUES					
Property taxes	481,913	543,916	539,973	543,916	1,844,264
Specific ownership taxes	46,725	48,952	25,213	48,952	165,984
Interest income	47,216	32,063	51,716	100,000	57,000
Facilities fees	234,000	441,000	69,000	159,000	306,000
Total revenues	<u>809,854</u>	<u>1,065,931</u>	<u>685,902</u>	<u>851,868</u>	<u>2,373,248</u>
TRANSFERS IN					
Transfers from other funds	<u>226</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>	<u>-</u>
Total funds available	<u>4,026,450</u>	<u>3,591,548</u>	<u>2,876,801</u>	<u>3,042,767</u>	<u>3,577,037</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	7,232	8,159	8,100	8,159	27,664
Paying agent fees	6,000	6,000	-	6,000	6,000
Contingency	-	3,022	-	-	3,517
Debt Service					
Bond interest	1,824,819	1,824,819	912,409	1,824,819	1,824,819
Total expenditures	<u>1,838,051</u>	<u>1,842,000</u>	<u>920,509</u>	<u>1,838,978</u>	<u>1,862,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,838,051</u>	<u>1,842,000</u>	<u>920,509</u>	<u>1,838,978</u>	<u>1,862,000</u>
ENDING FUND BALANCES	<u>\$ 2,188,399</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>
SURPLUS FUND RESERVE	<u>\$ 2,188,399</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>
TOTAL RESERVE	<u>\$ 2,188,399</u>	<u>\$ 1,749,548</u>	<u>\$ 1,956,292</u>	<u>\$ 1,203,789</u>	<u>\$ 1,715,037</u>

No assurance provided. See summary of significant assumptions.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**CAPITAL PROJECTS FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/29/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,572,196	\$ 1,940,520	\$ 34,500	\$ 34,500	\$ -
REVENUES					
Interest income	29,786	14,554	-	-	30,000
Bond issuance proceeds	5,047,000	25,705,000	-	-	23,516,000
Total revenues	<u>5,076,786</u>	<u>25,719,554</u>	<u>-</u>	<u>-</u>	<u>23,546,000</u>
Total funds available	<u>7,648,982</u>	<u>27,660,074</u>	<u>34,500</u>	<u>34,500</u>	<u>23,546,000</u>
EXPENDITURES					
Capital Projects					
Intergovernmental expenditures	7,232,626	27,303,024	-	-	23,546,000
Bond issue costs	381,630	357,050	32,000	32,000	-
Total expenditures	<u>7,614,256</u>	<u>27,660,074</u>	<u>32,000</u>	<u>32,000</u>	<u>23,546,000</u>
TRANSFERS OUT					
Transfers to other fund	<u>226</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>7,614,482</u>	<u>27,660,074</u>	<u>34,500</u>	<u>34,500</u>	<u>23,546,000</u>
ENDING FUND BALANCES	<u>\$ 34,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The 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 on December 3, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado.

The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. Under the Service Plan, the District is the Financing District related to Crowfoot Valley Ranch Metropolitan District No. 1, the Service District ("District No. 1").

On November 4, 2014, the District's voters authorized general obligation indebtedness of \$53,000,000 for street improvements, \$53,000,000 for parks and recreation, \$53,000,000 for water supply system, \$53,000,000 for sanitary sewer system, \$53,000,000 for traffic and safety control, \$53,000,000 for public transport, \$53,000,000 for fire protection and emergency response facilities, and \$106,000,000 for refinancing of District debt. This voter authorization replaced the voter authorization of November 5, 2002. District voters also approved authorization for the District to retain and spend District revenues, from any lawful source, in excess of the spending, revenue raising or other limitations in Article X, Section 20 of the Colorado constitution.

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

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.

**Revenues**

**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 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.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

The District's service plan sets a mill levy cap for payment of general obligation debt and for operations and maintenance of 70.000 mills district wide, with 20.000 mills for operating costs. The operating mill levy may include an additional levy not to exceed 10.00 mills for subdistricts created to serve specific areas within the district.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2024, the assessment rate for single family residential property decreases to 6.765% from 6.95%. The rate for multifamily residential property, the newly created subclass, decreases to 6.765% from 6.80%. Agricultural and renewable energy production property remains the same as last year at 26.4%. Producing oil and gas remains at 87.5%. All other nonresidential property decreases to 27.90% from 29%.

The property taxes levied are as shown on the Property Tax Summary Page.

**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 9.0% of the total property taxes collected by the General Fund.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

**Facilities Fees**

Capital Fees are pledged to the payment of the Bonds and are generally defined to mean all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District at the time of issuance of the Bonds or thereafter, including Facilities Fees. The District is expected to adopt a Facilities Fee Resolution prior to the issuance of the Bonds. Capital Fees do not include Excluded Fees, which are defined in the Indentures as any fee imposed by the District solely for the purpose of funding operation and maintenance expenses.

The Facilities Fee Resolution will impose a one-time fee in the amount of \$3,000 for each single-family or multi-family dwelling unit located within the District. The Facilities Fees are payable at the time a building permit is issued by the County for any dwelling unit. Facilities Fees are pledged to the payment of the Bonds.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt and Leases**

**Series 2018 Bonds**

One June 19, 2018 the District issued 2018A Senior Bonds and the 2018B Subordinate Bonds in the respective amounts of \$31,945,000 and \$3,260,000. Proceeds from the sale of the 2018A Senior Bonds will be used to: (i) finance or reimburse the costs of public improvements related to the Development; (ii) fund capitalized interest on the 2018A Senior Bonds; (iii) make an initial deposit to the 2018A Surplus Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds from the sale of the 2018B Subordinate Bonds will be used to: (i) finance or reimburse the cost of public improvements related to the Development; and (ii) pay certain other costs of issuance of the 2018B Subordinate Bonds.

The 2018A Senior Bonds are will bear interest at rates ranging from 5.625% to 5.750% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2026. The 2018A Senior Bonds mature on December 1, 2048. The 2018B Subordinate Bonds are assumed to be issued at the rate of 8% per annum and are payable annually on December 15, beginning December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2048.

The 2018B Subordinate Bonds will bear interest at 8.00% and 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 2018B Subordinate Bonds compounds annually at the rate then borne by the 2018B Subordinate Bonds on each December 15. In the event any amounts due and owing on the 2018B Subordinate Bonds remain outstanding on December 15, 2058, such amounts shall be deemed discharged and shall no longer be due and outstanding.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

The 2018A Senior Bonds are payable solely from and to the extent of the Senior Pledged Revenue, defined generally in the 2018A Senior Indenture as the following, net of any costs of collection: a) all Senior Property Tax Revenues (generally defined as revenues resulting from the imposition of the Senior Required Mill Levy); b) all Senior Specific Ownership Tax Revenues, resulting from the imposition of the Senior Required Mill Levy; c) all Capital Fees; and d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

The 2018A Senior Bonds are additionally secured by the 2018A Surplus Fund, which will initially be partially funded with proceeds of the 2018A Senior Bonds, and will also be funded with excess Senior Pledged Revenue, if any, to the Maximum Surplus Amount of \$6,389,000, and by capitalized interest which will be funded with proceeds of the 2018A Senior Bonds. Amounts on deposit in the 2018A Surplus Fund (if any) on the final maturity date of the 2018A Senior Bonds shall be applied to the payment of the 2018A Senior Bonds. The availability of such amount shall be taken into account in calculating the Senior Required Mill Levy required to be imposed in December 2047.

The 2018B Subordinate Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue, which is defined generally in the 2018B Subordinate Indenture as the following, net costs of collection: a) all Subordinate Property Tax Revenues (generally defined as revenues resulting from the imposition of the Subordinate Required Mill Levy); b) all Subordinate Specific Ownership Tax Revenues, resulting from the imposition of the Subordinate Required Mill Levy; c) all Subordinate Capital Fee Revenue; and d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. Subordinate Capital Fee Revenue is defined as any revenue from Capital Fees remaining after deduction of any amount thereof used, paid, pledged, or otherwise applied to the payment of any Senior Obligations. For the Senior Required Mill Levy and the Subordinate Required Mill Levy, the Indentures separate property taxes and specific ownership taxes generated by each mill levy. Receipts generated from the Senior Required Mill Levy are pledged to the repayment of the 2018A Senior Bonds and receipts generated from the Subordinate Required Mill Levy are pledged to the repayment of the 2018B Subordinate Bonds. In no event is Subordinate Pledged Revenue required to be deposited to the Senior Bond Fund or to be applied to debt service on the 2018A Senior Bonds. Assumptions related to debt principal amounts, bond interest rates, issuance costs, capitalized interest amounts, and other related debt service costs for the proposed 2018A Senior Bonds and 2018B Subordinate Bonds have been provided to Management by D.A. Davidson & Co., the underwriter of the proposed bond issuance of the District.

	Balance at December 31,			Balance at December 31,		
	2022	Additions	Reductions	2023	Additions	Reductions
G.O Bonds - Series 2018B Unpaid Interest	\$ 1,368,371	\$ 370,270	\$ -	\$ 1,738,641		
Total	<u>\$ 1,368,371</u>	<u>\$ 370,270</u>	<u>\$ -</u>	<u>\$ 1,738,641</u>		
	Balance at December 31,			Balance at December 31,		
	2023	Additions	Reductions	2024	Additions	Reductions
G.O Bonds - Series 2018B Unpaid Interest	\$ 1,738,641	\$ 399,891	\$ -	\$ 2,138,532		
Total	<u>\$ 1,738,641</u>	<u>\$ 399,891</u>	<u>\$ -</u>	<u>\$ 2,138,532</u>		

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

**Leases**

The District has no outstanding indebtedness, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget.

**Surplus Fund**

The 2018A Senior Bonds are additionally secured by the 2018A Surplus Fund, which will initially be partially funded with proceeds of the 2018A Senior Bonds, and will also be funded with excess Senior Pledged Revenue, if any, to the Maximum Surplus Amount of \$6,389,000, and by capitalized interest which will be funded with proceeds of the 2018A Senior Bonds.

**This information is an integral part of the accompanying budget.**

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
LONG TERM DEBT**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>\$31,945,000 Limited Tax General Obligation Bonds Series 2018A Interest 5.625% - 5.750% Dated June 13, 2018 Interest Payable June 1 and December 1 Principal Payable December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ -	\$ 1,824,819	\$ 1,824,819
2025	-	1,824,819	1,824,819
2026	25,000	1,824,819	1,849,819
2027	190,000	1,823,413	2,013,413
2028	380,000	1,812,725	2,192,725
2029	515,000	1,791,350	2,306,350
2030	660,000	1,762,381	2,422,381
2031	710,000	1,725,256	2,435,256
2032	800,000	1,685,319	2,485,319
2033	845,000	1,640,319	2,485,319
2034	945,000	1,592,788	2,537,788
2035	995,000	1,539,631	2,534,631
2036	1,105,000	1,483,663	2,588,663
2037	1,165,000	1,421,506	2,586,506
2038	1,280,000	1,355,975	2,635,975
2039	1,355,000	1,283,975	2,638,975
2040	1,485,000	1,206,063	2,691,063
2041	1,570,000	1,120,675	2,690,675
2042	1,715,000	1,030,400	2,745,400
2043	1,815,000	931,788	2,746,788
2044	1,970,000	827,425	2,797,425
2045	2,085,000	714,150	2,799,150
2046	2,260,000	594,263	2,854,263
2047	2,390,000	464,313	2,854,313
2048	5,685,000	326,888	6,011,888
	<b>\$ 31,945,000</b>	<b>\$ 33,608,723</b>	<b>\$ 65,553,723</b>

No assurance provided. See summary of significant assumptions.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**

**RESOLUTION NO. 2023-12-03**

**RESOLUTION TO ADOPT 2024 BUDGET**

WHEREAS, the Board of Directors (the “**Board**”) of Crowfoot Valley Ranch Metropolitan District No. 2 (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 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 4, 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 Crowfoot Valley Ranch Metropolitan District No. 2:

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

General Fund:	\$ 792,000
Debt Service Fund:	\$ 1,861,500
Capital Projects Fund:	<u>\$23,546,000</u>
Total	\$26,199,500

2. That estimated revenues are as follows:

General Fund:

From unappropriated surpluses	\$	0
From sources other than general property tax	\$	71,144
From general property tax	\$	<u>720,856</u>
Total	\$	792,000

Debt Services Fund:

From unappropriated surpluses	\$	1,203,789
From sources other than general property tax	\$	525,194
From general property tax	\$	<u>1,802,157</u>
Total	\$	3,531,140

Capital Projects Fund:

From unappropriated surpluses	\$	0
From sources other than general property tax	\$	23,546,000
From general property tax	\$	<u>0</u>
Total	\$	23,546,000

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 the 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 \$720,856; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for debt service is \$1,802,157; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$32,309,450.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Crowfoot Valley Ranch Metropolitan District No. 2:

1. That for the purpose of meeting the 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 22.311 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$720,856.

2. That for the purpose of meeting debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 55.778 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,802,157.

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 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 Crowfoot Valley Ranch Metropolitan District No. 2 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:	\$ 792,000
Debt Service Fund:	\$ 1,861,500
Capital Projects Fund:	<u>\$23,546,000</u>
Total	\$26,199,500

ADOPTED and approved this 4<sup>th</sup> day of December, 2023.

CROWFOOT VALLEY RANCH  
METROPOLITAN DISTRICT NO. 2

By: \_\_\_\_\_  
Chad Murphy, Chair

ATTEST:

\_\_\_\_\_  
Peggy Ripko, Secretary

**CERTIFICATION OF 2024 BUDGET OF**  
**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**

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 Crowfoot Valley Ranch Metropolitan District No. 2, for the budget year ending December 31, 2024, as adopted on December 4, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Crowfoot Valley Ranch Metropolitan District No. 2, Douglas County, Colorado, this 4<sup>th</sup> day of December, 2023.

\_\_\_\_\_  
Chad Murphy, Chair

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**CERTIFIED RECORD**  
**OF**  
**PROCEEDINGS OF**  
**THE BOARD OF DIRECTORS**  
**OF**  
**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2**  
**IN DOUGLAS COUNTY, COLORADO**

Relating to a resolution continuing the authorization of a resolution dated December 5, 2022,  
concerning the issuance of:

Junior Lien Limited Tax General Obligation Bonds, Series 2022C(3)  
in the Total Aggregate Principal Amount of up to \$28,563,000

Adopted on December 4, 2023

*This cover page is not a part of the following resolution and is included solely for the  
convenience of the reader.*

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STATE OF COLORADO )  
 )  
 DOUGLAS COUNTY ) ss  
 )  
 CROWFOOT VALLEY RANCH )  
 METROPOLITAN DISTRICT NO. 2 )

I, the Secretary or Assistant Secretary of the Crowfoot Valley Ranch Metropolitan District No. 2, in Douglas County, Colorado (the “District”), do hereby certify that:

1. Attached hereto is a true and correct copy of a resolution (the “Resolution”) adopted by the Board of Directors (the “Board”) of the District at a special meeting held on December 4, 2023 at [\_\_\_\_\_] a.m./p.m., at the [Castle Pines Library, The Loft, 360 Village Square Lane, Castle Pines, CO 80108] and via video/telephone conference at:

[LINK]  
 Dial: [669-900-6833]  
 Meeting ID: [895 9838 6053]  
 Passcode: [208458]

2. Notice of such meeting was posted no less than 24 hours prior to the holding of the meeting on a public website of the District or in a designated public place within the boundaries of the District, in accordance with law.

3. In accordance with §11-57-211, C.R.S., one or more of the members of the Board participated in this meeting and voted through the use of a conference telephone, and there was at least one person physically present at the designated meeting area to ensure that the public meeting was in fact accessible to the public.

4. Upon roll call, the members of the Board not marked absent below, were present, constituting a quorum, and the Resolution was duly introduced, moved, seconded and adopted at such meeting by the affirmative vote of a majority of the members of the Board as follows:

Board Member	Yes	No	Absent	Abstaining
Chad Murphy, President				
Richard Cross, Treasurer				
Collier Bailey, Assistant Secretary				
Ryan D. Marsh, Assistant Secretary				
Ann E. Finn*				

\* Acts as District Secretary, but is not a member of the Board.

5. The Resolution was duly approved by the Board, signed by the President of the District, sealed with the District’s seal, attested by the Secretary or Assistant Secretary of the District and recorded in the minutes of the Board.

6. The meeting at which the Resolution was adopted was noticed, and all proceedings relating to the adoption of the Resolution were conducted in accordance with all applicable bylaws, rules, regulations and resolutions of the District, in accordance with the normal procedures of the District relating to such matters, and in accordance with applicable constitutional provisions and statutes of the State of Colorado.

WITNESS my hand and the seal of the District this 4<sup>th</sup> day of December, 2023.

[SEAL]

By \_\_\_\_\_  
Secretary or Assistant Secretary

(Attach copy of notice of meeting, as posted)

## RESOLUTION

**WHEREAS**, Crowfoot Valley Ranch Metropolitan District No. 2, in Douglas County, Colorado (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado (the “**State**”) duly organized and existing as a metropolitan district under the constitution and laws of the State, including particularly Title 32, Article 1, Colorado Revised Statutes, as amended (“**C.R.S.**”); and

**WHEREAS**, by resolution (the “**December 2022 Authorizing Resolution**”) adopted by the Board of Directors of the District (the “**Board**”) on December 5, 2022, the Board has previously authorized the issuance from time to time of up to \$28,563,000 in aggregate principal amount of its Junior Lien Limited Tax General Obligation Bonds, Series 2022C(3) (the “**Bonds**”), pursuant to an Indenture of Trust (Junior Lien) dated as of December 1, 2022 (the “**Indenture**”) between the District and UMB Bank. n.a., as trustee (capitalized terms used herein and not otherwise defined shall have the meanings assigned them in the December 2022 Authorizing Resolution); and

**WHEREAS**, pursuant to Section 11-57-205(1), C.R.S., in the December 2022 Authorizing Resolution, the Board delegated the authority to the President of the District to make certain determinations regarding the Bonds, including the interest rates to be borne by the Bonds, the terms and prices at which the Bonds may be redeemed prior to maturity, the total authorized principal amount of the Bonds and the principal amount of each Bond issued from time to time, subject to the limitations set forth in the December 2022 Authorizing Resolution, which delegated authority expires one year after the adoption of the December 2022 Authorizing Resolution; and

**WHEREAS**, the determinations of the President of the District with respect to interest rates, the terms and prices at which the Bonds may be redeemed prior to maturity and the total authorized principal amount of the Bonds are set forth in the Indenture; and

**WHEREAS**, in order to facilitate the issuance of Bonds after the expiration of the delegated authority of the December 2022 Authorizing Resolution, the Board now desires to extend such delegated authority with respect to the principal amount of each Bond to be issued from time to time, under the same terms and conditions set forth in the December 2022 Authorizing Resolution, and confirm the authorization for the Bonds as provided in the December 2022 Authorizing Resolution, for one year from the date of adoption of this Resolution; and

**WHEREAS**, pursuant to § 32-1-902(3), C.R.S., and § 18-8-308, C.R.S., all known potential conflicting interests of the directors were disclosed to the Colorado Secretary of State and to the Board in writing at least 72 hours in advance of this meeting; additionally, in accordance with § 24-18-110, C.R.S., the appropriate Board members have made disclosure of their personal and private interests relating to the execution and delivery of the Bonds in writing to the Secretary of State and the Board; finally, the Board members have stated for the record immediately prior to the adoption of this Resolution the fact that they have such interests and the summary nature of such interests and the participation of those Board members is necessary to obtain a quorum or otherwise enable the Board to act;



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2, IN DOUGLAS COUNTY, COLORADO:

**Section 1. Extension of Delegated Authority.** Pursuant to Section 11-57-205(1), C.R.S., the Board hereby continues its delegation to the President of the District, as previously provided in the December 2022 Authorizing Resolution, of the authority to determine the principal amount of each Bond to be issued from time to time, so long as the total principal amount of Bonds issued under the Indenture does not exceed \$28,563,000. The President's execution of the Bonds indicating such principal amount shall evidence his determination of the same. Notwithstanding any of the foregoing, the authorization and delegation authority provided herein with respect to the Bonds shall terminate and be of no force and effect as of December 4, 2024, and any Bonds proposed to be entered into and executed after such date shall require the Board's adoption of a resolution similarly continuing such delegated authority. In addition, the issuance of the Bonds remains subject to the adoption of resolutions satisfying the requirements of clauses (ii) and (iii) of the second sentence of Section 6 of the December 2022 Authorizing Resolution, and the terms of the Indenture.

**Section 2. Confirmation of Other Approvals and Authorization of Financing Documents.** The Board hereby confirms all authorizations and approvals set forth in the December 2022 Authorizing Resolution with respect to all Financing Documents (as defined in the December 2022 Authorizing Resolution) and the incurrence of the Bonds, and all other documents, instruments, or certificates deemed necessary or desirable in order to issue, secure, sell, deliver and administer the Bonds.

The execution of any instrument by the President of the District, Assistant Secretary or Secretary of the District or other appropriate officer of the District in connection with the issuance, sale, execution, delivery or administration of the Bonds executed in connection with the authority hereunder and the payment thereof not inconsistent herewith shall be conclusive evidence of the approval by the District of such instrument in accordance with the terms thereof and hereof.

**Section 3. Permitted Amendments to Resolution.** Except as otherwise provided herein, the District may amend this Resolution in the same manner, and subject to the same terms and conditions, as apply to an amendment or supplement to the Indenture.

**Section 4. No Recourse Against Officers and Agents.** Pursuant to § 11-57-209 of the Supplemental Act, if a member of the Board, or any officer or agent of the District acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal and interest of the Bonds. Such recourse shall not be available either directly or indirectly through the Board or the District, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Bonds and as a part of the consideration of their sale or purchase, any person purchasing or selling such Bond specifically waives any such recourse.

**Section 5. Limitation of Actions.** Pursuant to § 11-57-212, C.R.S., no legal or equitable action brought with respect to any legislative acts or proceedings in connection with

the authorization or issuance of the Bonds shall be commenced more than thirty days after the authorization of such securities.

**Section 6. Ratification and Approval of Prior Actions.** All actions heretofore taken by the officers of the District and the members of the Board, not inconsistent with the provisions of this Resolution, relating to the authorization, sale, issuance, and delivery of the Bonds, or the execution of any documents in connection with the Bonds, are hereby ratified, approved, and confirmed.

**Section 7. Resolution Irrepealable.** After any of the Bonds have been issued in accordance with the authority hereof, this Resolution shall constitute a contract between the Owners and the District and shall be and remain irrepealable until the Bonds and the interest accruing thereon shall have been fully paid, satisfied, and discharged, as herein provided and as provided in the Indenture.

**Section 8. Repealer.** All orders, bylaws, and resolutions of the District, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed to the extent only of such inconsistency or conflict.

**Section 9. Severability.** If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.

**Section 10. Effective Date.** This Resolution shall take effect immediately upon its adoption and approval.

**Section 11. Electronic Signatures.** Any individual or individuals who are authorized to execute or consent to this Resolution on behalf of the District are hereby authorized to execute this Resolution and any other Financing Document electronically via facsimile or email signature pursuant to Article 71.3 of Title 24, C.R.S., also known as the “Uniform Electronic Transactions Act.” Any electronic signature so affixed to this Resolution shall carry the full legal force and effect of any original, handwritten signature.

**Section 12. Confirmation of Seal; Electronic Production and Reproduction.** The Board hereby affirms the adoption of the seal appearing on the signature page of this Resolution in accordance with Section 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document (including this Resolution, the Bonds and any Financing Document) to “affix” the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use for the purposes provided herein in accordance with the authority provided by Section 24-71.3-118, C.R.S.

ADOPTED AND APPROVED this 4<sup>th</sup> day of December, 2023.

CROWFOOT VALLEY RANCH  
METROPOLITAN DISTRICT NO. 2

[SEAL]

By \_\_\_\_\_  
President

ATTEST:

By \_\_\_\_\_  
Secretary or Assistant Secretary

[Signature page to Resolution]



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.