

**RESOLUTION NO. 2024-12-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF REDTAIL RIDGE  
METROPOLITAN DISTRICT (F/K/A REDTAIL RIDGE METROPOLITAN DISTRICT  
NO. 3), BOULDER COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108,  
C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,  
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE  
BUDGET YEAR 2025**

A. The Board of Directors of Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body on October 14, 2024 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 2, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REDTAIL RIDGE METROPOLITAN DISTRICT (F/K/A REDTAIL RIDGE METROPOLITAN DISTRICT NO. 3), BOULDER COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 2, 2024.

**REDTAIL RIDGE METROPOLITAN  
DISTRICT (F/K/A REDTAIL RIDGE  
METROPOLITAN DISTRICT NO. 3)**

By:   
President

Attest:

By: *Lisa Jacoby*  
Secretary

## **EXHIBIT A**

### **Budget**

REDTAIL RIDGE METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR YEAR ENDING DECEMBER 31, 2025

**REDTAIL RIDGE METROPOLITAN DISTRICT  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	191
Specific ownership taxes	-	-	10
Interest income	-	-	861,566
Developer advance	-	2,018,166	5,250,000
Other revenue	-	-	14,000,000
Bond issuance proceeds	-	-	86,156,629
Total revenues	-	2,018,166	106,268,396
Total funds available	-	2,018,166	106,268,396
EXPENDITURES			
General Fund	-	90,000	125,000
Capital Projects Fund	-	1,928,166	106,118,195
Total expenditures	-	2,018,166	106,243,195
Total expenditures and transfers out requiring appropriation	-	2,018,166	106,243,195
ENDING FUND BALANCES	\$ -	\$ -	\$ 25,201
EMERGENCY RESERVE	\$ -	\$ -	\$ 100
AVAILABLE FOR OPERATIONS	-	-	25,101
TOTAL RESERVE	\$ -	\$ -	\$ 25,201

**REDTAIL RIDGE METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Commercial	\$ -	\$ -	\$ 434
Agricultural	-	26	37,858
Certified Assessed Value	<u>\$ -</u>	<u>\$ 26</u>	<u>\$ 38,292</u>

**MILL LEVY**

General	0.000	0.000	5.000
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>5.000</u>

**PROPERTY TAXES**

General	\$ -	\$ -	\$ 191
Levied property taxes	-	-	191
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 191</u>

**BUDGETED PROPERTY TAXES**

General	\$ -	\$ -	\$ 191
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 191</u>

**REDTAIL RIDGE METROPOLITAN DISTRICT  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	191
Specific ownership taxes	-	-	10
Developer advance	-	90,000	150,000
Total revenues	-	90,000	150,201
Total funds available	-	90,000	150,201
EXPENDITURES			
General and administrative			
Accounting	-	25,000	30,000
County Treasurer's fee	-	-	3
Insurance	-	5,000	5,000
District management	-	20,000	20,000
Legal	-	30,000	50,000
Election	-	-	5,000
Contingency	-	10,000	14,997
Operations and maintenance			
Total expenditures	-	90,000	125,000
Total expenditures and transfers out requiring appropriation	-	90,000	125,000
ENDING FUND BALANCES	\$ -	\$ -	\$ 25,201
EMERGENCY RESERVE	\$ -	\$ -	\$ 100
AVAILABLE FOR OPERATIONS	-	-	25,101
TOTAL RESERVE	\$ -	\$ -	\$ 25,201

No assurance provided. See summary of significant assumptions.



**REDTAIL RIDGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Interest income	-	-	861,566
Developer advance	-	1,928,166	5,100,000
Bond issuance proceeds	-	-	86,156,629
Pilot Payment	-	-	14,000,000
Total revenues	-	1,928,166	106,118,195
Total funds available	-	1,928,166	106,118,195
EXPENDITURES			
General and Administrative			
Accounting	-	-	100,000
Legal	-	-	400,000
Miscellaneous	-	-	100,000
Contingency	-	-	1,000,000
Capital Projects			
Repay developer advance	-	-	10,000,000
Engineering	-	-	100,000
Capital outlay	-	1,928,166	91,762,292
Bond issue costs	-	-	2,655,903
Total expenditures	-	1,928,166	106,118,195
Total expenditures and transfers out requiring appropriation	-	1,928,166	106,118,195
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**REDTAIL RIDGE METROPOLITAN DISTRICT  
2025 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 on June 17, 2020 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Louisville on February 18, 2020, as amended and restated on August 20, 2024.

The District was established to provide financing for the design, acquisition installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

Redtail Ridge Metro Districts Nos. 1-4 were formed at the same time and are expected to work together to provide for the acquisition, construction, and financing of the public improvements and the administration and operations for the Development.

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

**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.

District has the authority to levy 60.000 mills for the purpose of operating and maintaining the District's facilities and services and the cap is reduced to 10.000 mills after the District has issued debt. The Maximum Debt Mill Levy is 50.000 mills and can only be imposed for a term of 40 years. Aggregate Mill Levy Maximum is 60.000 mills (10.000 for Operations, 50.000 for Debt Service). Each of these mill levies can be adjusted for any changes in the assessment ratios on or after January 1, 2020

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

**REDTAIL RIDGE METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**Property Taxes (Continued)**

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

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

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4.00% of the property taxes collected.

**Developer Advance**

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

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**County Treasurer's Fees**

County Treasurer's fees have been computed at approximately 1.50% of property tax collections.

**REDTAIL RIDGE METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Debt and Leases**

The District does not have any debt.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3.00% of fiscal year spending as defined under TABOR.

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

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3), and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) held on December 2, 2024.

*Lisa Jacoby*

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Secretary

**RESOLUTION NO. 2024-12-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE REDTAIL RIDGE METROPOLITAN DISTRICT (F/K/A REDTAIL RIDGE METROPOLITAN DISTRICT NO. 3) LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2025 BUDGET YEAR**

A. The Board of Directors of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 2, 2024.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3), Boulder County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Boulder County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of

valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on December 2, 2024.

**REDTAIL RIDGE METROPOLITAN  
DISTRICT (F/K/A REDTAIL RIDGE  
METROPOLITAN DISTRICT NO. 3)**

By:   
President

Attest:

By: *Lisa Jacoby*  
Secretary



## **EXHIBIT 1**

### Certification of Tax Levies



## CERTIFICATION OF TAX LEVIES, continued

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3), and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) held on December 2, 2024.

*Lisa Jacoby*

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Secretary