

RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

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The Board of Directors of The Villas at Eastlake Reservoir Metropolitan District (the “**Board**”), City of Thornton, Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 28, 2025, at the hour of 6:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET



AFFIDAVIT

Invoice #: 340961508

Account #: A30032496

Invoice Date: 10/13/2025

BILL TO:

White Bear Ankele Tanaka & Waldron
Alecia K. Roberts
2154 EAST COMMONS AVENUE, SUITE 2000
CENTENNIAL CO 80122

ADVERTISER:

PUBLICATION: Denver Daily Journal - Legal

STATE OF COLORADO
COUNTY OF DENVER

I, Cynthia Serrano, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

10/13/2025

Ad Caption: NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGET; THE VILLAS AT EASTLAKE RESERVOIR METROPOLITAN DISTRICT

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

A handwritten signature in black ink that reads "Cynthia Serrano". The signature is written in a cursive, flowing style.

CLERK

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.


Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED OCTOBER 28, 2025.

DISTRICT:

**THE VILLAS AT EASTLAKE RESERVOIR
METROPOLITAN DISTRICT**, a quasi-municipal
corporation and political subdivision of the State of
Colorado

By: 
Tom Hanson (Nov 20, 2025 15:21:10 MST)

Officer of the District


ATTEST:

By: 
Ronald Davis (Nov 22, 2025 12:05:50 MST)

STATE OF COLORADO
COUNTY OF ADAMS
THE VILLAS AT EASTLAKE RESERVOIR METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Tuesday, October 28, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of October, 2025.


Ronald Davis (Nov 22, 2025 12:05:50 MST)

Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money
and Certifying Mill Levies for the Calendar Year 2026]*

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

VILLAS AT EASTLAKE RESERVOIR METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Villas at Eastlake Metropolitan District.

The Villas at Eastlake Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for the payment of general operating and maintenance expenditures; and a Debt Service Fund to provide for the payments on the outstanding general obligation debt.

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

The primary source of revenue for the district in 2026 will be specific ownership taxes and property taxes from the imposition of a 39.400 mill levy on property within the district, of which 8.750 mills will be dedicated to the General Fund and the balance of 30.650 mills will be allocated to the Debt Service Fund.

Villas at Eastlake Reservoir Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

| | Actual <u>2024</u> | Adopted Budget <u>2025</u> | Actual <u>6/30/2025</u> | Estimate <u>2025</u> | Adopted Budget <u>2026</u> |
|------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 59,539 | \$ 70,811 | \$ 78,014 | \$ 78,014 | \$ 49,041 |
| Revenues: | | | | | |
| Property taxes | 40,052 | 39,114 | 38,272 | 39,114 | 40,358 |
| Ownership taxes | 1,963 | 2,347 | 976 | 2,000 | 2,421 |
| Interest/other income | <u>9,197</u> | <u>501</u> | <u>3,904</u> | <u>4,500</u> | <u>501</u> |
| Total revenues | <u>51,212</u> | <u>41,962</u> | <u>43,152</u> | <u>45,614</u> | <u>43,280</u> |
| Total funds available | <u>110,751</u> | <u>112,773</u> | <u>121,166</u> | <u>123,628</u> | <u>92,321</u> |
| Expenditures: | | | | | |
| Legal | 13,248 | 18,000 | 6,314 | 18,000 | 18,000 |
| Accounting and audit | 15,769 | 12,000 | 4,774 | 12,000 | 12,000 |
| Insurance | 2,979 | 3,200 | 2,974 | 3,000 | 3,200 |
| Election | 140 | 3,500 | 3,326 | 5,000 | - |
| Miscellaneous | - | 1,000 | - | 1,000 | 1,000 |
| Treasurer's fees | 601 | 587 | 574 | 587 | 605 |
| Repay developer | - | - | - | 35,000 | - |
| Contingency | - | 73,337 | - | - | 56,472 |
| Emergency reserve | <u>-</u> | <u>1,149</u> | <u>-</u> | <u>-</u> | <u>1,044</u> |
| Total expenditures | <u>32,737</u> | <u>112,773</u> | <u>17,962</u> | <u>74,587</u> | <u>92,321</u> |
| Ending fund balance | <u>\$ 78,014</u> | <u>\$ -</u> | <u>\$ 103,204</u> | <u>\$ 49,041</u> | <u>\$ -</u> |
| Assessed value | | <u>4,470,160</u> | | | <u>4,612,360</u> |
| Mill levy | | <u>8.750</u> | | | <u>8.750</u> |

Villas at Eastlake Reservoir Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

| | Actual <u>2024</u> | Adopted Budget <u>2025</u> | Actual <u>6/30/2025</u> | Estimate <u>2025</u> | Adopted Budget <u>2026</u> |
|------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 42,311 | 43,725 | \$ 51,443 | \$ 51,443 | 48,936 |
| Revenues: | | | | | |
| Property taxes | 140,183 | 137,010 | 134,061 | 137,000 | 141,369 |
| Ownership taxes | 6,870 | 13,702 | 3,419 | 7,000 | 14,138 |
| Interest income | <u>75</u> | <u>100</u> | <u>18</u> | <u>100</u> | <u>100</u> |
| Total revenues | <u>147,128</u> | <u>150,812</u> | <u>137,498</u> | <u>144,100</u> | <u>155,607</u> |
| Total funds available | <u>189,439</u> | <u>194,537</u> | <u>188,941</u> | <u>195,543</u> | <u>204,543</u> |
| Expenditures: | | | | | |
| Bond interest | 70,892 | 69,052 | 34,526 | 69,052 | 67,071 |
| Bond principal | 65,000 | 70,000 | - | 70,000 | 75,000 |
| Paying agent fees | - | 5,500 | - | 5,500 | 5,500 |
| Treasurer's fees | <u>2,104</u> | <u>2,055</u> | <u>2,011</u> | <u>2,055</u> | <u>2,121</u> |
| Total expenditures | <u>137,996</u> | <u>146,607</u> | <u>36,537</u> | <u>146,607</u> | <u>149,692</u> |
| Ending fund balance | <u>\$ 51,443</u> | <u>47,930</u> | <u>\$ 152,404</u> | <u>\$ 48,936</u> | <u>54,851</u> |
| Assessed value | | <u>4,470,160</u> | | | <u>4,612,360</u> |
| Mill levy | | <u>30.650</u> | | | <u>30.650</u> |
| Total levy | | <u>39.400</u> | | | <u>39.400</u> |