

MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)
REGULAR MEETING AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Robert Guevara	President	May 2025
Michael Paul	Vice President	May 2027
Ryan Flood	Treasurer	May 2027
Richard Wenzel	Secretary	May 2027
Wayne Reorda	Asst. Secretary	May 2025

DATE: Tuesday, December 3, 2024
TIME: 5:30 p.m.
PLACE: Meridian Ranch Recreation Center
10301 Angeles Road
Peyton, CO 80831

The Public may participate in person or by following this link [Join the meeting now](#)

or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 852 885 071#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve November 5, 2024, Regular Board Meeting Minutes (enclosure) **Pages 3-5**
- F. Review and Approve November 12, 2024, Budget Workshop Meeting Minutes (enclosure) **Page 6**
- G. Visitor Comments for items not on the agenda (Limited to 3 minutes per resident or household)

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) **Pages 7-10**
- B. CRS Presentation of Proposed 2024 Amended and 2025 Proposed MRMD and MRMD 2018 Subdistrict Budgets
 1. Conduct Public Hearing on Proposed 2024 Amended and 2025 Proposed MRMD and MRMD 2018 Subdistrict Budgets
 2. Consider and Adopt Resolution MRMD 24-06 Amending MRMD 2018 Subdistrict 2024 Budget **Pages 11-14**
 3. Consider and Adopt Resolution MRMD 24-07 Adopting MRMD 2025 Budget, Appropriations, and Certifying Mill Levies **Pages 15-25**
 4. Consider and Adopt Resolution MRMD 24-08 Adopting MRMD 2018 Subdistrict 2025 Budget, Appropriations, and Certifying Mill Levies **Pages 26-35**

III. ACTION ITEMS:

- A. A. Adopt Resolution No. MRMD 24-09 Concerning Annual Administrative Matters for 2025 (enclosure) **Pages 36-45**

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

- A. Board President's discussion and Q&A of current events that affect Meridian Ranch

VI. LEGAL ITEMS:

- A. Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Conference for the purposes of conferring with the District's attorney regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom.

VII. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Tuesday, January 7, 2025, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

RECORD OF PROCEEDINGS

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: November 5, 2024, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Robert Guevara, President
Michael Paul, Vice President (via audio conference)
Ryan Flood; Treasurer
Richard Wenzel; Secretary
Wayne Reorda; Assistant Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
John Chmil; Lyons Gaddis (via audio conference)
Raul Guzman; Tech Builders (via audio conference)
Jay Adams; Resident
Sharon Pacheco; Resident
Ben Pacheco; Resident

Call to Order A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 5:31 p.m.

Disclosure Matter Director Guevara confirmed with the Board members that there were no new conflicts of interest.

Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

Approve Minutes The Board reviewed the October 1, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

Visitor Comments There were none.

RECORD OF PROCEEDINGS

- Financial Items** MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Ms. Brown reviewed the cash position summary and third quarter financial reports.
- Approval of Payment of Claims: Ms. Brown reviewed the updated claims presented for approval at this meeting represented by check numbers:
 MRMD: 02558-02556 totaling \$8,376.42
A motion was made and seconded to approve the MRMD payment of claims.
The motion was approved by unanimous vote of Directors present.
- Receive Staff Report and Provide Direction to Staff on Proposed 2025 Budget and November Budget Workshop: Ms. Brown presented the proposed MRMD 2025 budget and answered questions.
- Action Items:** Consider and Approve Engagement Letter with Haynie and Company for 2024 Audit for MRMD and MRMD 2018 Subdistrict: A motion was made and seconded to approve the engagement letter with Haynie and Company. The motion was approved by unanimous vote of Directors present.
- Developer Items** Verbal report from the Construction Manager: Mr. Guzman gave an update on development activities in the community. El Paso County has approved the plans for the underground work in Rolling Hills Ranch North Filing 1 and anticipate approval on Filing 2 by January.
- Director Items** Director Guevara informed the board that he has been hearing grievances from residents concerning high utility bills and questions about the billing cycle. Mr. Nikkel explained the billing cycle and why a leak is the most likely reason for a high bill. He also answered questions concerning meters and how the reporting works.
- Legal Items** Director Guevara moved to go into closed executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., to confer with the District's attorney regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom. The motion was seconded and approved by unanimous vote of Directors present, with Director Reorda abstaining and not participating in the executive session due to his role on the Meridian Service Metro District Board of Directors. At the conclusion of the executive session, a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Exited executive session at 6:48 p.m.

RECORD OF PROCEEDINGS

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 7:05 p.m.

The Board has scheduled a budget workshop on Tuesday, November 12, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

The next regular meeting of the Board is scheduled for December 3, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS

**MINUTES OF THE BUDGET WORKSHOP
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: November 12, 2024, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Robert Guevara, President
Wayne Reorda; Assistant Secretary

The following Directors were absent:

Michael Paul, Vice President
Ryan Flood; Treasurer
Richard Wenzel; Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Phyllis Brown; CRS (via audio conference)
Andrea Manion; CRS (via audio conference)

Call to Order The meeting was called to order at 5:32 p.m.

Financial Items Workshop on Proposed 2025 Budgets: Staff inquired if the Board had any questions or concerns about the proposed budget. Director Guevara inquired about the mill levy's and commented that they didn't see any issues with the budget and felt that it looked good.

Director Items There were none.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 5:37 p.m.

The next regular meeting of the Board is scheduled for December 3, 2024 at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

System: 11/21/2024 9:56:03 AM
 User Date: 11/19/2024

Meridian Ranch Metropolitan Di
 VENDOR CHECK REGISTER REPORT
 Payables Management

Page: 1
 User ID: nbaile

Ranges:	From:	To:	From:	To:
Check Number	First	Last	12/3/2024	12/3/2024
Vendor ID	First	Last	Check Date	Checkbook ID
Vendor Name	First	Last	First	Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02567	CRS	CRS of Colorado	12/3/2024	WF CHECKING	PMCHK00000322	\$4,937.00
02568	LYONS GADDIS	Lyons Gaddis	12/3/2024	WF CHECKING	PMCHK00000322	\$649.00
02569	MICHAEL PAUL	Michael Paul	12/3/2024	WF CHECKING	PMCHK00000322	\$92.35
02570	RICHARD WENZEL	Richard Wenzel	12/3/2024	WF CHECKING	PMCHK00000322	\$92.35
02571	GUEVARA ROBERT	Robert Guevara	12/3/2024	WF CHECKING	PMCHK00000322	\$184.70
02572	RYAN FLOOD	Ryan Flood	12/3/2024	WF CHECKING	PMCHK00000322	\$92.35
02573	REORDA	Wayne Reorda	12/3/2024	WF CHECKING	PMCHK00000322	\$184.70
Total Checks: 7						Total Amount of Checks: \$6,232.45

System: 11/21/2024 9:49:45 AM
 User Date: 11/19/2024

Meridian Ranch Metropolitan Dis
 PAYABLES TRANSACTION POSTING JOURNAL
 Payables Management

Page: 1
 User ID: nbaile

REVIEWED
 lmarsh, 11/22/2024, 1:45:22 PM

Batch ID: 11.20.24
 Batch Comment:
 Trx Total Actual: 7
 Batch Total Actual: \$646.45
 Approved: No
 Batch Error Messages:

Trx Total Control: 0
 Batch Total Control: \$0.00
 Approved By:

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000356
 Approval Date: 0/0/0000
 Posting Date: 11/30/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001241	BUDGET MTG 11.12.24	11/12/2024	Robert Guevara	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 *	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001244	REG MTG 11.05.24	11/5/2024	Robert Guevara	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 *	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001245	REG MTG 11.05.24	11/5/2024	Michael Paul	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 *	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001242	BUDGET MTG 11.12.24	11/12/2024	Wayne Reorda	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001243	REG MTG 11.05.24	11/5/2024	Wayne Reorda	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001247	REG MTG 11.05.24	11/5/2024	Richard Wenzel	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001246	REG MTG 11.05.24	11/5/2024	Ryan Flood	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$646.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$646.45

Batch ID: OCTOBER24
 Batch Comment:
 Trx Total Actual: 3
 Batch Total Actual: \$5,586.00
 Approved: No
 Batch Error Messages:

Trx Total Control: 0
 Batch Total Control: \$0.00
 Approved By:

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000357
 Approval Date: 0/0/0000
 Posting Date: 10/31/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001238	10.31.24	10/31/2024	CRS of Colorado Description	\$3,211.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000 x	Accounting & Management	PURCH	44.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	44.00
10-6100-000 x	Accounting & Management	PURCH	3,167.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	3,167.00
			-----	-----
			3,211.00	3,211.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001239	SUBDISTRICT 10.31.24	10/31/2024	CRS of Colorado Description	\$1,726.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-1450-610 x	Accounting & Management	PURCH	1,726.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	1,726.00
			-----	-----
			1,726.00	1,726.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001240	19939.0000 10.31.24	10/31/2024	Lyons Gaddis Description	\$649.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6750-000 x	Legal	PURCH	649.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	649.00
			-----	-----
			649.00	649.00

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$5,586.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,586.00

**RESOLUTION (MRMD 2018 SD 24-06) TO AMEND 2024 BUDGET
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT**

WHEREAS, the Board of Directors of the **MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT** appropriated funds for the fiscal year 2024 as follows:

General Fund	\$ 32,600
Debt Service and Improvements Fund	\$ 11,437,043

; and

WHEREAS, the necessity has arisen for additional expenditures or appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2024; and

WHEREAS, the expenditures are a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, the necessity has arisen for additional appropriations and expenditures of funds as reflected by satisfactory evidence presented to the Board of Directors at this meeting and set out in the amended budget attached hereto as **Exhibit A**; and

WHEREAS, funds are available for such expenditures from revenue funds available to the District; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget amendment was available for inspection by the public at a designated public office, a public hearing was held on December 3, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the **MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT** shall, and hereby does, amend the budget for the fiscal year 2024 as follows:

General Fund	\$ 41,400
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the Funds referenced above for the purposes stated.

Adopted this 3rd day of December, 2024.

**MERIDIAN RANCH METROPOLITAN
DISTRICT 2018 SUBDISTRICT**

By: _____
Robert Guevara, President

ATTEST:

Richard Wenzel, Secretary

EXHIBIT A

(Amended Budget for Fiscal Year 2024)

EXHIBIT A

**MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
GENERAL FUND
2024 BUDGET AMENDMENT**

	BUDGET AMOUNTS	
	<u>ADOPTED</u>	<u>AMENDED</u>
REVENUES		
Interest	\$ 10,000	\$ 20,000
Total revenues	<u>10,000</u>	<u>20,000</u>
EXPENDITURES		
Accounting and management	15,000	21,500
Audit	15,000	15,000
Insurance	150	-
Legal	1,000	1,700
Miscellaneous	500	2,000
3% TABOR reserve	950	1,200
Total expenditures	<u>32,600</u>	<u>41,400</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(22,600)</u>	<u>(21,400)</u>
OTHER FINANCING SOURCES		
Transfer from Meridian Service MD	30,000	30,000
Total other financing sources	<u>30,000</u>	<u>30,000</u>
NET CHANGE IN FUND BALANCE	7,400	8,600
BEGINNING FUND BALANCE	<u>222,371</u>	<u>223,196</u>
ENDING FUND BALANCE	<u><u>\$ 229,771</u></u>	<u><u>\$ 231,796</u></u>

MERIDIAN RANCH METROPOLITAN DISTRICT

RESOLUTION (MRMD 24-07) TO ADOPT 2025 BUDGET

WHEREAS, the Board of Directors (the “Board”) of Meridian Ranch Metropolitan District, (the “District”) has appointed a budget committee to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2024 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 3, 2024, 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 Meridian Ranch Metropolitan District:

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

General Fund:	\$ 649,941
Debt Service Fund:	
Conservation Trust Fund:	<u>75,000</u>
Total	<u>\$</u>

- 2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$ 1,337,873
From fund transfers	-0-
From other sources	
From general property taxes	<u></u>
Total	<u>\$</u>

<u>Debt Service Fund:</u>	
From unappropriated surpluses	\$ 1,791,701
From fund transfers	-0-
From other sources	
From debt property	<u></u>
Total	<u>\$</u>

<u>Conservation Trust Fund:</u>		
From unappropriated surpluses	\$	-0-
From fund transfers		-0-
From other sources		75,000
		<u>75,000</u>
Total	\$	<u>75,000</u>

1. 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 2025 fiscal year.
2. 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 \$ _____; and

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

WHEREAS, the 2024 valuation for assessment of the District, as certified by the County Assessor, is \$ _____.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Meridian Ranch Metropolitan District,:

1. That for the purpose of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of _____ mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$ _____.
2. That for the purpose of meeting all debt service expenses of the District during the 2025 budget year, there is hereby levied a property tax of _____ mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$ _____.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of El Paso 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 the Meridian Ranch Metropolitan District, that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$
Debt Service Fund:	\$
Capital Projects Fund:	\$ _____
Total	\$ _____

Adopted this 3rd day of December 2024.

MERIDIAN RANCH METROPOLITAN DISTRICT

By: _____
President

ATTEST:

Secretary

MERIDIAN RANCH METROPOLITAN DISTRICT

2025 PROPOSED BUDGET

**MERIDIAN RANCH METROPOLITAN DISTRICT
GENERAL FUND
2025 PROPOSED BUDGET
WITH 2023 ACTUAL, 2024 BUDGET, 2024 YTD ACTUAL AND 2024 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2023 Actual	2024 Budget	YTD Actual 9/30/2024	2024 Estimated	2025 Proposed
REVENUES					
Property taxes	\$ 568,061	\$ 599,795	\$ 601,104	\$ 601,104	\$ 624,872
Specific ownership taxes	59,441	61,489	53,224	61,489	71,657
Interest	78,959	32,316	101,129	120,000	34,000
Total revenues	<u>706,461</u>	<u>693,600</u>	<u>755,457</u>	<u>782,593</u>	<u>730,529</u>
EXPENDITURES					
Audit	33,532	19,000	19,884	19,884	19,000
County treasurer fees	8,527	8,997	9,021	8,997	9,373
Director fees	5,600	12,000	5,300	7,900	12,000
District management and accounting	27,541	30,000	27,132	33,000	30,000
Dues and memberships	639	1,500	802	1,500	1,500
Election	43,280	-	-	-	45,000
Insurance	5,125	7,150	5,576	5,576	7,150
Legal	6,443	40,000	9,077	9,570	30,000
Miscellaneous	606	1,000	372	600	1,000
Payroll taxes	428	918	404	604	918
3% TABOR reserve	-	21,700	-	-	19,000
Total expenditures	<u>131,721</u>	<u>142,265</u>	<u>77,568</u>	<u>87,631</u>	<u>174,941</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>574,740</u>	<u>551,335</u>	<u>677,889</u>	<u>694,962</u>	<u>555,588</u>
OTHER FINANCING USES					
IGA expense - MSMD General Fund	(350,000)	(350,000)	(175,000)	(350,000)	(475,000)
IGA expense - MSMD Parks and Grounds Fund	-	(250,000)	-	(250,000)	-
Total other financing uses	<u>(350,000)</u>	<u>(600,000)</u>	<u>(175,000)</u>	<u>(600,000)</u>	<u>(475,000)</u>
NET CHANGE IN FUND BALANCE	224,740	<u>\$ (48,665)</u>	502,889	94,962	80,588
BEGINNING FUND BALANCE	<u>1,018,171</u>		<u>1,242,911</u>	<u>1,242,911</u>	<u>1,337,873</u>
ENDING FUND BALANCE	<u>\$ 1,242,911</u>		<u>\$ 1,745,800</u>	<u>\$ 1,337,873</u>	<u>\$ 1,418,461</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
DEBT FUND
2025 PROPOSED BUDGET
WITH 2023 ACTUAL, 2024 BUDGET, 2024 YTD ACTUAL AND 2024 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2023 Actual	2024 Budget	YTD Actual 9/30/2024	2024 Estimated	2025 Proposed
REVENUES					
Property taxes	\$ 2,685,442	\$ 3,686,203	\$ 3,694,248	\$ 3,694,248	\$ 3,915,915
Specific ownership taxes	281,000	283,886	245,726	283,886	332,571
Interest	96,561	37,521	61,353	70,000	54,000
Total revenues	<u>3,063,003</u>	<u>4,007,610</u>	<u>4,001,327</u>	<u>4,048,134</u>	<u>4,302,486</u>
EXPENDITURES					
County treasurer fees	40,311	55,293	55,442	55,442	58,739
G.O. refunding loan 2022 - principal	235,000	470,000	-	470,000	500,000
G.O. refunding loan 2022 - interest	2,756,481	2,848,000	1,424,000	2,848,000	2,824,500
Paying agent fees	4,406	4,000	2,325	4,000	5,000
Miscellaneous	1,601	2,000	-	2,500	5,000
Total expenditures	<u>3,037,799</u>	<u>3,379,293</u>	<u>1,481,767</u>	<u>3,379,942</u>	<u>3,393,239</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>25,204</u>	<u>628,317</u>	<u>2,519,560</u>	<u>668,192</u>	<u>909,247</u>
OTHER FINANCING SOURCES (USES)					
IGA revenues - Meridian Service MD	1,000,000	-	-	-	-
IGA expenditures - Meridian Service MD	(4,645,603)	-	-	-	(1,000,000)
Total other financing sources (uses)	<u>(3,645,603)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,000,000)</u>
NET CHANGE IN FUND BALANCE	(3,620,399)	<u>\$ 628,317</u>	2,519,560	668,192	(90,753)
BEGINNING FUND BALANCE	<u>4,743,908</u>		<u>1,123,509</u>	<u>1,123,509</u>	<u>1,791,701</u>
ENDING FUND BALANCE	<u>\$ 1,123,509</u>		<u>\$ 3,643,069</u>	<u>\$ 1,791,701</u>	<u>\$ 1,700,948</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
 CONSERVATION TRUST FUND
 2025 PROPOSED BUDGET
 WITH 2023 ACTUAL, 2024 BUDGET, 2024 YTD ACTUAL AND 2024 ESTIMATED AMOUNTS
 FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2023 Actual	2024 Budget	YTD Actual 9/30/2024	2024 Estimated	2025 Proposed
REVENUES					
Conservation trust entitlements	\$ 62,832	\$ 75,000	\$ 41,551	\$ 56,550	\$ 75,000
Total revenues	<u>62,832</u>	<u>75,000</u>	<u>41,551</u>	<u>56,550</u>	<u>75,000</u>
EXPENDITURES					
Transfer to Meridian Service MD	62,832	75,000	41,551	56,550	75,000
Total expenditures	<u>62,832</u>	<u>75,000</u>	<u>41,551</u>	<u>56,550</u>	<u>75,000</u>
NET CHANGE IN FUND BALANCE	-	<u>\$ -</u>	-	-	-
BEGINNING FUND BALANCE	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,**

	2018	2019	2020	2021	2022	2023	2024	Proposed 2025
ASSESSED VALUATION - EL PASO								
Residential	\$ 43,348,000	\$ 49,870,830	\$ 63,510,450	\$ 69,150,580	\$ 86,626,340	\$ 90,529,070	\$ 123,865,690	\$ 128,308,560
Commercial	1,456,140	1,581,120	1,310,270	1,715,800	2,073,070	2,162,110	3,259,910	3,266,090
Natural Resources	-	-	-	-	-	150	150	150
Vacant Land	5,926,100	8,305,730	7,090,960	6,316,810	7,614,100	9,170,430	10,717,150	12,086,680
State Assessed	1,221,980	1,113,520	1,341,680	1,404,730	1,589,440	1,369,600	1,158,960	1,152,500
Certified Assessed Value	\$ 51,952,220	\$ 60,871,200	\$ 73,253,360	\$ 78,587,920	\$ 97,902,950	\$ 103,231,360	\$ 139,001,860	\$ 144,813,980
MILL LEVY								
GENERAL FUND	5.500	5.500	5.500	5.500	5.500	5.500	5.500	5.500
Less temporary reduction	-	-	-	-	-	-	(1.185)	(1.185)
Subtotal	5.500	5.500	5.500	5.500	5.500	5.500	4.315	4.315
DEBT SERVICE FUND	21.998	21.998	21.998	21.998	21.998	25.998	26.519	27.041
Subtotal	21.998	21.998	21.998	21.998	21.998	25.998	26.519	27.041
Total Mill Levy	27.498	27.498	27.498	27.498	27.498	31.498	30.834	31.356
PROPERTY TAXES								
GENERAL FUND	\$ 285,737	\$ 334,792	\$ 402,893	\$ 432,234	\$ 538,466	\$ 567,772	\$ 764,513	\$ 796,477
Less temporary reduction	-	-	-	-	-	-	(164,718)	(171,605)
Subtotal	285,737	334,792	402,893	432,234	538,466	567,772	599,795	624,872
DEBT SERVICE FUND	1,142,845	1,339,045	1,611,427	1,728,777	2,153,669	2,683,809	3,686,203	3,915,915
Less temporary reduction	-	-	-	-	-	-	-	-
Subtotal	1,142,845	1,339,045	1,611,427	1,728,777	2,153,669	2,683,809	3,686,203	3,915,915
Total Property Taxes	\$ 1,428,582	\$ 1,673,836	\$ 2,014,321	\$ 2,161,011	\$ 2,692,135	\$ 3,251,581	\$ 4,285,998	\$ 4,540,787
SPECIFIC OWNERSHIP TAXES	\$ 7,988	\$ 8,387	\$ 13,419	\$ 21,584	\$ 22,663	\$ 23,315	\$ 28,781	\$ 33,686
	12	12	12	12	12	12	12	12
SOT TAXES	\$ 95,851	\$ 100,644	\$ 161,030	\$ 259,008	\$ 271,956	\$ 279,780	\$ 345,375	\$ 404,228
GENERAL FUND	\$ 19,170	\$ 20,129	\$ 32,206	\$ 51,802	\$ 54,391	\$ 48,854	\$ 61,489	\$ 71,657
DEBT	76,681	80,515	128,824	207,206	217,565	230,926	283,886	332,571
Total Specific Ownership Taxes	\$ 95,851	\$ 100,644	\$ 161,030	\$ 259,008	\$ 271,956	\$ 279,780	\$ 345,375	\$ 404,228



Mark Flutter
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300
8:00AM-5:00PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

MERIDIAN RANCH METRO DISTRICT
COMMUNITY RESOURCE SERVICES
7995 E PRENTICE AVE #103E
GREENWOOD VILLAGE, CO 80111

August 26, 2024

RE: 2024 INITIAL CERTIFICATION OF VALUE

The initial taxable 2024 assessed value for this authority's tax boundary is \$144,813,980.

Included in this mailing is the Division of Local Government's DLG-57 form, the final version of this form should be used in the calculation of your mill levy. Below is an accounting of the district's value by property use classification and tax area code.

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$1,915,051,548	\$128,308,560
Commercial	\$11,706,301	\$3,266,090
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$43,320,741	\$12,086,680
Natural Resources	\$534	\$150
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$4,130,800	\$1,152,500
Sub Total (Taxable)	\$1,974,209,924	\$144,813,980
Exempt	\$17,882,214	\$4,665,260
Grand Total	\$1,992,092,138	\$149,479,240

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
PPL_125	\$400,704	\$111,800
SA_125	\$4,130,800	\$1,152,500
SDE	\$600	\$170
SDJ	\$479,376,581	\$40,834,250
SDV	\$1,490,301,239	\$102,715,260
Taxable Total	\$1,974,209,924	\$144,813,980

CERTIFICATION OF VALUATION BY EL PASO COUNTY ASSESSOR

Name of Jurisdiction: **125 - MERIDIAN RANCH METRO DISTRICT**

IN EL PASO COUNTY ON 8/26/2024

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 2024 IN EL PASO COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$139,002,330
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$144,813,980
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$144,813,980
5. NEW CONSTRUCTION: **	\$3,657,681
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.):	\$2,396.32

* 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 2024 IN EL PASO COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,968,556,826
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$54,583,726
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
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$31,956
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** 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.

**MERIDIAN RANCH METROPOLITAN SUBDISTRICT
2018 SUBDISTRICT
RESOLUTION (MRMD 2018 SD 24-08) TO ADOPT 2025 BUDGET**

WHEREAS, the Board of Directors (the “Board”) of Meridian Ranch Metropolitan District 2018 Subdistrict, (the “Subdistrict”) has appointed a budget committee to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2024 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 3, 2024, 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 Subdistrict; 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 Meridian Ranch Metropolitan District 2018 Subdistrict:

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

General Fund:		\$	44,900
Debt Service Fund:			
Total		\$	

2. That estimated revenues are as follows:

<u>General Fund:</u>			
From unappropriated surpluses		\$	243,129
From fund transfers			-0-
From other sources			
From general property taxes		-	0-
Total		\$	

<u>Debt Service Fund:</u>			
From unappropriated surpluses		\$	16,279,877
From fund transfers			-0-
From other sources			
From debt property taxes			
Total		\$	

1. 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 Subdistrict for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the Subdistrict to all appropriate agencies and is made a part of the public records of the Subdistrict.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$ -0-; and

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

WHEREAS, the 2024 valuation for assessment of the Subdistrict, as certified by the County Assessor, is \$ _____.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Meridian Ranch Metropolitan District 2018 Subdistrict,:

1. That for the purpose of meeting all general operating expenses of the Subdistrict during the 2025 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the Subdistrict to raise \$ -0-.
2. That for the purpose of meeting all debt service expenses of the Subdistrict during the 2025 budget year, there is hereby levied a property tax of _____ mills upon each dollar of the total valuation for assessment of all taxable property within the Subdistrict to raise \$ _____.

3. That the Treasurer and/or President of the Subdistrict is hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the Subdistrict 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 Subdistrict.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Meridian Ranch Metropolitan District 2018 Subdistrict, 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:	\$
Debt Service Fund:	\$
Capital Projects Fund:	\$ _____
Total	\$ _____

Adopted this 3rd day of December 2024.

MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBSUBDISTRICT

By: _____
President

ATTEST:

Secretary

MERIDIAN RANCH METROPOLITAN DISTRICT
2018 SUBDISTRICT
(a Component Unit of Meridian Ranch Metropolitan District)

2025 PROPOSED BUDGET

MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
(A Component Unit of Meridian Ranch Metropolitan District)
GENERAL FUND
2025 PROPOSED BUDGET
WITH 2023 ACTUAL, 2024 BUDGET, 2024 YTD ACTUAL AND 2024 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>YTD Actual 9/30/2024</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
REVENUES					
Interest	\$ 16,173	\$ 10,000	\$ 17,378	\$ 20,000	\$ 6,000
Total revenues	<u>16,173</u>	<u>10,000</u>	<u>17,378</u>	<u>20,000</u>	<u>6,000</u>
EXPENDITURES					
District management and accounting	20,031	15,000	14,768	20,000	20,000
Audit	25,774	15,000	13,361	15,000	16,000
Election	1,835	-	-	-	3,000
Insurance	150	150	-	-	2,500
Legal	-	1,000	1,060	1,500	1,500
Miscellaneous	-	500	-	1,000	500
3% TABOR reserve	-	950	-	950	1,400
Total expenditures	<u>47,790</u>	<u>32,600</u>	<u>29,189</u>	<u>38,450</u>	<u>44,900</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(31,617)</u>	<u>(22,600)</u>	<u>(11,811)</u>	<u>(18,450)</u>	<u>(38,900)</u>
OTHER FINANCING SOURCES					
Transfer from other fund	10,000	-	-	-	-
Transfer from Meridian Service MD	30,000	30,000	-	30,000	30,000
Total other financing sources	<u>40,000</u>	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>30,000</u>
NET CHANGE IN FUND BALANCE	8,383	<u><u>\$ 7,400</u></u>	(11,811)	11,550	(8,900)
BEGINNING FUND BALANCE	<u>223,196</u>		<u>231,579</u>	<u>231,579</u>	<u>243,129</u>
ENDING FUND BALANCE	<u><u>\$ 231,579</u></u>		<u><u>\$ 219,768</u></u>	<u><u>\$ 243,129</u></u>	<u><u>\$ 234,229</u></u>

MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
(A Component Unit of Meridian Ranch Metropolitan District)
DEBT SERVICE AND IMPROVEMENTS FUND
2025 PROPOSED BUDGET
WITH 2023 ACTUAL, 2024 BUDGET, 2024 YTD ACTUAL AND 2024 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2023 Actual	2024 Budget	YTD Actual 9/30/2024	2024 Estimated	2025 Proposed
REVENUES					
Property taxes	\$ 422,041	\$ 705,361	\$ 702,356	\$ 705,361	\$ 821,239
Specific ownership taxes	44,191	41,315	49,199	57,375	63,385
Interest	988,397	400,000	811,010	875,000	239,000
Total revenues	<u>1,454,629</u>	<u>1,146,676</u>	<u>1,562,565</u>	<u>1,637,736</u>	<u>1,123,624</u>
EXPENDITURES					
County treasurer fees	6,335	10,580	10,540	10,580	12,319
Bond interest - Series 2022	1,309,437	1,386,463	693,231	1,386,463	1,386,462
Paying agent and cash management fees	49,252	40,000	32,845	50,000	50,000
Miscellaneous	-	-	-	-	25,000
Transfer to Meridian Service MD	443,044	10,000,000	2,721,741	3,500,000	12,792,000
Total expenditures	<u>1,808,068</u>	<u>11,437,043</u>	<u>3,458,357</u>	<u>4,947,043</u>	<u>14,265,781</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(353,439)</u>	<u>(10,290,367)</u>	<u>(1,895,792)</u>	<u>(3,309,307)</u>	<u>(13,142,157)</u>
OTHER FINANCING USES					
Transfer to other fund	(10,000)	-	-	-	-
Total other financing uses	<u>(10,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>(363,439)</u>	<u>\$ (10,290,367)</u>	<u>(1,895,792)</u>	<u>(3,309,307)</u>	<u>(13,142,157)</u>
BEGINNING FUND BALANCE	<u>19,952,623</u>		<u>19,589,184</u>	<u>19,589,184</u>	<u>16,279,877</u>
ENDING FUND BALANCE	<u>\$ 19,589,184</u>		<u>\$ 17,693,392</u>	<u>\$ 16,279,877</u>	<u>\$ 3,137,720</u>

MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
(A Component Unit of Meridian Ranch Metropolitan District)
TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

	2019	2020	2021	2022	2023	2024	PRELIMINARY 2025
ASSESSED VALUATION - EL PASO							
Residential	\$ -	\$ 212,020	\$ 2,407,420	\$ 8,983,220	\$ 12,197,270	\$ 24,934,150	\$ 29,363,670
Commercial	-	60	440	3,100	3,660	3,050	5,630
Vacant Land	605,750	2,298,460	3,123,460	5,421,990	8,702,090	10,101,670	11,470,730
State Assessed	-	25,080	183,340	186,150	198,990	229,200	221,900
Certified Assessed Value	\$ 605,750	\$ 2,535,620	\$ 5,714,660	\$ 14,594,460	\$ 21,102,010	\$ 35,268,070	\$ 41,061,930
MILL LEVY							
GENERAL FUND	10.000	10.000	10.000	10.000	0.000	0.000	0.000
DEBT SERVICE FUND	0.000	0.000	0.000	0.000	20.000	20.000	20.000
Total Mill Levy	10.000	10.000	10.000	10.000	20.000	20.000	20.000
PROPERTY TAXES							
GENERAL FUND	\$ 6,058	\$ 25,356	\$ 57,147	\$ 145,944	\$ -	\$ -	\$ -
DEBT SERVICE FUND	-	-	-	-	422,040	705,361	821,239
Total Property Taxes	\$ 6,058	\$ 25,356	\$ 57,147	\$ 145,944	\$ 422,040	\$ 705,361	\$ 821,239
SOT TAXES	\$ 733	\$ 2,765	\$ 6,711	\$ 15,175	\$ 44,191	\$ 41,315	\$ 63,385



Mark Flutcher
El Paso County Assessor



1675 West Garden of the Gods Rd, Suite 2300
8:00AM-5:00PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

MERIDIAN RANCH METRO 2018 SUBDISTRICT
COMMUNITY RESOURCE SERVICES
7995 E PRENTICE AVE #103E
GREENWOOD VILLAGE, CO 80111

August 26, 2024

RE: 2024 INITIAL CERTIFICATION OF VALUE

The initial taxable 2024 assessed value for this authority's tax boundary is \$41,061,930.

Included in this mailing is the Division of Local Government's DLG-57 form, the final version of this form should be used in the calculation of your mill levy. Below is an accounting of the district's value by property use classification and tax area code.

———— Authority Value by State Abstract Classification ————

Classification	Actual Value	Assessed Value
Residential	\$438,264,102	\$29,363,670
Commercial	\$20,165	\$5,630
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$41,113,017	\$11,470,730
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$795,280	\$221,900
Sub Total (Taxable)	\$480,192,564	\$41,061,930
Exempt	\$340,562	\$95,040
Grand Total	\$480,533,126	\$41,156,970

———— Authority Value by Tax Area ————

Tax Area	Actual Value	Assessed Value
PPL_374	\$20,103	\$5,610
SA_374	\$795,280	\$221,900
SD8	\$0	\$0
SDE	\$600	\$170
SDJ	\$479,376,581	\$40,834,250
Taxable Total	\$480,192,564	\$41,061,930

CERTIFICATION OF VALUATION BY EL PASO COUNTY ASSESSOR

Name of Jurisdiction: **374 - MERIDIAN RANCH METRO 2018 SUBDISTRICT**

IN EL PASO COUNTY ON 8/26/2024

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 2024 IN EL PASO COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$35,268,070
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$41,061,930
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$41,061,930
5. NEW CONSTRUCTION: **	\$3,617,190
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 2024 IN EL PASO COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$479,377,119
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$53,987,750
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
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

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
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** 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.

**RESOLUTION MRMD 24-09
OF THE BOARD OF DIRECTORS
OF THE MERIDIAN RANCH METROPOLITAN DISTRICT AND
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
CONCERNING ANNUAL ADMINISTRATIVE MATTERS FOR 2025**

WHEREAS, the Board of Directors of the Meridian Ranch Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict (the “District”) has a duty to perform certain tasks and duties on a recurring basis in order to assure the efficient operation of the District;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Meridian Ranch Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict within El Paso County, Colorado, as follows:

1. Contact Person. The Board directs the *District Manager of the Meridian Service Metropolitan District (hereafter, “District Manager”)* to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of the municipality in which the District is located, if applicable, and the Division of Local Government of the name of the Chairman of the Board, the contact person located within the District, if available, telephone number and business address of the District on or before January 15, as required by Section 32-1-104(2), C.R.S. The Board hereby names the *District Manager* as the contact person within the District. The contact person is authorized, under Section 24-10-109(3)(b), C.R.S. to accept notices of claims against the District and, if any such claim is received must promptly notify the President of the Board and the attorney for the District of such receipt.
2. Map. The Board directs the *District Manager* to prepare an accurate map as specified by the Division of Local Government for filing with the Division, the County Assessor, and the County Clerk and Recorder on or before January 1, as required by Section 32-1-306, C.R.S.
3. Budget. The Board directs its *Accountant* and *District Manager* to submit a proposed budget to the Board by October 15; to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolution and budget message, the certification of mill levies, and any budget amendment(s) needed; to certify the mill levies on or before December 15; and to file the approved budget and amendment(s) with the proper governmental entities in accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S. If no mill levy is to be certified, such actions may be completed by December 31.
4. Intergovernmental Agreements. If the District receives a written request from the Division of Local Government, the Board directs the *District Manager* to prepare and file within thirty days of such request, an informational listing of all contracts in effect with other political subdivisions, in compliance with Section 29-1-205, C.R.S.
5. Notice to Electors (Transparency Notice). The Board directs that no more than sixty days prior to and not later than January 15, the *District Manager* will prepare and distribute the Notice to Electors pursuant to and in a manner prescribed by Section 32-1-809, C.R.S. The Board further directs that the Notice will be filed with the Division of Local Government and the County Clerk and Recorder and a copy made available for public inspection at the District’s business office.
6. Annual Securities Report. If required, the Board directs the *District Manager* to prepare and file the annual public securities report for nonrated public securities issued by the District (if

any), with the Department of Local Affairs on or before March 1, in accordance with Section 11-58-101 to 11-58-107, C.R.S.

7. Audit/Audit Exemption. The Board directs that an audit of the financial statements be prepared and submitted to the Board before June 30 and further directs that the Audit be filed with the State Auditor by July 31, as required by Section 29-1-603, C.R.S. In the event that the timetable will not be met, the auditor and the *District Manager* are directed to request extensions of time to file the audit as needed. If neither the revenues nor the expenditures for the past year exceed \$100,000 then the Board directs that a short form application for exemption from audit shall be prepared. If either revenues or expenditures are greater than \$100,000 but are less than or equal to \$750,000, then the Board directs that a long form application for exemption from audit shall be prepared. The short form or long form application shall be submitted to the Board and then filed with the State Auditor by March 31, as required by Section 29-1-604, C.R.S.

8. Unclaimed Property. The Board directs the *District Manager* to prepare the Unclaimed Property Act report and forward it to the State Treasurer by November 1 if there is District property presumed abandoned and subject to custody as unclaimed property, in accordance with Section 38-13-110, C.R.S.

9. Public Records. The Board designates the *Board Secretary* as the official custodian of public records as such term is used in Section 24-72-202, C.R.S., with the functions thereof hereby delegated to the *District Manager* as the custodian as defined in Section 24-72-202(1), C.R.S. The custodian is authorized to develop such procedures as may be reasonably required for the protection and retention of such records. On behalf of the District, the custodian may charge the maximum fees allowed by law for copies, research and retrieval, development of privilege log, and such other services as are authorized by law.

10. CORA Policy. Pursuant to Section 24-72-205, C.R.S., the Board has adopted a policy concerning research and retrieval fees for public records. The Board directs the *District Manager* to update the District's Notice to Electors (Transparency Notice) with the District's CORA policy information as required by the statute.

11. E-mail Policy. Pursuant to Section 24-72-204.5, C.R.S., the Board hereby adopts a written policy that District management may monitor electronic mail communications at any time, with or without cause, and further states that correspondence of any employee in the form of electronic mail may be a public record under the public records law and may be subject to public inspection under Section 24-72-203, C.R.S.

Specifically, the electronic mail policy includes the following:

A. All employees of the District may have access to the District's electronic mail communications system, which access may include utilization of a District-assigned email address for use in both internal and external email communications.

B. Employees cannot expect a right of privacy in their use of the District's electronic communications system.

C. Employees understand, acknowledge and agree that all communications in the form of electronic mail may be considered a public record pursuant to CORA and may be subject to public inspection pursuant to C.R.S. Section 24-72-203 of CORA.

D. The District reserves the right to monitor an employee's electronic mail communication(s) including, but not limited to, circumstances where the District, in its sole discretion, reasonably believes that such communication(s) may be considered a public record pursuant to C.R.S. § 24-72-203 of CORA.

12. Fair Campaign Practices Act – Gifts and Honoraria. The Board is reminded that in accordance with the Fair Campaign Practices Act, each Board member is required to report to, and in a manner prescribed by, the Secretary of State certain items received in connection with their service, such report to be filed on or before January 15, April 15, July 15 and October 15 of each year, as required by Sections 1-45-109 and 24-6-203, C.R.S. No report needs to be filed unless a director receives \$65 or more in cash or loans, or real or personal property having a value of \$65 or more. Further, the Board is reminded that in accordance with Section 24-6-203, C.R.S., if a Board member receives annual compensation from the District of more than \$2,400, then the Board member is required to file a quarterly report in the prescribed manner with the Secretary of State.

13. Newspaper. The Board designates The Gazette 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 the afore named newspaper, in accordance with Section 32-1-103(15), C.R.S. If publication in such newspaper is impossible or impracticable, then any legal newspaper published in the county may be used as an alternative.

14. Director Compensation/FICA. The Board of Directors of the District determines that each director shall receive compensation for services as directors, at the maximum rate allowed by law, in accordance with Sections 32-1-902(3)(a)(I) & (II), C.R.S. The Board recognizes that the Internal Revenue Service has determined that directors of special districts are considered employees of the district and as such will pay federal employment taxes on the compensation they receive for services performed as a director. The Board, therefore, directs the District's *Accountant* to withhold federal employment taxes from the amount that the directors receive in compensation and to furnish each director with an annual IRS W-2 form.

15. Director Qualification. Pursuant to Section 32-1-901, C.R.S., the District determines that each present and future member of the Board shall have in the District files, with annual confirmation thereof by the District's custodian of public records, a complete and executed Certificate of Appointment (if Board member is appointed), current Oath of Office and applicable Surety Bond, and that copies of each be submitted to the Division of Local Government and the District Court as necessary and as may be requested.

16. Officers. The District has elected, in accordance with Section 32-1-902, C.R.S., the following officers for the District:

President:	Robert Guevara
Vice President:	Michael Paul
Secretary:	Richard Wenzel
Treasurer:	Ryan Flood
Assistant Secretary:	Wayne Reorda

Unless the District acts to elect new officers, or an officer resigns his office, such officers shall serve indefinitely.

17. Director/Employee Indemnification. The Board of Directors of the District extends the current indemnification resolution (adopted on December 6, 2017) to allow the resolution to continue in effect as written. In the event an indemnification resolution is not in effect, then the approval of this administrative matters resolution shall be deemed to authorize indemnification of the Directors and Employees of the District when acting in good faith within the scope of their duties and in the best interests of the District, to the fullest extent allowed by law.

18. Designated Posting Location. Pursuant to Sections 24-6-402(2)(c)(I) and 32-1-903, C.R.S., the Board of Directors of the District has adopted a Resolution Concerning Online Notice of Public Meetings, which authorizes the Board to post notices of its public meetings, including specific agenda information, on the following public website: www.meridianservice.org no less than twenty-four hours prior to the holding of the meeting. In the event the District is unable to post a notice online in exigent or emergency circumstances, such as a power outage or an interruption in internet service that prevents the public from accessing the notice online, in accordance with Section 24-6-402(2)(c)(III), C.R.S., the Board designates the following location within the District's boundaries as the official designated posting place for the posting of meeting agendas no less than twenty-four hours prior to the meeting: Meridian Ranch Metropolitan District Office, 11886 Stapleton Drive, Falcon, CO 80831.

19. Meetings. Consistent with the provisions of Section 32-1-903, C.R.S., as amended by HB21-1278, the District may hold meetings of the Board at a physical location or by telephonic, electronic, or virtual means, or a combination of the foregoing. The meeting notice of all meetings of the Board that are held telephonically, electronically, or by other means not including physical presence shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting.

The Board determines to hold regular meetings during 2025 at 5:30 p.m. on the following dates (all Tuesdays):

January 7	July 1
February 4	August 5
March 4	September 2
April 1	October 7
May 6	November 4
May 27 town hall, 5:30 – 7:30 p.m.	November 18 budget workshop, 5:30– 7:30 p.m.
June 3	December 2

The location of the meetings will be at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado. In addition, regular and special meeting notices shall be posted as identified in paragraph 18 above in accordance with Section 24-6-402(2)(c), C.R.S.

The Board directs the *District Manager* to prepare notices for posting in accordance with Section 32-1-903, C.R.S.. *Legal Counsel* shall revise the notices when the Board intends to make a final determination to issue or refund general obligation indebtedness, to consolidate the District, to dissolve the District, to file a plan for adjustment of debt under federal bankruptcy law, or to enter into a private contract with a director, or not to make a scheduled bond payment.

20. Annual Meeting. The District shall conduct an annual meeting in addition to any other regularly-scheduled board meetings (Section 32-1-903(6), C.R.S.) The Board shall not take any official action at the annual meeting and shall ensure that the annual meeting includes:

- (I) A presentation from the metropolitan district regarding the status of the public infrastructure projects within the metropolitan district and outstanding bonds, if any;
- (II) A review of unaudited financial statements showing the year-to-date revenue and expenditures of the metropolitan district in relation to its adopted budget, as amended if applicable, for that calendar year; and
- (III) An opportunity for members of the public to ask questions about the metropolitan district.

21. Elections. *Sue Blair of Community Resource Services of Colorado, LLC* is hereby appointed as the “Designated Election Official” of the Board for any elections to be held by the District. In accordance with Section 1-1-111(2), C.R.S. and Title 1, Article 13.5, Colorado Revised Statutes, or applicable law, the Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official and that the election shall be held and conducted in accordance with the Local Government Election Code, applicable portions of the Uniform Election Code of 1992, as amended and supplemented by Const. Colo. Art. X, Sec 20, the Current Rules and Regulations Governing Election Procedures of the Secretary of State of the state of Colorado, and Title 32, Article 1, Part 8, Colorado Revised Statutes, and other relevant Colorado and federal law. Further, the Board directs the Designated Election Official to notify the Division of Local Government of the results of any election held by the District, including business address, telephone number and the contact person; and to certify the results of any election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of a municipality, in accordance with Sections 1-11-103, 32-1-104(1), and 32-1-1101.5, C.R.S.

22. Elections; Call for Nominations. The District was formed on November 8, 2000. For Districts formed after January 1, 2000, the call for nominations required by Section 1-13.5-501 shall be made by:

(1) Emailing the notice to each active registered elector of the District as specified in the registration list provided by the County Clerk and Recorder as of the date that is one hundred fifty days prior to the date of the regular election; where the active registered elector does not have an e-mail address on file for such purpose with the County Clerk and Recorder as of the date that is not later than one hundred fifty days prior to the date of the regular election, by mailing the notice, at the lowest cost option, to each address at which one or more active registered electors of the District resides as specified in the registration list provided by the County Clerk and Recorder as of the date that is one hundred fifty days prior to the date of the regular election; and

(2) select only one of the following:

publication.

posting the information on the official website of the District.

[] provided the District has fewer than one thousand eligible electors and is wholly located within a county the population of which is less than thirty thousand people, posting the notice in at least three public places within the territorial boundaries of the District and, in addition, posting a notice in the office of the Clerk and Recorder of the County in which the District is located; any such notices must remain posted until the day after the call for nominations closes.

23. Independent Mail Ballot Elections. The Board deems it expedient for the convenience of the electors that all regular and special elections of the District shall be conducted as an independent mail ballot election in accordance with Section 1-13.5-1101, C.R.S., unless a polling place election is deemed necessary and expressed in a separate election resolution.

24. Notice of Indebtedness. In accordance with Sections 32-1-1604 and 1101.5(1), C.R.S., the Board directs the *District Manager* to issue notice of indebtedness to the Board of County Commissioners and to record such notice with the County Clerk and Recorder within 30 days of incurring or authorizing of any indebtedness.

25. Quinquennial Findings. If requested, the Board directs the *District Manager* to prepare and file with the Board of County Commissioners, the quinquennial finding of reasonable diligence, in accordance with Section 32-1-1101.5(1.5) and (2), C.R.S.

26. Annual Report. If requested or required, the Board directs the *District Manager* to prepare and file the special district annual report, in accordance with Section 32-1-207(3)(c), C.R.S.

Since the District was formed after July 1, 2000, the District shall prepare and file (not more than once a year) an annual report for the preceding year on or before October 1st of each year (unless the requirement is waived or otherwise requested by an earlier date by the board of county commissioners or by the governing body of the municipality in which the District is wholly or partially located, commencing in 2023 for the 2022 calendar year, the annual report must be provided by October 1 of each year).

The annual report must be electronically filed with (1) the governing body that approved the District's service plan or, if the jurisdiction has changed due to annexation into a municipality, the current governing body with jurisdiction over the District, (2) the Division of Local Government, (3) the State Auditor, and (4) the County Clerk and Recorder for public inspection, and a copy of the report must be made available by the District on the District's website pursuant to section 32-1-104.5 (3), C.R.S.

The report must include, as applicable for the reporting year, but shall not be limited to:

(A) boundary changes made;

(B) intergovernmental agreements entered into or terminated with other governmental entities;

(C) access information to obtain a copy of rules and regulations adopted by the Board;

(D) a summary of litigation involving public improvements owned by the District;

- (E) the status of the construction of public improvements by the District;
- (F) a list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality;
- (G) the final assessed valuation of the special district as of December 31 of the reporting year;
- (H) a copy of the current year's budget;
- (I) a copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable;
- (J) notice of any uncured defaults existing for more than ninety days under any debt instrument of the District; and
- (K) any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

27. Disclosure of Potential Conflict of Interest. The Board has determined that Legal Counsel may file general conflict of interest disclosure forms, if any, provided by board members with the Secretary of State each year, which forms may be updated on an annual basis through information given to Legal Counsel by board members. If a specific conflict arises regarding a certain transaction of the Board, the Board member is required to notify Legal Counsel at least five days prior to the date of the meeting so that the transactional disclosure form may be filed in a timely manner, in accordance with Sections 32-1-902(3) and 18-8-308, C.R.S. Additionally, at the beginning of every term, Legal Counsel may request that each board member submit information regarding actual or potential conflicts of interest.

28. Special District Association. If the District is currently a member of the Special District Association ("SDA"), the Board directs its *District Manager* to pay the annual SDA membership dues in a timely manner.

29. Insurance. The Board directs the *District Manager* to at least biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

30. Promissory Notes. The District has no outstanding promissory note(s).

31. Outstanding General Obligation Indebtedness. At the time of the adoption of this Resolution, the District has the following outstanding general obligation bonds or multiple fiscal year financial obligations:

- \$57,195,000 Limited Tax General Obligation Loan, Series 2022 – principal balance of \$56,490,000 as of December 1, 2024 (due 12/1/2032)

The District's 2018 Subdistrict has the following outstanding general obligation bonds or multiple fiscal year financial obligations:

- \$20,875,000 General Obligation Limited Tax Bonds, Series 2022 – principal balance of \$20,875,000 as of December 1, 2024 (due 12/1/2037).

32. Continuing Disclosure. The *District Manager* shall provide continuing disclosure service if and as applicable to the bonds and other financial obligations of the District.
33. Workers' Compensation. Pursuant to Section 8-40-202(1)(a)(I)(B), C.R.S., the elected and appointed officials of the District shall be deemed to be an employee within the meaning of Section 8-40-202(1)(a), C.R.S. The Board directs the District *Accountant* to pay the annual workers' compensation premium on behalf of the District in a timely manner.
34. PDPA. Pursuant to the provisions of the Colorado Public Deposit Protection Act §11-10.5-101, et seq., C.R.S., the Board appoints Board's *Treasurer* as the official custodian of public deposits.
35. Public Disclosure Statement. Pursuant to Section 32-1-104.8, C.R.S., the Board directs the *District Manager* to prepare and record a special district public disclosure document, including a map showing the boundaries of the District, with the County Clerk and Recorder. Such recording shall have been made on or before December 31, 2023, or as soon as practical after the approval of this Resolution, and at the same time as any subsequent order or decree approving an inclusion of property into the District is recorded with the County Clerk and Recorder.
36. Water or Sewer Fees. The Board directs that any Board action to fix or increase fees, rates, tolls, penalties or charges for domestic water or sanitary sewer service will be taken after consideration at a public meeting. Such public meeting will be held at least thirty days after providing notice to the customers receiving the water or sewer services from the District. Notice will be made pursuant to and in a matter prescribed by Section 32-1-1001(2)(a), C.R.S.
37. Inclusions/Exclusions of Property. The Board directs *Legal Counsel* to handle all procedures required under the Colorado state statutes regarding the inclusion and exclusion of property into and out of the District's boundaries.
38. Underground and Aboveground Storage Tanks. If applicable, the Board directs the *District Manager* to register and renew annually all underground and/or aboveground storage tanks with the state inspector of oils.
39. Underground Facility Locating. If applicable, the Board directs the *District Manager* to provide accurate information regarding the boundaries of the District's service area, the type of underground facility that may be encountered within such service area, and the name, address and telephone number of a person who shall be the designated contact person for the information regarding the District's underground facilities along with information concerning underground facilities that the District owns or operates which are not located within the designated service area to the Utility Notification Center of Colorado. The Board further authorizes the District to maintain its membership in the notification association.
40. Recording of Conveyances of Real Property to the District. Pursuant to Section 38-35-109.5(2), C.R.S., the *District Manager* is designated as an appropriate official to record conveyances of real property to the District within 30 days of such conveyance.
41. Ratification of Past Actions. The Board members have reviewed the minutes of every meeting of the Board conducted in 2023, and the Board, being fully advised of the premises, hereby ratifies and affirms each and every action of the Board taken in 2023.

42. Emergency Liaison Officer. The Board designates the President of the District, in his/her capacity as elected official for the District, as the Emergency Liaison Officer responsible for facilitating the cooperation and protection of the District in the work of disaster prevention, preparedness, response, and recovery with the Colorado Office of Emergency Management and any local disaster agencies. The Emergency Liaison Officer shall have the authority to designate such agents as (s)he shall determine appropriate to perform any and all acts necessary to facilitate the responsibilities of the Emergency Liaison Officer.

43. Execution of District Documents By Electronic Methods. Where necessary, convenient and permissible by law, the Board authorizes the execution of District documents on behalf of the Board through electronic methods such as DocuSign, electronic PDF, or similar means and in multiple counterparts, all of which shall constitute single, valid documents of the Board as if signed in paper format.

44. Official District Website. If requested or required, the Board directs the *District Manager* to establish and maintain an official District website.

Since the District was formed after January 1, 2000, within one year of the date of the order and decree forming the District, or by January 1, 2023 (if the District was formed prior to January 1, 2022) the District shall establish, maintain, and, unless otherwise specified, annually update an official website in a form that is readily accessible to the public that contains the following information:

- (i) the names, terms, and contact information for the current directors of the Board of the District and of the manager of the District, if applicable;
- (ii) the current fiscal year budget of the District and, within thirty days of adoption by the Board of the District, any amendments to the budget;
- (iii) the prior year's audited financial statements of the District, if applicable, or an application for exemption from an audit prepared in accordance with the "Colorado Local Government Audit Law", Part 6 of Article 1 of Title 29, C.R.S., within thirty days of the filing of the application with the State Auditor;
- (iv) the annual report of the District in accordance with section 32-1-207 (3)(c), C.R.S.;
- (v) by January 30 of each year, the date, time, and location of scheduled regular meetings of the District's Board for the current fiscal year;
- (vi) if required by Section 1-13.5-501(1.5), C.R.S., by no later than seventy-five days prior to a regular election for an election at which members of a Board of Directors for the District will be considered, the call for nominations pursuant to Section 1-13.5-501(1);
- (vii) not more than thirty days after an election, certified election results for an election conducted within the current fiscal year;

(viii) a current map depicting the boundaries of the District as of January 1 of the current fiscal year; and

(ix) any other information deemed appropriate by the Board of Directors of the District.

45. Dates Herein. All dates set forth in this Resolution shall be in 2024 unless otherwise specified.

46. Automatic Renewal. This Resolution shall be deemed renewed each year until terminated or a new resolution is adopted.

Adopted and approved this 3rd day of December 2024.

MERIDIAN RANCH METROPOLITAN DISTRICT AND
MERIDIAN RANCH METROPOLITAN DISTRICT 2018
SUBDISTRICT

By: _____
President

ATTEST:
By: _____
Secretary