

**RESOLUTION
TO ADOPT 2026 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
RIDGETOP VILLAGE METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE RIDGETOP VILLAGE METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026,

WHEREAS, the Board of Directors of the Ridgetop Village Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 29, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 14,272 ; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 37,172 ; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0- ; and

WHEREAS, the 2025 valuation for assessment for the District as certified by the County Assessor of Jefferson is \$792,908; and

WHEREAS, at an election held on November 5, 2019, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIDGETOP VILLAGE METROPOLITAN DISTRICT OF JEFFERSON COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Ridgetop Village Metropolitan District for calendar year 2026.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2026 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 18.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2026 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 46.880 mills upon each

dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2026 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2026 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Jefferson County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Jefferson County, Colorado, as herein above determined and set, but as 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 or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 29th day of October, 2025.

RIDGETOP VILLAGE METROPOLITAN
DISTRICT

DocuSigned by:
William Scripps

AD74B747EC4342B...
President

ATTEST:

DocuSigned by:
Angela Elliott

D2F394E77E9B4B1...
Secretary

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

Ridgetop Village Metro District (teleos) **
c/o Teleos Management Group
191 University Boulevard #358
Denver CO 80206

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Jefferson } ss

This Affidavit of Publication for the Golden Transcript, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/16/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

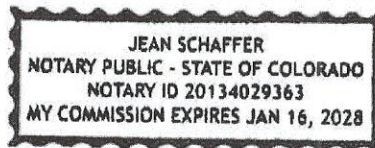


For the Golden Transcript

State of Colorado }
County of Jefferson } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/16/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-142071
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF HEARING ON PROPOSED 2026 BUDGET AND 2025 BUDGET AMENDMENT OF THE RIDGETOP VILLAGE METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2026 has been submitted to the Ridgetop Village Metropolitan District (the "District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 12:15 p.m., or shortly thereafter, on **Wednesday, October 29, 2025, and via teleconference:**

<https://us06web.zoom.us/j/83526867739?pwd=wdMCAWA68gPTi2ZzRLtQrs79RtB1DZ1>

Meeting ID: 835 2686 7739,
Passcode: 221983, + 17207072699.

NOTICE IS FURTHER GIVEN that an amendment to the 2025 budget of the District may also be considered at the above-referenced meeting and public hearing of the Board of Directors of the District. A copy of the proposed 2026 budget and the amended 2025 budget, if required, are available for public inspection at the offices of Simmons & Wheeler, P.C. Please contact Diane Wheeler by email at diane@simmons-wheeler.com or by telephone at 303-689-0833 to make arrangements to inspect the budgets prior to visiting the foregoing office. Any interested elector within the district may, at any time prior to final adoption of the 2026 budget and the amended 2025 budget, if required, file or register any objections thereto.

RIDGETOP VILLAGE
METROPOLITAN DISTRICT
By: /s/ Will Scripps, President

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RIDGETOP VILLAGE METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Ridgetop Village Metropolitan District

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

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

The primary sources of revenue for the district in 2026 will be district fees and property taxes from the imposition of a 64.880 mill levy on property within the district for 2026, of which 18.000 mills will be dedicated to the General Fund and the balance of 46.880 mills will be allocated to the Debt Service Fund.

Ridgetop Village Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ 10,164	\$ -	\$ -
Revenues:				
Property taxes	22,831	12,507	12,507	14,272
Specific Ownership taxes	1,480	1,001	1,001	1,142
District fees (18 in total for 2025)	9,204	33,480	33,480	33,480
Working capital fees	9,000	12,000	12,000	12,000
Developer advances	-	-	3,900	-
Interest/Misc Income	12	-	-	-
Total revenues	<u>42,527</u>	<u>58,988</u>	<u>62,888</u>	<u>60,894</u>
Total funds available	<u>42,527</u>	<u>69,152</u>	<u>62,888</u>	<u>60,894</u>
Expenditures:				
Accounting	2,833	6,500	5,000	6,500
Elections	248	4,000	1,000	-
Engineering	386	-	10,000	-
Insurance/ SDA Dues	-	4,500	4,500	4,500
Legal	19,131	10,000	20,000	10,000
Management	3,278	7,200	8,000	10,000
Landscaping	-	7,755	7,500	10,000
Drainage inlet	-	2,693	2,500	2,693
Snow removal	-	4,200	4,200	4,200
Miscellaneous	37	1,500	-	1,500
Treasurer's Fees	343	188	188	214
Contingency	-	20,241	-	10,859
Emergency Reserve	-	375	-	428
Total expenditures	<u>26,256</u>	<u>69,152</u>	<u>62,888</u>	<u>60,894</u>
Ending fund balance	<u>\$ 16,271</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 694,828</u>		<u>\$ 792,908</u>
New construction				378,655
Mill Levy		<u>18.000</u>		<u>18.000</u>

Ridgetop Village Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -
Revenues:				
Bond Issue	-	1,000,000	1,275,000	-
Total revenues	-	1,000,000	1,275,000	-
Total funds available	-	1,000,000	1,275,000	-
Expenditures:				
Issuance costs	-	50,000	50,000	-
Capital improvements	-	950,000	1,200,000	-
Transfer to Debt Service	-	-	25,000	-
Contingency	-	-	-	-
Total expenditures	-	1,000,000	1,275,000	-
Ending fund balance	\$ -	\$ -	\$ -	\$ -

Ridgetop Village Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Estimate 2025	Adopted Budget 2026
Beginning fund balance	\$ -	\$ -	\$ 31,453	\$ 51,842
Revenues:				
Property taxes	-	30,389	30,389	37,172
Specific ownership taxes	-	2,431	2,431	2,974
Transfer from Capital Projects	-	-	25,000	-
Total revenues	<u>-</u>	<u>32,820</u>	<u>57,820</u>	<u>40,146</u>
Total funds available	<u>-</u>	<u>32,820</u>	<u>89,273</u>	<u>91,988</u>
Expenditures:				
Bond interest expense	-	32,364	36,975	48,960
Treasurer's fees	-	456	456	558
Total expenditures	<u>-</u>	<u>32,820</u>	<u>37,431</u>	<u>49,518</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51,842</u>	<u>\$ 42,470</u>
Assessed valuation		<u>\$ 694,828</u>		<u>\$ 792,908</u>
Mill Levy		<u>43.736</u>		<u>46.880</u>
Total Mill Levy		<u>61.736</u>		<u>64.880</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Jefferson County, Colorado.

On behalf of the Ridgetop Village Metropolitan District,

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Ridgetop Village Metropolitan District

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 792,908 assessed valuation of:

(GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 792,908
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/14/25 for budget/fiscal year 2026
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)

LEVY²

REVENUE²

1. General Operating Expenses ^H	18.000 mills	\$ 14,272
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	18.000 mills	\$ 14,272
3. General Obligation Bonds and Interest ^J	46.880 mills	\$ 37,172
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify): _____	mills	\$
	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	64.880 mills	\$ 51,444

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833
(print)

Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

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^J:

- 1. Purpose of Issue: \$680,000 Limited Tax General Obligation Bond
Series: 2025
Date of Issue: 2025
Coupon Rate: 7.25
Maturity Date: December 1, 2055
Levy: 46.880
Revenue: \$37,172

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 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.