

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9**

For the Calendar Year 2026: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein

Recitals

A. The Villages at Castle Rock Metropolitan District No. 9 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the District has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

C. The proposed budget has been submitted to the Board of Directors of the District for its consideration; and

D. Upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget prior to the budget’s final adoption. A copy of the Meeting Notice and Affidavit of Publication is attached as **Exhibit A**; and

E. The budget adopted by the District has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

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

G. The District, to meet its budgetary obligations, desires to levy property taxes as set forth in this Resolution, including any temporary tax credits or temporary mill levy rate reductions; and

H. The District’s budget has made provisions for revenues in an amount equal to or greater than the total proposed expenditures and desires to appropriate the revenues, reserves and expenditures provided in the budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOAD OF DIRECTORS OF THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9 AS FOLLOWS:

1. Adoption of Budget. That the budget as submitted, amended and summarized by fund attached to this Resolution as **Exhibit B** is approved and adopted as the budget of the District for fiscal year 2026 (the “**Budget**”).

2. Levy of Property Taxes.

a. General Operating Expenses. The Budget indicated that the amount of money necessary to balance the budget for the general operating expenses from property tax revenue is \$655.00. The 2025 valuation for assessment for general operating expenses, as certified by the County Assessor, is \$14,510.00. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 45.111 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

b. Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction. That for the purpose of rendering a refund to its constituents during the budget year, there is hereby levied a temporary property tax credit/mill levy rate reduction of 0.000 mills from the General Operating Expenses mill levy.

c. Debt Service – General Obligation Bonds and Interest. The Budget indicated that the amount of money necessary to balance the budget for making all bond principal and interest payments from property tax revenue is \$0.00. The 2025 valuation for assessment for making all bond principal and interest payments, as certified by the County Assessor, is \$14,510. That for the purposes of making all bond principal and interest payments of the District during the 2026 budget year, 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 District for the year 2026.

d. Contractual Obligations. The Budget indicated that the amount of money necessary to balance the budget for making all payments owed under contractual obligations which are to be repaid from property tax revenue is \$0.00. The 2025 valuation for assessment for making all payments owed under contractual obligations which are to be repaid from property tax revenue, as certified by the County Assessor, is \$0.00. That for the purposes of making all payments owed under contractual obligations which are to be repaid from property tax revenue of the District during the 2026 budget year, 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 District for the year 2026.

3. Certification to County Commissioners. That the District's budget officer, manager, legal counsel, or other designee is hereby authorized and directed to immediately cause to have certified to the County Commissioners of Douglas County, the mill levies for the District as set forth in this Resolution, or be authorized and directed to certify to the County Commissioners of Douglas County, the mill levies as set forth in this Resolution, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor or as needed in order to comply with any applicable revenue and other budgetary limits. The Certification of Tax Levies as filed is incorporated into this Resolution as **Exhibit C**.

4. Appropriations. That the amounts set forth as expenditures, transfers and balances remaining, as specified in the Budget, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

5. Budget Certification. That this Resolution and Budget be certified by the Secretary or Assistant Secretary of the District.

APPROVED AND ADOPTED this 8th day of December, 2025.

VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 9

By: Robert L. Eck III

Robert Eck, President, Board of Directors

ATTEST:

By: Don Guerra

Name: Don Guerra

Secretary or Assistant Secretary

CERTIFICATION

I, Don Guerra, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the Villages at Castle Rock Metropolitan District No. 9, and certify that the Resolution, Budget and all attached exhibits constitutes a true and correct copy of the Resolution, Budget and all exhibits adopted and approved at a meeting of the Board of Directors of the District held on December 8, 2025.

Dated this 8th day of December, 2025.

By: 

Name: Don Guerra

Title: Secretary

EXHIBIT A

Meeting Notice and Affidavit of Publication

Erb Law, LLC
8480 E Orchard Road, Suite 3650, Ste 3650
Greenwood Village, Colorado, 80111

AFFIDAVIT OF PUBLICATION

Public Notice
Legal Notice No. DC2495
First Publication: Dec, 4, 2025
Last Publication: Dec, 4, 2025
Publisher: Douglas County News Press

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, 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 on 12/4/2025, 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.

PUBLICATION DATES: December 4, 2025

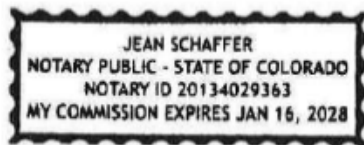


For The Douglas County News Press

State of Colorado }
County of Douglas } 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 12/4/2025, Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-621912
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

**NOTICE OF PUBLIC HEARING AS TO
AMENDED 2025 BUDGET AND
PROPOSED 2026 BUDGET**

NOTICE IS HEREBY GIVEN that a proposed 2026 budget has been submitted to the VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9, for the fiscal year 2026. A copy of such proposed budget has been filed in the District's office, Erb Law, LLC, 8480 E. Orchard Road, Suite 3650 in Greenwood, Colorado, 80111, where the same is open for public inspection. Such proposed budget will be considered at a special meeting of the Villages at Castle Rock Metropolitan District No. 9 to be held at 11:00 a.m. on Monday, December 8, 2025. If necessary, an amended 2025 budget will be filed in the District's office and open for public inspection for consideration at the special meeting of the Board. The meeting will be held via telecommunication platform. Any interested elector of the Villages at Castle Rock Metropolitan District No. 9 may inspect the amended and proposed budgets and file or register any objections at any time prior to the final adoption of the proposed 2026 budget and 2025 amended budget.

To access the meeting, use the following information:

Join Teams Meeting
<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 261 472 826 799 60
Passcode: mW7mU63Z

BY ORDER OF THE
BOARD OF DIRECTORS:
VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 9

By: /s/ ERB LAW, LLC
Attorneys for the District

Legal Notice NO. DC 2495
Publication: December 4, 2025
Publisher: Douglas County News Press

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9

-SPECIAL MEETING-

Monday, December 8, 2024 at 11:00 a.m.

VIA Microsoft Teams

<u>Board of Directors</u>	<u>Term Expiration</u>
Robert Eck	May 2027
Joe Locicero	May 2027
Don Guerra	May 2027
Russell Hall	May 2029
VACANT	May 2029

Join Teams Meeting

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 261 472 826 709 60 Passcode: mW7mU63Z

AGENDA

1. Call to Order
2. Declaration of Quorum/Disclosure Matters/Approval of Agenda
3. Public Comment
4. Approval of Meeting Minutes
 - a. May 21, 2025 Special Meeting Minutes
5. Financial Matters
 - a. Approve Financials through September
 - b. Approve Claims Listing through November
 - c. Other
6. 2026 Budget and Amended 2025 Budget (if necessary)
 - a. 2025 Budget Amendment (if necessary)
 - i. Public Hearing
 - ii. Resolution Amending 2025 Budget and Appropriation of Funds
 - b. 2026 Budget
 - i. Public Hearing on the Proposed 2026 Budget
 - ii. Resolution (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein
7. Legal Matters
 - a. 2026 Annual Administrative Resolution
 - b. Resolution to Opt out of Workers Compensation Insurance
8. Other Business
 - a. Discuss Development Update and Bond Restructuring
9. Adjourn

NEXT REGULAR MEETING: TBD

EXHIBIT B

Budget and Budget Message

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9
PROPERTY TAX SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31, 2026

	Actual 2024	Estimated 2025	Budget 2026
Assessed Valuation			
Agricultural	\$ 2,400	\$ 2,400	\$ 5,500
Personal Property	8,900	10,200	8,600
Vacant	420	420	410
	<u>\$ 11,720</u>	<u>\$ 13,020</u>	<u>\$ 14,510</u>
Mill Levy			
General	94.563	94.563	45.111
Total Mill Levy	<u>94.563</u>	<u>94.563</u>	<u>45.111</u>
Property Taxes			
General	\$ 1,108	\$ 1,231	\$ 655
Adjustments	22	-	-
Budgeted Property Taxes	<u>\$ 1,130</u>	<u>\$ 1,231</u>	<u>\$ 655</u>
Budgeted Property Taxes			
General	<u>\$ 1,130</u>	<u>\$ 1,231</u>	<u>\$ 655</u>
	<u>\$ 1,130</u>	<u>\$ 1,231</u>	<u>\$ 655</u>

EXHIBIT C

DLG-70 – Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
On behalf of the Villages at Castle Rock Metro District 9
the Board of Directors
of the Villages at Castle Rock Metropolitan District No. 9**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$14,510** Note: If the assessor certified a **NET** assessed valuation (AV) different than the **GROSS** AV due to a Tax Increment Financing (TIF) Area 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: **\$14,510**

Submitted: Alexander Fink for budget/fiscal year 2026

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	45.111 mills	\$655
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	45.111 mills	\$655
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	45.111 mills	\$655

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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

No Bonds Available

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgements Available

Explanation of Change:

Generated On 12/12/2025

V@CRMD9 - 2026 Budget Resolution - FINAL (to be signed) 4930-9538-1875 v.4

Final Audit Report

2026-01-23

Created:	2026-01-23
By:	Oumou Soumah (osoumah@erblawllc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6jsBwPowcGcHDxzk_r0XiSISKIRtX2Zk

"V@CRMD9 - 2026 Budget Resolution - FINAL (to be signed) 4930-9538-1875 v.4" History

-  Document created by Oumou Soumah (osoumah@erblawllc.com)
2026-01-23 - 5:08:28 PM GMT
-  Document emailed to Robert Eck (bob.eck@landassetstrategies.com) for signature
2026-01-23 - 5:08:33 PM GMT
-  Document emailed to Don Guerra (don.guerra@landassetstrategies.com) for signature
2026-01-23 - 5:08:34 PM GMT
-  Email viewed by Robert Eck (bob.eck@landassetstrategies.com)
2026-01-23 - 5:50:50 PM GMT
-  Document e-signed by Robert Eck (bob.eck@landassetstrategies.com)
Signature Date: 2026-01-23 - 5:51:13 PM GMT - Time Source: server
-  Email viewed by Don Guerra (don.guerra@landassetstrategies.com)
2026-01-23 - 8:16:58 PM GMT
-  Document e-signed by Don Guerra (don.guerra@landassetstrategies.com)
Signature Date: 2026-01-23 - 8:18:57 PM GMT - Time Source: server
-  Agreement completed.
2026-01-23 - 8:18:57 PM GMT