

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9

TOWN OF CASTLE ROCK, STATE OF COLORADO

ANNUAL REPORT FOR FISCAL YEAR 2025

Pursuant to § 32-1-207(3)(c), C.R.S., the Town of Castle Rock, Colorado (the “**Town**”) has requested that The Villages at Castle Rock Metropolitan District No. 9 (the “**District**”), submit an annual report to the Town reflecting the activity and financial events through the preceding December 31 (the “**report year**” or “**2025**”).

As noted in the 2018 Annual Report to the Town, the District’s Board of Directors (the “**Board**”) was reconstituted through appointment by the Town Council on August 21, 2018, through adoption of Resolution No. 2018-072, after a period of nearly 30 years of the Board being vacated and of the District being dormant. Since that time, the Board has worked on bringing the District current and assessing the outstanding obligations and needs of the District and its taxpayers.

For the year ending December 31, 2025, the District makes the following report:

- 1. A narrative summary of the progress of the District in implementing its service plan for the report year;**

No public improvements were constructed by the District during the report year.

- 2. Except when an exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and a statement of operations (i.e. revenues and expenditures) for the report year;**

The 2025 Application for Exemption from Audit is attached hereto as **Exhibit A**.

- 3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year;**

No capital expenditures were incurred by the District in 2025 and none are currently proposed.

- 4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt**

retirement in the report year;

No new District indebtedness or long-term obligations were issued in the report year. Please see the response to item 8., below, with regard to outstanding financial obligations of the District.

The total assessed valuation of all taxable properties within the District, as certified by the Douglas County Assessor's Office, for 2025 is \$14,510.00. There was no mill levy pledged to debt retirement in the report year.

5. The District's budget for the calendar year in which the annual report is submitted;

A copy of the District's 2026 budget is attached as **Exhibit B**.

6. A summary of residential and commercial development which has occurred within the District for the report year;

No development occurred within the District during the report year.

7. A summary of all fees, charges, and assessments imposed by the District as of January 1 of the report year;

The District adopted a resolution to approve the System Development and Impact Fees in 2025. The same is attached as **Exhibit C**.

8. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 of the Castle Rock Municipal Code has occurred in the report year; and

As of the date of this report, the District can certify that there is no action, event or condition enumerated in Section 11.02.060 Subsections B-I, inclusive, of the Castle Rock Municipal Code which occurred in the report year.

9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

Members of the Board:

Robert L. Eck, II, President
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Tele: 303-626-7125

Joseph Locicero, Assistant Secretary
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Tele: 303-626-7125

Donald Guerra
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Tele: 303-626-7125

Blake Carlson
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Tele: 303-626-7125

Rusty Hall
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Tele: 303-626-7125

General Counsel:

Jeffrey E. Erb, Esq.
Erb Law, LLC
8480 E Orchard Road, Suite 3650
Greenwood Village, Colorado 80111
Email: jerb@erblawllc.com
Tele: 303-626-7125

Regular Meetings of the Board of Directors:
First Monday of December
Via virtual or electronic means
1:00 P.M.

EXHIBIT A

APPLICATION FOR EXEMPTION FROM 2025 AUDIT

Application for Exemption From Audit Short Form

Instructions

If either revenues or expenditures exceed \$200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$1,000,000 in the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis**.

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

Checklist

- ☒ Has the preparer signed the application prior to board approval?
- ☒ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☒ Has the application been **personally** reviewed and approved by the governing body?
- ☒ Are all sections on the form complete, including responses to all of the questions?
- ☒ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ☒ Yes ☐ No

- ☒ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ☐ Yes ☒ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lq

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? Email: osa.lg@coleg.gov Phone: 303-869-3000

Contact Information

For the year ended 12/31/25 or the fiscal year ended _____.

Name of government	Villages at Castle Rock MD #9
Street address	c/o Erb Law 3900 E. Mexico Avenue
City, State, Zip	Denver, CO 80210
Contact person	Alexander Fink
Phone	715-204-8010
Email	alexmf@mdasi.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Alexander Fink	
Title	District Accountant	
Firm name (if applicable)	Metro District Accounting Services, inc	
Address	1816 Prairie Owl Road, Parker, CO 80138	
Phone	715-204-8010	
Preparer signature		Date prepared
Alexander Fink Digitally signed by Alexander Fink Date: 2026.02.04 12:33:52 -07'00'		02/04/2026

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

☒ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	\$ 1,089
1-2	Specific ownership	\$ 102
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4		
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	\$ 52
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	\$ 18,756
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21		
1-22		
1-23		
1-24		
1-25	TOTAL REVENUES (add lines 1-1 through 1-24)	\$ 19,999

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	\$ 1,550
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	\$ 3,486
2-7	Accounting and legal fees	\$ 24,924
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24		
2-25		
2-26		
2-27		
2-28	TOTAL EXPENDITURES/EXPENSES (Add lines 2-1 through 2-27)	\$ 29,960

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?	☒ Yes	☐ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.		
3-3	Is the debt repayment schedule attached?	☐ N/A	☐ Yes ☒ No
	If no, MUST explain below.		
	Developer advances are subject to repayment with available funds		
3-4	Is the entity current in its debt service payments?	☒ Yes	☐ No
	If no, MUST explain below.		
3-5	If no, also indicate if the government is in default with its bond agreements.	☐ Yes	☐ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.

Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				\$ 0
3-7	Revenue Bonds				\$ 0
3-8	Notes/Loans				\$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				\$ 0
3-10	Developer Advances	\$ 139,675	\$ 18,756		\$ 158,431
	Other (specify in line 3-11)				
3-11					\$ 0
3-12	TOTAL (Add lines 3-6 through 3-11)	\$ 139,675	\$ 18,756	\$ 0	\$ 158,431

*Must agree to prior year-end balance

**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	☐ Yes	☒ No
3-14	If yes, how much?		
3-15	Date the debt was authorized		
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☐ Yes	☒ No
3-17	If yes, how much?		
3-18	Date of the most recent Service Plan		
3-19	Does the entity intend to issue debt within the next calendar year?	☐ Yes	☒ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	☐ Yes	☒ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	☐ Yes	☒ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	☐ Yes	☐ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	\$ 2,176
4-2	Certificates of deposit	
4-3	TOTAL CASH DEPOSITS (Add lines 4-1 and 4-2)	\$ 2,176
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4	Colotrust Plus+	\$ 50
4-5		
4-6		
4-7		
4-8		
4-9	Total Investments (Add lines 4-4 through 4-8)	\$ 50
4-10	TOTAL CASH AND INVESTMENTS (Add lines 4-3 and 4-9)	\$ 2,226

4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☐ N/A	☒ Yes	☐ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☒ Yes	☐ No	
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	☐ Yes	☒ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	☐ Yes	☒ No
5-3	If no, MUST explain below.		
	District has no capita assets		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				\$ 0
5-5	Buildings				\$ 0
5-6	Machinery and Equipment				\$ 0
5-7	Furniture and Fixtures				\$ 0
5-8	Infrastructure				\$ 0
5-9	Construction In Progress (CIP)				\$ 0
5-10	Leased & SBITA Right-to-Use Assets				\$ 0
	Other (explain in line 5-11)				
5-11					\$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				\$ 0
5-13	TOTAL (Add lines 5-4 through 5-12)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance

**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an "old hire" firefighters' pension plan?	☐ Yes	☒ No
6-2	Does the entity have a volunteer firefighters' pension plan?	☐ Yes	☒ No
6-3	If yes, who administers the plan?		
Indicate the contributions from the following in lines 6-4 through 6-6.			
6-4	Tax (property, specific ownership, sales, etc.)		
6-5	State contribution amount		
6-6	Other (gifts, donations, etc.)		
6-7	TOTAL (Add lines 6-4 through 6-6)	\$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

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Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-4	If no, MUST explain below.			
If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.				

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	\$ 50,000
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	☒ Yes	☐ No
8-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

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Part 9: General Information

9-1	Is this application for a newly formed governmental entity?	☐ Yes	☒ No
9-2	If yes, what was the date of formation		
9-3	Has the entity changed its name in the past or current year?	☐ Yes	☒ No
9-4	If yes, please list the NEW name below.		
9-5	If yes, please list the PRIOR name below.		
9-6	Is the entity a metropolitan district?	☒ Yes	☐ No
9-7	Please indicate what services the entity provides below. Streets, water, sewer, parks and recreation		
9-8	Does the entity have an agreement with another government to provide services?	☐ Yes	☒ No
9-9	If yes, list the name of the other governmental entity and the services provided below.		
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	☐ Yes	☒ No
9-11	If yes, what was the date filed		
9-12	Does the entity have a certified mill levy?	☒ Yes	☐ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report \$ amounts.)		
9-13	Bond redemption mills		
9-14	General/other mills	94.563	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	94.563	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	☒ N/A	☐ Yes ☐ No
9-17	If no, please explain below.		

Please use the space below to provide any additional information (optional).

Part 10: Governing Body Approval

10-1

If you plan to submit this form electronically, have you read the Electronic Signature Policy?

☒ Yes

☐ No

Office of the State Auditor — Local Government Division Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

- 1) Submit the application in hard copy via U.S. Mail, including original signatures.
- 2) Submit the application electronically via email and either:
 - a. include a copy of an adopted resolution that documents formal approval by the board; or
 - b. include electronic signatures obtained through a software program such as DocuSign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Robert Eck	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
		26/02/2026
Board Member 2		
Board member's name	Don Guerra	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
		26/02/2026
Board Member 3		
Board member's name	Joseph Locicero	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 Joe Locicero (Mar 25, 2026 11:10:45 EDT)	25/03/2026
Board Member 4		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 5		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

VaCR9 - 2025 Audit Exemption Short Form - For Signature -2-26

Final Audit Report

2026-03-25

Created:	2026-02-26
By:	Alexander Fink (alex@mdasi.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHt_7tmzRYdLXYCFRz3A5P8ff8fa8btyc

"VaCR9 - 2025 Audit Exemption Short Form - For Signature -2-26" History

-  Document created by Alexander Fink (alex@mdasi.com)
2026-02-26 - 6:48:07 PM GMT- IP address: 23.147.104.251
-  Document emailed to Robert Eck (bob.eck@landassetstrategies.com) for signature
2026-02-26 - 6:48:15 PM GMT
-  Document emailed to Don Guerra (don.guerra@landassetstrategies.com) for signature
2026-02-26 - 6:48:15 PM GMT
-  Document emailed to Joe Locicero (joe@activehomebuilders.com) for signature
2026-02-26 - 6:48:16 PM GMT
-  Email viewed by Robert Eck (bob.eck@landassetstrategies.com)
2026-02-26 - 6:54:32 PM GMT- IP address: 15.181.16.144
-  Document e-signed by Robert Eck (bob.eck@landassetstrategies.com)
Signature Date: 2026-02-26 - 6:55:47 PM GMT - Time Source: server- IP address: 15.181.16.144
-  Email viewed by Don Guerra (don.guerra@landassetstrategies.com)
2026-02-26 - 11:20:59 PM GMT- IP address: 73.169.127.92
-  Document e-signed by Don Guerra (don.guerra@landassetstrategies.com)
Signature Date: 2026-02-26 - 11:21:40 PM GMT - Time Source: server- IP address: 73.169.127.92
-  Email viewed by Joe Locicero (joe@activehomebuilders.com)
2026-03-09 - 7:45:46 PM GMT- IP address: 68.7.91.198
-  New document URL requested by Joe Locicero (joe@activehomebuilders.com)
2026-03-09 - 7:45:53 PM GMT- IP address: 68.7.91.198

 Email viewed by Joe Locicero (joe@activehomebuilders.com)

2026-03-25 - 3:09:29 PM GMT- IP address: 68.7.91.198

 Document e-signed by Joe Locicero (joe@activehomebuilders.com)

Signature Date: 2026-03-25 - 3:10:45 PM GMT - Time Source: server- IP address: 68.7.91.198

 Agreement completed.

2026-03-25 - 3:10:45 PM GMT



Adobe Acrobat Sign

EXHIBIT B
2026 BUDGET

**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 8, 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

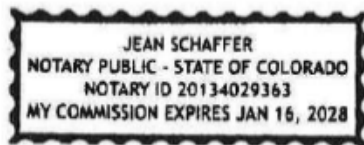


For The Douglas County News Press

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
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

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

	Actual 2024	Estimated 2025	Budget 2026
Beginning Fund Balances	\$ (6,569)	\$ 2,860	\$ 100
Revenues			
Developer advances	30,244	34,968	34,300
Interest income	40	29	42
Property taxes	1,130	1,231	655
Specific ownership taxes	76	62	33
Other revenue	-	-	15,370
Total Revenues	<u>31,490</u>	<u>36,290</u>	<u>50,400</u>
 Total Funds Available	 <u>24,921</u>	 <u>39,150</u>	 <u>50,500</u>
Expenditures			
Accounting	4,289	4,000	4,120
Contingency	-	-	15,370
County Treasurer's fees	17	18	10
Election	-	3,646	-
Insurance and Dues	3,401	3,486	4,000
Legal	12,841	26,500	25,000
Miscellaneous	1,513	1,400	1,500
Total Expenditures	<u>22,061</u>	<u>39,050</u>	<u>50,000</u>
 Total Expenditures and Transfers Out requiring appropriation	 <u>22,061</u>	 <u>39,050</u>	 <u>50,000</u>
Ending Fund Balances	<u><u>\$ 2,860</u></u>	<u><u>\$ 100</u></u>	<u><u>\$ 500</u></u>
Emergency Reserve	<u><u>\$ 100</u></u>	<u><u>\$ 100</u></u>	<u><u>\$ 500</u></u>
Total Reserve	<u><u>\$ 100</u></u>	<u><u>\$ 100</u></u>	<u><u>\$ 500</u></u>

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>

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Villages at Castle Rock Metropolitan District No. 9 (The “District”), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court in Douglas County, and is governed pursuant to the provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The District’s Service area is located in Douglas County. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services.

The District has no employees and all administrative functions are contractually outsourced.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Developer Advances

The District’s general and administrative costs in 2026 will be partially funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bonds proceeds (if applicable) and other legally available revenue.

Property Taxes

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 9
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (Continued)

Property Taxes (Continued)

The calculation of the taxes levied is displayed on the property tax summary information page of the budget.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5% of the property taxes collected.

Expenditures

General and Administrative Expenditures

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, election and other administrative expenditures.

Debt and Leases

The District has no debt, nor any capital or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish an emergency reserve. This reserve must be at least 3% of fiscal year spending.

This information is an integral part of the accompanying budget.

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

EXHIBIT C

SYSTEM DEVELOPMENT FEES AND IMPACT FEES RESOLUTION

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

System Development Fees and Impact Fees

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 Article 1, Title 32 of the Colorado Revised Statutes (the “**Special District Act**”);

B. The District is authorized under its Service Plan and the Special District Act to provide for the design, acquisition, construction, installation, and financing of certain water, sanitary sewer and storm drainage, street, park and recreation, and transportation improvements and services within the boundaries of the District;

C. Pursuant to the Master Intergovernmental Agreement dated May 1, 1995, as amended, between the Town of Castle Rock (the “**Town**”) and Founders Village Metropolitan District (“**Founders**”), and Villages at Castle Rock Metropolitan District No. 4 (“**District 4**”) (the “**Agreement**”), the District is to impose certain System Development Fees and Impact Fees (together the “**Fees**”); and

D. Pursuant to the Agreement, the Fees are to be collected as follows:

a. The water component of the Fees to be collected by the District is 100% of the fee set by the Town;

b. The wastewater component of the Fees to be collected by the District is 30% of the fee set by the Town;

c. The Transportation Fee to be collected by the District is 100% of the fee set by the Town; and

E. Pursuant to the Intergovernmental Reimbursement Agreement between the District and District 4, dated January 5, 2024, the District shall remit to District 4 a Reimbursement Fee to offset costs associated with certain Water and Wastewater Facilities; and

F. Pursuant to § 32-1-1001(1), C.R.S., the District is authorized to fix and from time to time increase or decrease its fees, rates, tolls, charges, penalties, delinquency charges and interest for services, programs or facilities provided; and

G. Section 32 1 1001(1)(j), C.R.S., provides that until paid, all such fees, rates, tolls, penalties or charges constitute a perpetual lien on and against the property served.

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

1. The Board of Directors approves and adopts the Fees as provided under **Exhibit A**.
2. To the extent not previously paid, all owners of Property within the District, other than governmental owners, shall be assessed and charged Fees for use of the District's services and facilities as follows:
 - a. The Fees shall be due and payable by the applicant for each Lot prior to application for a building permit by the Town.
 - b. The District shall provide applicant a Certificate of Payment upon payment in full of the Fees.
3. Pursuant to § 32-1-1001(1), C.R.S., until paid the Fees shall constitute a statutory and perpetual lien on and against the Property served, and, except as provided in subsection (1)(j)(I.5) of this section, any such lien may be foreclosed, in the same manner as provided by the laws of this state for the foreclosure of mechanics' liens.
4. Failure to make a payment of the Fees due shall constitute a default in the payment of such Fees. Upon a default, interest shall accrue on such total amount of such Fees at the rate of 18% annually and the District is entitled to institute such remedies and collection proceedings as may be authorized under the law, including but not limited to foreclosure of the lien.

Approved and adopted this 21st day of February 2025.

VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO.9



Robert Eck, President

Attest:



EXHIBIT A

System Development Fees and Impact Fees

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO.9

2025 System Development and Impact Fees

(Extrapolated from the adopted 2025 Castle Rock Fee Ordinance)

Development Fees / Impact Fees	SFD	SFA (Paired)	MF
Water Development Fee (Water System Fee)(100%)	\$ 8,276	\$ 8,276	\$ 5,545
Sewer Development Fee (Wastewater System Fee)(30%)	\$ 1,718	\$ 1,718	\$ 1,118
Transportation Impact Fee (100%) (1)	\$ 16,853	\$ 16,853	\$ 13,002
Reimbursement Fee to District No. 4 (4)	\$ 6,810	\$ 5,448	\$ 4,630
Fees Collected by Founders District	\$ 33,657	\$ 32,295	\$ 24,295
Sewer Development Fee (Wastewater System Fee)(70%)	\$ 4,011	\$ 2,687	\$ 2,687
Renewable Water Resource Fee (100%)	\$ 33,485	\$ 33,485	\$ 22,435
Stormwater Impact Fee (CCB)	\$ 1,265	\$ 846	\$ 766
Cherry Creek Basin Authority Fee	\$ 60	\$ 60	\$ 60
Parks & Recreation Impact Fee (1)	\$ 9,513	\$ 9,513	\$ 6,828
Fire Impact Fee (1)	\$ 1,427	\$ 1,427	\$ 1,024
Police Impact Fee (1)	\$ 766	\$ 766	\$ 549
Municipal Facilities Fee (1)	\$ 500	\$ 500	\$ 359
Fee Balance Collected by Castle Rock	\$ 51,027	\$ 49,284	\$ 34,708
Total Development and Impact Fees	\$ 84,684	\$ 81,579	\$ 59,003

Notes:

(1) These 5 Impact Fees are "scalable fees" and vary by home square footage.

(2) The 2025 Fees for SFD assume a 2,400 sq. ft. home per the Town's annual Fee Ordinance.

(3) Separate Irrigation Tap Fees are per tap size and District 9 collects 100% of said Fee.

Note: The Town still collects the Renewable Water Resource Fee for all Irrigation Taps.

(4) District No. 9 collects a Reimbursement Fee/ Surcharge per the 2024 IGRA and rebates same to District No. 4 for major Water and Wastewater Infrastructure and Capacities constructed for District 9 use (\$4,092,518).

Resolution Re. Development and Impact Fees

Final Audit Report

2025-02-25

Created:	2025-02-21
By:	Chloe Edens (cedens@erblawllc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARtu4-SkeVH2BOsYpq09_XmTSKE0t4FKI

"Resolution Re. Development and Impact Fees" History

-  Document created by Chloe Edens (cedens@erblawllc.com)
2025-02-21 - 9:14:25 PM GMT
-  Document emailed to Robert Eck (bob.eck@landassetstrategies.com) for signature
2025-02-21 - 9:14:29 PM GMT
-  Document emailed to Don Guerra (don.guerra@landassetstrategies.com) for signature
2025-02-21 - 9:14:29 PM GMT
-  Email viewed by Robert Eck (bob.eck@landassetstrategies.com)
2025-02-21 - 9:46:17 PM GMT
-  Document e-signed by Robert Eck (bob.eck@landassetstrategies.com)
Signature Date: 2025-02-21 - 9:46:44 PM GMT - Time Source: server
-  Email viewed by Don Guerra (don.guerra@landassetstrategies.com)
2025-02-25 - 10:08:44 PM GMT
-  Document e-signed by Don Guerra (don.guerra@landassetstrategies.com)
Signature Date: 2025-02-25 - 10:09:00 PM GMT - Time Source: server
-  Agreement completed.
2025-02-25 - 10:09:00 PM GMT