

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

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The Board of Directors of Cuchares Ranch Metropolitan District (the “**Board**”), El Paso County, Colorado (the “**District**”), held a special meeting, via teleconference on December 12, 2025, at the hour of 10:00 a.m.

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

*[Remainder of Page Intentionally Left Blank]*

## NOTICE AS TO PROPOSED 2026 BUDGET

**AFFIDAVIT OF PUBLICATION**

STATE OF COLORADO  
COUNTY OF El Paso

I, Fredrick Rogers, being first duly sworn, deposes and says that he is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 12/05/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



**Fredrick Rogers**  
Sales Center Agent

Subscribed and sworn to me this 12/05/2025, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires December 15, 2025.



**Karen Hogan**  
Notary Public  
The Gazette

**KAREN HOGAN**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224024441  
MY COMMISSION EXPIRES 06/23/2026

**NOTICE OF PUBLIC HEARING ON THE  
PROPOSED 2026 BUDGET  
AND  
NOTICE OF PUBLIC HEARING ON THE  
AMENDED 2025 BUDGET**

The Board of Directors (the "Board") of the CUCHARAS RANCH METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on DECEMBER 12, 2025, at 10:00 a.m. to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget").

The public hearing can be joined using the following teleconference information:  
<https://us06web.zoom.us/j/82072372224>  
Meeting ID: 820 7237 2224  
Call-in: 719-359-4580

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of WBA, PC., 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budgets by the Board.

The agenda for any meeting may be obtained at <https://cucharesranchmd.colorado.gov/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:  
CUCHARAS RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, PC

Published in The Gazette December 5, 2025.

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

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

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

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

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

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

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

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

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

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


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

*[Remainder of Page Intentionally Left Blank]*

ADOPTED DECEMBER 12, 2025.

**DISTRICT:**

**CUCHARS RANCH METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By:   
Judy Grancowski (Dec 12, 2025 14:09:52 MST)  
\_\_\_\_\_  
Officer of the District


**ATTEST:**

By:   
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF EL PASO  
CUCHARS RANCH METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Friday, December 12, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 12th day of December, 2025 .

  
\_\_\_\_\_  
Signature

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

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**CUCHARES RANCH METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**





**SCHILLING & COMPANY, INC.**

*Certified Public Accountants*

P.O. Box 631579  
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086

FAX: 720.348.2920

### **Accountant's Compilation Report**

Board of Directors  
Cuchares Ranch Metropolitan District  
El Paso County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Cuchares Ranch Metropolitan District (District), for the year ending December 31, 2026 including the estimate of comparative information for the year ending December 31, 2025 and the actual comparative information for the year ending December 31, 2024, in the format required by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The actual comparative information for the year ending December 31, 2024 is presented for comparative purposes as required by Colorado Revised Statutes (C.R.S.) 29-1-105. Such information is taken from the audited financial statements of the District for the year ended December 31, 2024. Dazzio & Associates, PC audited the financial statements for the year ended December 31, 2024, whose report was dated June 3, 2025.

The budget is presented in accordance with the requirements of Colorado Revised Statutes (C.R.S.) 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Cuchares Ranch Metropolitan District.

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
December 12, 2025

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

	<b>ACTUAL 2024</b>	<b>ADOPTED BUDGET 2025</b>	<b>ADOPTED BUDGET 2026</b>
<b>ASSESSED VALUATION</b>			
El Paso County			
Certified Assessed Value	<u>\$ 11,560,310</u>	<u>\$ 11,559,420</u>	<u>\$ 11,199,220</u>
<b>MILL LEVY</b>			
General - Operations	3.278	3.311	3.452
Debt Service - Refunding Loan Series 2021	<u>21.041</u>	<u>21.205</u>	<u>22.458</u>
Total mill levy	<u>24.319</u>	<u>24.516</u>	<u>25.910</u>
<b>LEVIED PROPERTY TAXES</b>			
General Fund	\$ 37,895	\$ 38,273	\$ 38,660
Debt Service Fund:			
Debt Service - Refunding Loan Series 2021	<u>243,240</u>	<u>245,118</u>	<u>251,512</u>
Levied property taxes	281,135	283,391	290,172
Adjustments to actual/rounding	1,996	-	-
Actual or budgeted property taxes	<u>\$ 283,131</u>	<u>\$ 283,391</u>	<u>\$ 290,172</u>
<b>BUDGETED/ACTUAL PROPERTY TAXES BY FUND</b>			
General Fund	\$ 38,164	\$ 38,273	\$ 38,660
Debt Service	<u>244,967</u>	<u>245,118</u>	<u>251,512</u>
	<u>\$ 283,131</u>	<u>\$ 283,391</u>	<u>\$ 290,172</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and the summary of significant assumptions.

**CUCHARS RANCH METROPOLITAN DISTRICT  
GENERAL FUND  
2026 BUDGET AS ADOPTED  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

	<u>ACTUAL 2024</u>	<u>ESTIMATED 2025</u>	<u>ADOPTED BUDGET 2026</u>
<b>BEGINNING FUND BALANCE</b>	\$ 102,630	\$ 112,874	\$ 130,948
<b>REVENUE</b>			
Property tax	38,164	38,273	38,660
Specific ownership tax	3,558	3,656	3,479
Net investment income	1,599	3,407	3,000
Total revenue	<u>43,321</u>	<u>45,336</u>	<u>45,139</u>
Total funds available	<u>145,951</u>	<u>158,210</u>	<u>176,087</u>
<b>EXPENDITURES</b>			
General Government			
Legal	18,280	10,910	28,000
Accounting	6,161	5,424	6,000
Audit	4,700	5,000	5,300
Insurance and bonds	2,379	2,637	3,000
Election	524	2,219	1,000
Bank service charges	150	180	200
Dues and subscriptions	311	318	500
Treasurer's fees	572	574	580
Contingency	-	-	20,000
Total expenditures	<u>33,077</u>	<u>27,262</u>	<u>64,580</u>
Total expenditures requiring appropriation	<u>33,077</u>	<u>27,262</u>	<u>64,580</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 112,874</u>	<u>\$ 130,948</u>	<u>\$ 111,507</u>
<b>EMERGENCY RESERVE</b>	<u>\$ 1,299</u>	<u>\$ 1,361</u>	<u>\$ 1,355</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and the summary of significant assumptions.

**CUCHARS RANCH METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2025 BUDGET AS ADOPTED  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

	<b>ACTUAL 2024</b>	<b>ESTIMATED 2025</b>	<b>ADOPTED BUDGET 2026</b>
<b>BEGINNING FUND BALANCE</b>	\$ 130,796	\$ 139,215	\$ 144,589
<b>REVENUE</b>			
Property tax	244,967	245,118	251,512
Specific ownership taxes	22,837	23,411	22,636
Interest income	5,451	3,693	3,000
Total revenue	<u>273,255</u>	<u>272,222</u>	<u>277,148</u>
Total funds available	<u>404,051</u>	<u>411,437</u>	<u>421,737</u>
<b>EXPENDITURES</b>			
Treasurer's fees	3,675	3,677	3,773
Bond/loan principal	100,000	105,000	115,000
Bond/loan interest	161,161	158,171	155,032
Contingency	-	-	10,000
Total expenditures	<u>264,836</u>	<u>266,848</u>	<u>283,805</u>
Total expenditures requiring appropriation	<u>264,836</u>	<u>266,848</u>	<u>283,805</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 139,215</u>	<u>\$ 144,589</u>	<u>\$ 137,932</u>
<b>REQUIRED RESERVE</b>	<u>\$ 87,400</u>	<u>\$ 87,400</u>	<u>\$ 87,400</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and the summary of significant assumptions.

**CUCHARS RANCH METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this summary as presented by management, are those that are believed to be significant as of the date of the compilation report and are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2026 annual budget. Actual results may differ from the prospective results contained in the budget.

**SERVICES PROVIDED**

The Cuchares Ranch Metropolitan District (the "District"), was organized in El Paso County to provide financing for the construction, operation and maintenance of public infrastructure improvements within the District's boundaries. Since organization, all District services have been provided by the Colorado Centre Metropolitan District pursuant to an inclusion agreement recorded 10/21/2010 (Reception No. 210105509, El Paso County, Colorado).

The District prepares its budget on the modified accrual basis of accounting.

**REVENUE**

*Property Tax*

Property taxes are forecasted based on the mill levy adopted applied to the annual assessed valuation of \$11,199,220. The calculation of the taxes levied is displayed on page 2 of the budget at the adopted total mill levy of 25.910 mills. The total mill levy is comprised of the Required Mill Levy for the Taxable (Converting to Tax-Exempt) Refunding Loan, Series 2021 of 22.458 mills and the Operations Mill Levy of 3.452 in the General Fund.

*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 9% of the property taxes collected.

*Investment Income*

Interest earned on the District's available funds has been estimated based on interest earnings from the prior year and the anticipated invested balances.

**EXPENDITURES**

*Administrative Expenditures*

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**CUCHARS RANCH METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**DEBT AND LEASES**

During 2021, the District entered into a \$5,835,000 Taxable (Converting to Tax-Exempt) Refunding Loan, Series 2021. The loan proceeds were used to advance refund and defease the outstanding General Obligation Limited Tax Refunding and Improvement Bonds Series 2016A and outstanding Subordinate General Obligation Limited Tax Bonds Series 2016B.

The Schedule of Debt Service Requirements for the \$5,835,000 Taxable (Converting to Tax-Exempt) Refunding Loan, Series 2021 included on page 7, was obtained from the amortization schedules prepared for the loan issuance and assumes the loan will convert from taxable to tax-exempt as anticipated in the loan documents.

The District has no leases.

**RESERVES**

The District has provided for an emergency reserve fund of at least 3% of fiscal year spending for 2026, as defined under TABOR.

The District has provided for the \$87,400 debt service reserve in accordance with the Taxable (Converting to Tax-Exempt) Refunding Loan Series 2021.

This information is an integral part of the accompanying budget.

**CUCHARS RANCH METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS**

**\$5,835,000**

**Taxable (Converting to Tax-Exempt)**

**Refunding Loan, Series 2021**

**Bearing Interest at 3.78% Taxable Through**

**9/17/2021, 2.99% Tax Exempt to 12/1/2035,**

**4.00% Thereafter Until Maturity**

<b>Year ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2026	\$ 115,000	\$ 155,032	\$ 270,032
2027	115,000	151,593	266,593
2028	125,000	148,154	273,154
2029	130,000	144,417	274,417
2030	140,000	140,530	280,530
2031	145,000	136,344	281,344
2032	155,000	132,009	287,009
2033	160,000	127,374	287,374
2034	170,000	122,590	292,590
2035	175,000	117,507	292,507
2036	145,000	150,200	295,200
2037	155,000	144,400	299,400
2038	165,000	138,200	303,200
2039	175,000	131,600	306,600
2040	185,000	124,600	309,600
2041	195,000	117,200	312,200
2042	210,000	109,400	319,400
2043	215,000	101,000	316,000
2044	230,000	92,400	322,400
2045	240,000	83,200	323,200
2046	260,000	73,600	333,600
2047	270,000	63,200	333,200
2048	285,000	52,400	337,400
2049	295,000	41,000	336,000
2050	315,000	29,200	344,200
2051	415,000	16,600	431,600
	<u>\$ 5,185,000</u>	<u>\$ 2,843,750</u>	<u>\$ 8,028,750</u>

This information is an integral part of the accompanying forecasted budget.