Bella Mesa Metropolitan District

2025
Annual Report

Submitted to:
Town of Castle Rock
August 3, 2026

Also filed with:
Douglas County Clerk and Recorder, Colorado Division of Local Government in the Department of Local Affairs &
Colorado State Auditor

The Bella Mesa Metropolitan District (the "District") hereby submits this annual report, as required pursuant to Section X of the Service Plan of the District[1] approved by the Town of Castle Rock (the "Town") on August 24, 2004, as amended on May 4, 2006, June 19, 2018, and February 18, 2020, and in accordance with the Town of Castle Rock, Municipal Code Section 11.02.040(H) (the "2025 Annual Report").

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the Town, the Division of Local Government, the state auditor, and the Douglas County Clerk and Recorder. The District hereby submits this 2025 Annual Report to satisfy the above reporting requirements for the year 2025.

For the year ending December 31, 2025, the District makes the following report pursuant to Section X of the District's Service Plan:

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

Three areas of development within the District are currently foreseen:

1. Founders Village Filing 24 (190 lots): Complete with new homes.
2. Bella Mesa PUD – South: This project is anticipated to consist of 93 new luxury townhomes to be built by Cardel Homes. Cardel Homes is currently working through the approval process with the Town.
3. Bella Mesa PUD – North: This section of Bella Mesa is 294 Acres, with the PUD zoning for 525 single-family lots. This site is under contract with Cardel Homes and the site development plans were approved in the 4th quarter of 2025. The District has completed the construction of the traffic circle near this site, at Mikelson Blvd. and Mitchell Street, which was a prerequisite to development of this property.

B. 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 the statement of operations (i.e. revenues and expenditures) for the report year.

At the time of filing the District's 2025 Annual Report, the audit is still in progress. A copy of the District's audit for the Report Year will be submitted upon completion.

C. 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

[1] The District was formerly known as Vistas at Rock Canyon Metropolitan District and was originally organized in accordance with the Vistas at Rock Canyon Metropolitan District Service Plan. The Douglas County District Court confirmed the District's name change from Vistas at Rock Canyon Metropolitan District to Bella Mesa Metropolitan District by Order Confirming District Name Change filed August 29, 2016 and recorded with the Clerk and Recorder for Douglas County on September 20, 2016 at Reception No. 2016065630.

the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year.

Construction activities undertaken for Founders Village Filing No. 24 have been completed. The public improvements therein were paid for and acquired by the District (or other public entities) following the terms of that certain Advance and Reimbursement and Facilities Acquisition Agreement dated December 28, 2018 by and among the District, Fourth Investment USA, LLC, and Richmond American Homes of Colorado, Inc. (the "Richmond Agreement"). As of the date of this report, $0 is outstanding under the Richmond Agreement.

The District began construction of the roundabout at Mitchell Street and Mikelson Boulevard (the "Roundabout") in the fall of 2023 and the Roundabout was completed in 2025. On November 28, 2023, Fourth Investment USA, LLC (the "Developer") and the District entered into an Advance and Reimbursement Agreement (Capital Expenses), as amended by that certain First Amendment to Advance and Reimbursement Agreement (Capital Expenses), dated September 18, 2024, and as further amended by that certain Second Amendment to Advance and Reimbursement Agreement (Capital Expenses), dated October 30, 2024 (the "Developer Advance Agreement"), pursuant to which the Developer has advanced funds to the District for the construction and acquisition of public improvements, including the Roundabout. As of December 31, 2025, the Developer had advanced a total of $1,400,000.00 to the District under the Developer Advance Agreement and $412,405.33 was outstanding.

The remaining public improvements required for completion of the Bella Mesa development are anticipated to be generally comprised of the removal of Mitchell Dam, streets, sidewalks, water, sewer, stormwater drainage and detention, and trails and outdoor recreation improvements, which are anticipated to be completed by 2031.

D. 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.

On May 27, 2020, the District issued Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A$_{(3)}$ with an original principal amount of $15,747,961, an interest rate of 6.75 percent, and maturing December 1, 2049 (the "2020A$_{(3)}$ Bonds"). In addition, on October 30, 2024, the District issued Subordinate Limited Tax General Obligation Bonds, Series 2024B with an original principal amount of $9,549,000, an interest rate of 8.00 percent, and maturing December 15, 2054 (the "2024B Bonds").

The assessed valuation of the District for 2026 was $7,096,820.

Mill levies of 14.090 mills for general operating expenses and 63.041 mills for debt service were levied for 2026.

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

The annual budget for the District for the year ending December 31, 2026 is attached hereto as **Exhibit A**. In addition, on November 11, 2025, the District adopted a 2025 budget amendment and subsequently adopted a second 2025 budget amendment on June 23, 2026, copies of which are attached hereto as **Exhibit B**.

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

Founders Village Filing 24, 190 lots have been completed.

G. A Summary of all Fees, Charges and Assessments Imposed by the District as of January 1 of the report year.

The District imposed no fees, charges, or assessments during 2025.

H. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 of this Chapter has occurred in the report year.

The Certification under Section 11.02.060 is attached hereto as **Exhibit C**.

I. 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.

<u>Board Members</u>

John V. Hill
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237
(303) 292-9100

Mike Newman
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237
(303) 292-9100

Javier Ortega
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237
(303) 292-9100

General Legal Counsel

Jennifer L. Ivey
Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237
(303) 867-3003

Regular Board Meetings

November 10, 2026, at 8:45 A.M., via video conference at https://us06web.zoom.us/j/87197524760?pwd=JBsakRUmR3zywUkQ3CdhSubbx8TaoL.1, Meeting ID: 871 9752 4760, Passcode: 226112, Dial-in Number: 1-719-359-4580.

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For the year ending December 31, 2025, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

(A) Boundary changes made.

In 2025, the District had no boundary changes made.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

In 2025, the District did not enter into or terminate any intergovernmental agreements with other governmental entities.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's General Counsel:

Jennifer L. Ivey
Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237
Phone: (303) 867-3003
Email: Jivey@isp-law.com

(D) A summary of litigation involving public improvements owned by the special district.

In 2025, the District was not involved in any litigation involving public improvements owned by the District.

(E) The status of the construction of public improvements by the special district.

Please see Section A above.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In 2025, the District completed construction of the Mikelson & Mitchell Roundabout, which was conveyed to and accepted by the Town of Castle Rock on May 6, 2025, as indicated in that certain Public Improvements Conveyance and Acceptance.

The District also completed construction of a detention pond located on Tract A, Bella Mesa Filing No. 1, as recorded in the real property records of Douglas County at Reception No. 021132396 (the "Detention Pond"), along with related underground facilities and appurtenances necessary thereto which are located on both Tract B, Bella Mesa Filing No. 1 and within right of way, all of which property is owned by the Town (the "Related Facilities"). The District maintains ownership, operation, and maintenance responsibilities for the Detention Pond, while the Town is responsible for the ownership, operation, and maintenance of the Related Facilities, in accordance with that certain Consent of the Town Manager to the Ownership, Operation and Maintenance of the Detention Pond by Bella Mesa Metropolitan District, dated March 29, 2025.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District is $7,096,820.

(H) A copy of the current year's budget.

A copy of the District's 2026 Budget is attached hereto as **Exhibit A**. In addition, on November 11, 2025, the District adopted a 2025 budget amendment and subsequently adopted a second 2025 budget amendment on June 23, 2026, copies of which are attached hereto as **Exhibit B**.

(I) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

At the time of filing the District's 2025 Annual Report, the audit is still in progress. A copy of the District's audit for the Report Year will be submitted upon completion.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2025, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2025, the District did not have any inability to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

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EXHIBIT A

2026 Budget

STATE OF COLORADO
COUNTY OF DOUGLAS
TOWN OF CASTLE ROCK
BELLA MESA METROPOLITAN DISTRICT
2026 BUDGET RESOLUTION

The Board of Directors of the Bella Mesa Metropolitan District (the "District"), Douglas County, Town of Castle Rock, Colorado held a regular meeting on Tuesday, November 11, 2025, at the hour of 8:45 A.M., via video conference at: https://us06web.zoom.us/j/82676596372?pwd=NzsU4qUIR3yCgToB2LWdedxSOC5Z76.1, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 826 7659 6372, Passcode: 739303.

The following members of the District's Board of Directors (the "Board") were present:

President:	John V. Hill
Assistant Secretary:	Mike Newman
Assistant Secretary:	Javier Ortega

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Paul Wilson and Nancy Bach, CliftonLarsonAllen LLP

Ms. Ivey reported that proper notice was made to allow the Board to conduct a public hearing on the 2026 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board and that a notice of regular meeting was posted on a public website of the District https://bellamesametro.specialdistrict.org/, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Ortega introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, 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 has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2025; and

WHEREAS, the proposed budget is more than fifty thousand dollars ($50,000.00), due and proper notice was published on Thursday, October 23, 2025, in the *Douglas County News-Press* indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, November 11, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, 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

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COLORADO:

Section 1. Summary of 2026 Revenues and 2026 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2026, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2026. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2026. Due to the significant possibility that the final assessed valuation provided by the Douglas County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by the Secretary or an Assistant Secretary, if applicable, of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2026 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is $99,994 and that the 2025 valuation for assessment, as certified by the Douglas County Assessor, is $7,096,820. 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 14.090 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 6. 2026 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is $447,391 and that the 2025 valuation for assessment, as certified by the Douglas County Assessor, is $7,096,820. That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 63.041 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 7. 2026 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes affecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County on or before December 15, 2025 (or such other date as may be prescribed by law), for collection in 2026.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Newman.

RESOLUTION APPROVED AND ADOPTED THIS 11TH DAY OF NOVEMBER 2025.

BELLA MESA METROPOLITAN DISTRICT

DocuSigned by:
John V. Hill
428746E3ED6E42C

By: John V. Hill
Its: President

DocuSigned by:
Maxine Hepfer
39E8B61AD4A34DA

By: Maxine Hepfer
Its: Secretary

STATE OF COLORADO
COUNTY OF DOUGLAS
TOWN OF CASTLE ROCK
BELLA MESA METROPOLITAN DISTRICT

I, Maxine Hepfer, hereby certify that I am a director and the duly elected and qualified Secretary of the Bella Mesa Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Bella Mesa Metropolitan District held on November 11, 2025, via video conference at: https://us06web.zoom.us/j/82676596372?pwd=NzsU4qUIR3yCgToB2LWdedxSOC5Z76.1, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 826 7659 6372, Passcode: 739303, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 11th day of November 2025.

DocuSigned by:
Maxine Hepfer
30F8B61AD4A34DA...
Maxine Hepfer, Secretary

[SEAL]

BELLA MESA
DOUGLAS COUNTY
SEAL
COLORADO
METROPOLITAN DISTRICT

EXHIBIT A

Affidavit
Notice as to Proposed 2026 Budget

ICENOGLE-SEAVER-POGUE
4725 S Monaco St, #360
Denver, CO, 80237

Public Notice
Legal Notice No. DC2144
First Publication: Oct. 23, 2025
Last Publication: Oct. 23, 2025
Publisher: Douglas County News Press

AFFIDAVIT OF PUBLICATION

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 10/23/2025, 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: October 23, 2025

Erin Adams

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 10/23/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-591688
Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the "District") for the ensuing year of 2026. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at **8:45 A.M., on Tuesday, November 11, 2025.**

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at
https://bellamesametro.specialdistrict.org/
at least 24 hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Legal Notice No. DC 2144
Publication: October 23, 2025
Publisher: Douglas County News Press

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT

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The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at https://bellamesametro.specialdistrict.org/ at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, October 23, 2025

EXHIBIT B

Budget Document
Budget Message

BELLA MESA METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

BELLA MESA METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/22/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 4,533,250	$ 12,301,430	$ 11,234,935
REVENUES			
Property taxes	562,576	571,609	547,385
Specific ownership taxes	42,192	43,572	41,054
Interest Income	221,696	452,400	360,000
Developer advance	1,179,050	-	-
Other Revenue	5,431	-	47,644
Bond issuance proceeds	9,549,000	-	-
Total revenues	11,559,945	1,067,581	996,083
Total funds available	16,093,196	13,369,011	12,231,018
EXPENDITURES			
General Fund	171,532	175,000	155,000
Debt Service Fund	11,041	11,076	1,545,000
Capital Projects Fund	3,609,192	1,948,000	3,320,000
Total expenditures	3,791,765	2,134,076	5,020,000
Total expenditures and transfers out requiring appropriation	3,791,765	2,134,076	5,020,000
ENDING FUND BALANCES	$ 12,301,430	$ 11,234,935	$ 7,211,018
EMERGENCY RESERVE	$ 3,600	$ 3,400	$ 4,700
DEBT SERVICE RESERVE	1,574,796	1,574,796	1,574,796
SURPLUS FUND (MAXIMUM $2,200,000)	1,868,391	2,200,000	1,590,821
TOTAL RESERVE	$ 3,446,787	$ 3,778,196	$ 3,170,317

See summary of significant assumptions.

BELLA MESA METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/22/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 6,289,170	$ 6,817,550	$ 6,642,710
Commercial	33,020	-	-
Agricultural	21,270	21,270	4,370
State assessed	81,500	-	-
Vacant land	827,470	376,880	364,040
Personal property	-	82,400	85,700
Certified Assessed Value	$ 7,252,430	$ 7,298,100	$ 7,096,820
MILL LEVY			
General	13.788	13.702	14.090
Debt Service	64.159	64.621	63.041
Temporary Mill Levy Reduction	(0.279)	0.000	0.000
Total mill levy	77.668	78.323	77.131
PROPERTY TAXES			
General	$ 99,997	$ 99,998	$ 99,994
Debt Service	465,309	471,611	447,391
Temporary Mill Levy Reduction	(2,023)	-	-
Adjustments to actual/rounding	(707)	-	-
Levied property taxes	562,576	571,609	547,385
Budgeted property taxes	$ 562,576	$ 571,609	$ 547,385
BUDGETED PROPERTY TAXES			
General	**$ 97,850**	**$ 99,998**	**$ 99,994**
Debt Service	**464,726**	**471,611**	**447,391**
	$ 562,576	**$ 571,609**	**$ 547,385**

See summary of significant assumptions.

BELLA MESA METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/22/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 121,401	$ 69,542	$ 4,562
REVENUES			
Property taxes	97,850	99,998	99,994
Specific ownership taxes	7,339	7,622	7,500
Interest Income	9,053	2,400	-
Other Revenue	5,431	-	47,644
Total revenues	119,673	110,020	155,138
Total funds available	241,074	179,562	159,700
EXPENDITURES			
General and administrative			
Accounting	43,253	36,000	32,000
Auditing	6,700	7,100	7,500
County Treasurer's Fee	1,483	1,500	1,500
Dues and Membership	387	409	500
Insurance	13,568	15,005	16,000
District management	42,000	44,000	42,000
Legal	61,310	63,000	50,000
Miscellaneous	-	1,486	1,000
Election	219	5,000	1,000
Contingency	-	-	2,000
Website	2,612	1,500	1,500
Total expenditures	171,532	175,000	155,000
Total expenditures and transfers out requiring appropriation	171,532	175,000	155,000
ENDING FUND BALANCES	$ 69,542	$ 4,562	$ 4,700
EMERGENCY RESERVE	$ 3,600	$ 3,400	$ 4,700
TOTAL RESERVE	$ 3,600	$ 3,400	$ 4,700

See summary of significant assumptions.

BELLA MESA METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/22/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,414,018	$ 3,443,187	$ 4,089,672
REVENUES			
Property taxes	464,726	471,611	447,391
Specific ownership taxes	34,853	35,950	33,554
Interest Income	140,631	150,000	140,000
Developer advance	400,000	-	-
Total revenues	1,040,210	657,561	620,945
Total funds available	3,454,228	4,100,748	4,710,617
EXPENDITURES			
General and administrative			
County Treasurer's Fee	7,041	7,076	6,711
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	1,701
Debt Service			
Bond interest	-	-	1,532,588
Total expenditures	11,041	11,076	1,545,000
Total expenditures and transfers out requiring appropriation	11,041	11,076	1,545,000
ENDING FUND BALANCES	$ 3,443,187	$ 4,089,672	$ 3,165,617
DEBT SERVICE RESERVE	$ 1,574,796	$ 1,574,796	$ 1,574,796
SURPLUS FUND (MAXIMUM $2,200,000)	1,868,391	2,200,000	1,590,821
AVAILABLE FOR FUTURE DEBT SERVICE	-	314,876	-
TOTAL RESERVE	$ 3,443,187	$ 4,089,672	$ 3,165,617

See summary of significant assumptions.

CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/22/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,997,831	$ 8,788,701	$ 7,140,701
REVENUES			
Interest Income	72,012	300,000	220,000
Developer advance	779,050	-	-
Bond issuance proceeds	9,549,000	-	-
Total revenues	10,400,062	300,000	220,000
Total funds available	12,397,894	9,088,701	7,360,701
EXPENDITURES			
General and Administrative			
Accounting	-	30,000	32,000
District management	186,725	75,000	80,000
Legal	-	7,990	8,000
Repay developer advance	701,052	215,010	-
Bond issue costs	648,874	-	-
Capital Projects			
Utilities	12,000	-	-
Streets	1,776,724	1,500,000	3,000,000
Engineering	283,817	120,000	200,000
Total expenditures	3,609,192	1,948,000	3,320,000
Total expenditures and transfers out requiring appropriation	3,609,192	1,948,000	3,320,000
ENDING FUND BALANCES	$ 8,788,701	$ 7,140,701	$ 4,040,701

See summary of significant assumptions.

BELLA MESA METRO DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized by order of the District Court on November 16, 2004, under the name of Vistas at Rock Canyon Metropolitan District. On August 29, 2016, the District's name was changed to Bella Vista Metropolitan District. The District was organized to provide financing for the construction of street improvements, traffic and safety control, a potable and non-potable water supply system, sanitary sewer system, parks and recreation, public transportation, television relay and translation, and mosquito control. The District's service area is located in Douglas County, Colorado, entirely within the Town of Castle Rock (Town).

The organizational election for the District approved authorization to impose ad valorem taxes of up to $100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of $40,474,600 for the above listed facilities and $100,000 for operations and maintenance costs. Additionally, District voters approved $40,474,600 for refunding debt.

The budget is in accordance with the TABOR amendment limitation. Emergency reserves required under TABOR have been provided.

The District has no employees, and all administrative and service functions are contracted.

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

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.

Revenue - (continued)

Property Taxes - (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

The calculation of the taxes levied is displayed on page 3 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 7.50% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative Expenses

Administrative expenditures have been budgeted 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, management, general engineering, insurance, meeting expense, and other administrative expenses.

Expenditures - (continued)

Operations and Maintenance Costs

Operations and Maintenance Costs represent the costs to maintain surface drainage systems such as detention basins, outlet structures and outfalls, owned by the District. The annual expenses at build out in 2027 is estimated to be $250,000. The budget assumes these costs will be incurred in increasing amounts as the drainage systems are completed as needed when new homes are built each year.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Capital Expenditures

Capital expenditures are reflected on page 5 of the budget document.

Debt and Leases

On May 27, 2020, the District issued capital appreciation bonds, convertible to current interest bonds on the Current Interest Conversion Date of December 1, 2025. Prior to the Current Interest Conversion Date, the Bonds shall pay no current interest, and shall accrete in value at an accretion rate of 6.75% compounding semi-annually on each June 1 and December 1, commencing on June 1, 2020, from their date of issuance.

On the Current Interest Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 6.75%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2029. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of 3% declining 1% per year for the next two years and no redemption premium thereafter.

On and after the Current Interest Conversion Date, (a) to the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and will continue to bear interest at the rate then borne by the Bonds; and (b) to the extent interest on any Bond is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bonds. The total repayment obligation of the District for the Bonds cannot exceed the limitations of the Election and the amount permitted by law.

In the event that any amount of principal of or interest on the Bonds remains unpaid on December 1, 2059, the Bonds will be deemed discharged.

Debt and Leases - (continued)

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

The Bonds are secured by Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all Capital Fees, if any; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The District is required to impose a Required Mill Levy upon all taxable property of the District each year in an amount that generates Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to replenish the Reserve Fund to the amount of the Reserve Requirement, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 24, 2004).

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount of $1,574,739, the Required Mill Levy is to equal 50 mills (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds when due, to replenish the Reserve Fund to the Reserve Requirement and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund, the Surplus Fund and the Reserve Fund, will pay the Bonds in full in the year such levy is collected.

On October 30, 2024, the District issued $9,549,000 Subordinate Limited Tax General Obligation Bonds, Series 2024B (Series 2024B Subordinate Bonds). The Series 2024B Subordinate Bonds constitute “cash flow” limited tax general obligations of the District secured by and payable solely from and to the extent of the Subordinate Pledged Revenue, consisting of moneys derived by the District from the following sources: (a) all Subordinate Property Tax Revenues (generally defined as all moneys derived from imposition by the District of the Subordinate Required Mill Levy); (b) all Subordinate Specific Ownership Tax Revenues; (c) all Subordinate Capital Fee Revenue, if any; (d) any amounts released from the 2020 Surplus Fund pursuant to the 2020 Senior Indenture; and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. Proceeds from the sale of the Series 2024B Subordinate Bonds will be used for the purposes of financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain Public Improvements to serve the Development and paying the costs of issuing the Series 2024B Subordinate Bonds.

The District has no capital or operating leases.

Reserve Funds

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

The District also has a Debt Service Reserve Fund in the amount of $1,574,796.

This information is an integral part of the accompanying budget.

BELLA MESA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$15,747,960.95 (Original Principal Amount)
$22,705,000 (Value at Current Interest Conversion Date)
Limited Tax General Obligation Convertible
Capital Appreciation Bonds, Series 2020
Dated May 27, 2020
Interest Rate of 6.750% Due June 1 and December 1
Principal Due on December 1

	Principal	Interest	Total
2026	$ -	$ 1,532,588	$ 1,532,588
2027	-	1,532,588	1,532,588
2028	-	1,532,588	1,532,588
2029	35,000	1,532,588	1,567,588
2030	130,000	1,530,225	1,660,225
2031	140,000	1,521,450	1,661,450
2032	250,000	1,512,000	1,762,000
2033	265,000	1,495,125	1,760,125
2034	390,000	1,477,238	1,867,238
2035	415,000	1,450,913	1,865,913
2036	555,000	1,422,900	1,977,900
2037	595,000	1,385,438	1,980,438
2038	755,000	1,345,275	2,100,275
2039	805,000	1,294,313	2,099,313
2040	985,000	1,239,975	2,224,975
2041	1,050,000	1,173,488	2,223,488
2042	1,255,000	1,102,613	2,357,613
2043	1,340,000	1,017,900	2,357,900
2044	1,570,000	927,450	2,497,450
2045	1,680,000	821,475	2,501,475
2046	1,940,000	708,075	2,648,075
2047	2,075,000	577,125	2,652,125
2048	2,370,000	437,063	2,807,063
2049	4,105,000	277,088	4,382,088
	$ 22,705,000	$ 28,847,481	$ 51,552,481

Includes the payment of interest on June 1 and December 1 of each year and the payment of principal on December 1 of each year indicated. Amounts shown assume that scheduled principal is paid when due and further assumes that no optional redemptions will be made. Amounts listed are also reflective of accreted value at maturity.

EXHIBIT C

Certification of Tax Levy

4470 County Tax Entity Code   DOLA LGID/SID 65300

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Douglas County, Colorado.

On behalf of the Bella Mesa Metropolitan District,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Bella Mesa Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 7,096,820
(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: $ 7,096,820
(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: 12/02/2025 for budget/fiscal year 2026.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	14.090	mills	$ 99,994
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	14.090	**mills**	**$** 99,994
3. General Obligation Bonds and Interest[J]	63.041	mills	$ 447,391
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]	77.131	**mills**	**$** 547,385

Contact person: (print) Paul Wilson   Daytime phone: ( ) 303 779-5710

Signed: Paul A. Wilson   Title: Accountant for the District

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) 864-7720.

[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).

<u>THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT</u> (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: **Public Improvements**
   Series: **Limited Tax GO Convertible Capital Appreciation Bonds, Series 2020A(3)**
   Date of Issue: **May 27, 2020**
   Coupon Rate: **6.75%**
   Maturity Date: **December 1, 2049**
   Levy: **63.041**
   Revenue: **$447,391**

2. Purpose of Issue: **Public Improvements**
   Series: **Subordinate Limited Tax General Obligation Bonds, Series 2024B**
   Date of Issue: **October 30, 2024**
   Coupon Rate: **8.00%**
   Maturity Date: **December 15, 2054**
   Levy: **0.000**
   Revenue: **$0**

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bella Mesa Metropolitan District of Douglas County, Town of Castle Rock, Colorado on this 11th day of November 2025.

DocuSigned by:
Maxine Hepfer
39F8B61AD4A34DA...

Maxine Hepfer, Secretary

SEAL

EXHIBIT B

2025 Budget Amendments

RESOLUTION TO AMEND 2025 BUDGET

COMES NOW, John V. Hill, the President of the Bella Mesa Metropolitan District (the "District"), and certifies that at a regular meeting of the Board of Directors of the District held, Tuesday, the 11th day of November, 2025, at 8:45 A.M., at via video conference at: https://us06web.zoom.us/j/82676596372?pwd=NzsU4qUIR3yCgToB2LWdedxSOC5Z76.1, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 826 7659 6372, Passcode: 739303, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors, to-wit:

WHEREAS, the Board of Directors of the District appropriated funds for the fiscal year 2025 as follows:

General Fund	$166,600

and;

WHEREAS, the necessity has arisen for additional expenditures and transfers by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for the fiscal year 2025; and

WHEREAS, funds are available for such an expenditure and transfer from surplus revenue funds of the District; and

WHEREAS, due and proper notice was published on Thursday, November 6, 2025 in the *Douglas County News-Press* indicating (i) the date and time of the hearing at which the adoption of the proposed 2025 budget amendment will be considered; (ii) that the proposed budget amendment is available for inspection by the public at a designated place; and (iii) that any interested persons may file any objections to the proposed budget amendment at any time prior to the final adoption of the budget by the District, as shown on the publisher's Affidavit of Publication attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget amendment was open for inspection by the public at a designated place; and

WHEREAS, a public hearing was held on November 11, 2025, and interested persons were given the opportunity to file or register any objections to said proposed budget amendment and any such objections were considered by the Board of Directors; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall and hereby does amend the budget for the fiscal year 2025 as follows:

General Fund $ 178,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the General Fund or the purpose stated, and that any ending fund balances shall be reserved for purposes of Article X, Section 20 of the Colorado Constitution.

Whereupon, a motion was made by Director Ortega and seconded by Director Newman, and upon a unanimous vote this Resolution was approved by the Board of Directors.

APPROVED AND ADOPTED THIS 11TH DAY OF NOVEMBER 2025.

BELLA MESA METROPOLITAN DISTRICT

DocuSigned by:
John V. Hill
428746E3ED6E42C...
By: John V. Hill, President

ATTEST:

DocuSigned by:
Maxine Hepfer
39F8B61AD4A34DA...
By: Maxine Hepfer, Secretary

BELLA METROPOLITAN DISTRICT
GENERAL FUND
AMENDED 2025 BUDGET SCHEDULE

	ORIGINAL BUDGET 2025	AMENDED BUDGET 2025
BEGINNING FUND BALANCES	$ 56,105	$ 69,542
REVENUES		
Property taxes	99,998	99,998
Specific ownership taxes	9,000	7,622
Interest income	5,000	2,400
Total revenue	113,998	110,020
Total funds available	170,103	179,562
EXPENDITURES		
General and administration		
Accounting	32,000	36,000
Auditing	7,100	7,100
County Treasurer's fee	1,500	1,500
Dues and membership	500	409
Insurance and bonds	15,000	15,005
District management	42,000	47,000
Legal	50,000	63,000
Election	6,000	5,000
Website	5,000	1,500
Miscellaneous	1,000	1,486
Drainage system maintenanc	5,000	-
Contingency	1,500	
Total expenditures	166,600	178,000
Total expenditures and transfers out requiring appropriation	**166,600**	**178,000**
ENDING FUND BALANCES	$ 3,503	$ 1,562

EXHIBIT A

Notice of Regular Meeting
Affidavit
Notice as to Proposed 2025 Budget Amendment

NOTICE OF REGULAR MEETING
BELLA MESA METROPOLITAN DISTRICT
November 11, 2025

NOTICE IS HEREBY GIVEN that the Board of Directors of the **BELLA MESA METROPOLITAN DISTRICT,** of the Town of Castle Rock, County of Douglas, State of Colorado, will hold a regular meeting at 8:45 a.m., on Tuesday, November 11, 2025, via videoconference at https://us06web.zoom.us/j/82676596372?pwd=NzsU4qUIR3yCgToB2LWdedxSOC5Z76.1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 826 7659 6372, Passcode: 739303. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment For Matters Not on Agenda (*limited to 3 minutes, per person*)
5. Approval of Minutes
    a. Consider Approval of June 23, 2025 Special Meeting Minutes
    b. Consider Approval of June 23, 2025 Annual Study Session Minutes
6. Legal Matters
    a. Consider Adoption of Annual Resolution
        i. Election of Officers
        ii. Regular Meeting Date/Location
    b. Consider Approval of Outstanding Advance & Reimbursement Obligation Form for Advance and Reimbursement Agreement with Fourth Investment USA LLC
    c. Consider Approval of Revised Engagement Letter for Icenogle Seaver Pogue, P.C.
    d. Consider Approval of DocAccess Agreement with Streamline regarding Document Accessibility Services
    e. 2025 Legislative Memorandum
    f. Consider Approval of Authorization for General Counsel to proceed with a Service Plan Amendment for Covenant Enforcement and Related Revisions
    g. Other
7. Financial Matters
    a. Public Hearing on Proposed 2025 Budget Amendment
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2025 Budget Amendment and Appropriate Sums of Money
    b. Public Hearing on Proposed 2026 Budget
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2026 Budget, Certification of Mill Levy, and Appropriate Sums of Money

c. Consider Approval/Ratification of Claims
d. Consider Acceptance of Financial Statements
e. Consider Approval/Ratification of Subordinate Limited Tax General Obligation Bonds Series 2024B Requisition Nos. 20 – 30
f. Consider Ratification of 2024 Audit Extension
g. Consider Approval/Ratification of 2024 Audit
h. Consider Approval of 2025 Audit Engagement Letter
i. Consider Approval of Statement(s) of Work with CliftonLarsonAllen LLP
j. Review and Acknowledge CLA Cash Access Policy
k. Other

8. Traffic Circle Construction Project
    a. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 14 - 15 for Bella Mesa Mikelson Traffic Circle (Escrow Agreement)
    b. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 10 - 14 for Bella Mesa Mikelson Traffic Circle Soft Costs
9. Other Business
    a. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 1 (Revised) for Bella Mesa MD North
    b. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 3 - 5 for Drainage Detention Pond
10. Adjourn

BY ORDER OF THE BOARD OF DIRECTORS:
BELLA MESA METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

General Counsel to the District

Icenogle Seaver Pogue P.C.
4725 S Monaco St, #360
Denver, CO, 80237

Public Notice
Legal Notice No. DC2250
First Publication: Nov. 6, 2025
Last Publication: Nov. 6, 2025
Publisher: Douglas County News Press

AFFIDAVIT OF PUBLICATION

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 11/6/2025, 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: November 6, 2025

Erin Adams

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 11/6/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

_20134029363-696389___________________________________
Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

NOTICE AS TO PROPOSED AMENDED
2025 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the "District") for the year of 2025. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16 th Street, Suite 1700, Denver , Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the meeting of the District to be held at **8:45 A.M., on Tuesday, November 11, 2025.**

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at
https://bellamesametro.specialdistrict.org/
at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2025 budget.

**BY ORDER OF THE
BOARD OF DIRECTORS
OF THE DISTRICT:**

**By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation**

Legal Notice NO. DC 2250
Publication: November 6, 2025
Publisher: Douglas County News Press

NOTICE AS TO PROPOSED AMENDED 2025 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the "District") for the year of 2025. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the meeting of the District to be held at 8:45 A.M., on Tuesday, November 11, 2025.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at https://bellamesametro.specialdistrict.org/ at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2025 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, November 6, 2025

RESOLUTION TO AMEND 2025 BUDGET

COMES NOW, John V. Hill, the President of the Bella Mesa Metropolitan District (the "District"), and certifies that at a special meeting of the Board of Directors of the District held, Tuesday, the 23rd day of June 2026, at 1:00 p.m., via videoconference at https://us06web.zoom.us/j/83321618040?pwd=61BiEDKraw3YFiSV4RNUeIGDJcUl7l.1&jst=1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 833 2161 8040, Passcode: 458244 the following Resolution was adopted by affirmative vote of a majority of the Board of Directors, to-wit:

WHEREAS, the Board of Directors of the District appropriated funds for the fiscal year 2025 as follows:

General Fund	$ 166,600

and;

WHEREAS, the Board of Directors of the District subsequently amended the appropriated funds for the fiscal year 2025 as follows:

General Fund	$ 178,000

and;

WHEREAS, the necessity has arisen for additional expenditures and transfers by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for the fiscal year 2025; and

WHEREAS, funds are available for such an expenditure and transfer from surplus revenue funds of the District; and

WHEREAS, due and proper notice was published on Thursday, June 4, 2026 in the *Douglas County News Press* indicating (i) the date and time of the hearing at which the adoption of the proposed second 2025 budget amendment will be considered; (ii) that the proposed second budget amendment is available for inspection by the public at a designated place; and (iii) that any interested persons may file any objections to the proposed second budget amendment at any time prior to the final adoption of the budget by the District, as shown on the publisher's Affidavit of Publication attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed second budget amendment was open for inspection by the public at a designated place; and

WHEREAS, a public hearing was held on Tuesday, June 23, 2026 and interested persons were given the opportunity to file or register any objections to said proposed second budget amendment and any such objections were considered by the Board of Directors; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall and hereby does amend the budget for the fiscal year 2025 as follows:

General Fund $ 190,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the General Fund, for the purpose stated, and that any ending fund balances shall be reserved for purposes of Article X, Section 20 of the Colorado Constitution.

Whereupon, a motion was made by Director Hill, and seconded by Director Newman, and upon a unanimous vote this Resolution was approved by the Board of Directors.

APPROVED AND ADOPTED THIS 23RD DAY OF JUNE 2026.

BELLA MESA METROPOLITAN DISTRICT

DocuSigned by:
John V. Hill
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By: John V. Hill

ATTEST:

DocuSigned by:
Maxine Hepfer
39F8B61AD4A34DA...

By: Maxine Hepfer

BELLA METROPOLITAN DISTRICT
GENERAL FUND
AMENDED 2025 BUDGET SCHEDULE

	ORIGINAL BUDGET 2025	AMENDED BUDGET 2025	SECOND AMENDED BUDGET 2025
BEGINNING FUND BALANCES	$ 56,105	$ 69,542	$ 69,542
REVENUES			
Property taxes	99,998	99,998	99,998
Specific ownership taxes	9,000	7,622	7,622
Interest income	5,000	2,400	2,400
Other Revenue	-	-	14,238
Total revenue	113,998	110,020	124,258
Total funds available	170,103	179,562	193,800
EXPENDITURES			
General and administration			
Accounting	32,000	36,000	41,000
Auditing	7,100	7,100	7,100
County Treasurer's fee	1,500	1,500	1,500
Dues and membership	500	409	409
Insurance and bonds	15,000	15,005	15,005
District management	42,000	47,000	54,000
Legal	50,000	63,000	63,000
Election	6,000	5,000	5,000
Website	5,000	1,500	1,500
Miscellaneous	1,000	1,486	1,486
Drainage system maintenanc	5,000	-	-
Contingency	1,500	-	-
Total expenditures	166,600	178,000	190,000
Total expenditures and transfers out requiring appropriation	**166,600**	**178,000**	**190,000**
ENDING FUND BALANCES	$ 3,503	$ 1,562	$ 3,800

EXHIBIT A

Notice of Special Meeting
Affidavit
Notice as to Proposed 2025 Second Budget Amendment

NOTICE OF SPECIAL MEETING
BELLA MESA METROPOLITAN DISTRICT
June 23, 2026

NOTICE IS HEREBY GIVEN that the Board of Directors of the **BELLA MESA METROPOLITAN DISTRICT,** of the Town of Castle Rock, County of Douglas, State of Colorado, will hold a special meeting at 1:00 p.m. on Tuesday, June 23, 2026, via videoconference at https://us06web.zoom.us/j/83321618040?pwd=61BiEDKraw3YFiSV4RNUeIGDJcUl7l.1&jst=1, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 833 2161 8040, Passcode: 458244. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
    a. Discuss Letters of Resignation and Appointments to Vacancies on Board
    b. Election of Officers
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment For Matters Not on Agenda
5. Approval of Minutes
    a. Consider Approval of November 11, 2025 Regular Meeting Minutes
6. Legal Matters
    a. Consider Approval of Service Plan Amendment – Covenant Enforcement
    b. Consider Termination of Management Agreement with Colorado Land Management LLC
    c. Consider Approval of Resolution Imposing Operations and Maintenance Fees
7. Financial Matters
    a. Public Hearing on Proposed 2025 Budget Amendment
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2025 Budget Amendment and Appropriate Sums of Money
    a. Consider Approval/Ratification of Subordinate Limited Tax General Obligation Bonds Series 2024B Requisition Nos. 31 – 38
    b. Consider Approval of 2025 Draft Audit
8. Traffic Circle Construction Project
    a. Consider Approval/Ratification of Engineer's Report and Verification of Costs No. 16 for Bella Mesa Mikelson Traffic Circle (Escrow Agreement)
    b. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 15 - 20 for Bella Mesa Mikelson Traffic Circle Soft Costs

9. Other Business
    a. Consider Approval/Ratification of Engineer's Report and Verification of Costs No. 2 for Bella Mesa MD North
10. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS:
BELLA MESA METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

General Counsel to the District

DOUGLAS COUNTY NEWS-PRESS

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Douglas County News Press

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Douglas County News Press, a publication that is a "legal newspaper" as that phrase is defined for the city of Douglas County, for the County of Douglas, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jun 4, 2026

Notice ID: QrRFFNe7eYHeF2YjmciZ
Notice Name: DC 3216 BELLA MESA METRO budget

PUBLICATION FEE: $34.98

Sabrina Kreifels
____
Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF DOUGLAS

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

4 day of June, A.D. 2026.

20134073610-053620
____
Notary Public

My Commission Expires: 2-22-2030

Public Notice

NOTICE AS TO PROPOSED AMENDED 2025 BUDGET AND HEARING BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the "District") for the year of 2025. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the meeting of the District to be held at **1:00 p.m., on Tuesday, June 23, 2026.**

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website
https://bellamesametro.specialdistrict.org/
at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2025 budget.

BY ORDER OF THE BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Legal Notice No. DC 3216
Publication: June 4, 2026
Publisher: Douglas County News Press

NOTICE AS TO PROPOSED AMENDED 2025 BUDGET AND HEARING
BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the **BELLA MESA METROPOLITAN DISTRICT** (the "District") for the year of 2025. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the meeting of the District to be held at 1:00 p.m., on Tuesday, June 23, 2026.

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BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, June 4, 2026

EXHIBIT C

Certification Under Town of Castle Rock, Municipal Code Section 11.02.060

CERTIFICATION

In accordance with the Town of Castle Rock, Mun. Code § 11.02.040(H), we the undersigned members of the Board of Directors of the Bella Mesa Metropolitan District, do hereby certify, to the best of our knowledge and belief, that no action, event or condition enumerated below occurred during calendar year 2025.

Town of Castle Rock Municipal Code Section 11.02.060:

A. Default in the payment of principal or interest of any District bonds, notes, certificates, debentures, contracts, or other evidences of indebtedness or borrowing issued or incurred by the District which:

   1. Persists for a period of one hundred twenty (120) days or more;

   2. The defaulted payment(s) aggregates either fifty thousand dollars ($50,000.00) or ten percent (10%) of the outstanding principal balance of the indebtedness; and

   3. The creditors have not agreed in writing with the District to forbear from pursuit of legal remedies.

B. The institution of a proceeding for debt adjustment or the confirmation of a plan for adjustment of debt under Chapter 9 of the Bankruptcy Code;

C. The failure of the District to develop any capital facility proposed in its service plan when necessary to service approved development within the District;

D. Failure of the District to realize at least seventy-five percent (75%) of the development revenues (including developer contributions, loans, or advances) projected in the financial portion of the service plan during the three-year period ending with the report year, where development revenue is defined as fees, exactions, and charges imposed by the District on residential and commercial development, excluding taxes, provided that the disparity between projected and realized revenue exceeds fifty thousand dollars ($50,000.00);

E. The development of any capital facility in excess of ten thousand dollars ($10,000.00) in cost, which is not either identified in the service plan or authorized by the Town in the course of a separate development approval;

F. The occurrence of any event or condition which is defined under the service plan or intergovernmental agreement as necessitating a service plan amendment;

G. The default by the District under any intergovernmental agreement with the Town;

H. The disconnection from the corporate limits of any property within the District's boundaries exceeding either ten percent (10%) of the service area of the District or ten (10) acres in area; or

I. Any of the events or conditions enumerated in 32-1-207(2) of the Special District Act.

DATE: ________________________

Signed by:
Mike Newman 7/27/2026
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Mike Newman, President

DocuSigned by:
Javier Ortega 2026
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Javier Ortega, Secretary/Treasurer

Signed by:
John Hill 7/27/2026
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John V. Hill, Assistant Secretary