

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2  
ANNUAL REPORT  
TO  
THE CITY OF LITTLETON  
FISCAL YEAR ENDING DECEMBER 31, 2024**

**ANNUAL REPORT REQUIREMENT:**

Pursuant to Section VII of the Amended and Restated Consolidated Service Plan for Littleton Village Metropolitan District No. 2 (the “District”), and Sections 32-1-207(3)(c)(I) and (II), C.R.S., the District shall be responsible for submitting an annual report to the City of Littleton City Manager no later than August 1<sup>st</sup> of the subsequent year. For the year ending December 31, 2024, the District submits the following report:

**1. Boundary changes made to the Districts’ boundaries as of December 31 of the prior year.**

No boundary changes were made to the District’s boundaries during the year ending December 31, 2024.

**2. Intergovernmental Agreements with other governmental entities entered into as of December 31 of the prior year.**

No intergovernmental agreements were entered into during the year ending December 31, 2024.

**3. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**

No improvements were dedicated to the City during the year ending December 31, 2024.

**4. Access information to obtain a copy of the District’s Rules and Regulations.**

The District’s Rules and Regulations may be obtained from the District’s website: <https://littletonvillagemd2.com/documents/>.

**5. The assessed valuation of the District for the current year.**

The current assessed valuation for the District is \$23,969,705.

**6. Current year budget including a description of the Public Improvements to be constructed in such year.**

A copy of the District’s 2025 budget is attached hereto as **Exhibit A**.

The District is completely built out and no Public Improvements will be constructed by the District during the year ending December 31, 2025.

**7. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The District's Audit for 2024 is in process. This report will be supplemented when the final 2024 Audit is available.

**8. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

None to date.

**9. Any inability of the District to pay obligations as they come due under any obligation which continues beyond a ninety-day period.**

None to date.

**10. Summary of litigation involving public improvements owned by the District.**

None.

Respectfully submitted this 1<sup>st</sup> day of August, 2025.

Fritsche Law LLC

By   
Joan M. Fritsche  
Attorney for the District

**EXHIBIT A**  
**2025 BUDGET ATTACHED**

**Littleton Village Metropolitan District No. 2**  
**Annual Budget**  
**For Year Ending December 31, 2025**

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**SUMMARY - COMBINED FUNDS**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|   | 2023<br>ACTUAL        | 2024<br>ADOPTED BUDGET | 2024<br>AMENDED BUDGET | 2024<br>ESTIMATED  | 2025<br>ADOPTED BUDGET |
|---|-----------------------|------------------------|------------------------|--------------------|------------------------|
| <b>Beginning Fund Balance</b>                                       | \$ 2,419,081          | \$ 1,066,130           | \$ 1,066,130           | \$ 722,380         | \$ 701,183             |
| <b>REVENUES:</b>  |                       |                        |                        |                    |                        |
| Property Taxes  | 1,185,630             | 954,069                | 954,069                | 959,705            | 1,043,281              |
| Specific Ownership Taxes  | 77,689                | 60,100                 | 60,100                 | 52,998             | 62,600                 |
| Net Investment Income   | 159,614               | 40,075                 | 40,075                 | 61,550             | 55,075                 |
| Administrative Fee  | 4,140                 | 4,140                  | 4,140                  | 4,133              | 4,140                  |
| Maintenance Fee   | 501,986               | 592,000                | 592,000                | 593,837            | 593,205                |
| Maintenance Fee - Transfer from District No. 3                      | 25,520                | 47,500                 | 47,500                 | 36,561             | 36,561                 |
| Domestic Water Fee  | 53,701                | 55,000                 | 55,000                 | 72,700             | 76,350                 |
| Transfer from District No. 3  | 167,250               | 190,977                | 190,977                | 193,073            | 216,742                |
| Public Improvement Fees   | 49,264                | 42,500                 | 42,500                 | 54,443             | 55,000                 |
| Permits & Other Fees  | 1,350                 | 1,000                  | 1,000                  | 500                | 500                    |
| Other Revenue   | 3,848                 | -                      | -                      | 2,873              | -                      |
| Transfer from General Fund  | -                     | 270,000                | 270,000                | -                  | -                      |
| Transfer from Maintenance Fund                                      | -                     | 168,000                | 168,000                | 150,000            | 225,000                |
| <b>Total Revenues</b>   | <b>2,229,993</b>      | <b>2,425,361</b>       | <b>2,425,361</b>       | <b>2,182,372</b>   | <b>2,368,454</b>       |
| <b>Total Funds Available</b>  | <b>4,649,074</b>      | <b>3,491,491</b>       | <b>3,491,491</b>       | <b>2,904,752</b>   | <b>3,069,637</b>       |
| <b>EXPENDITURES:</b>  |                       |                        |                        |                    |                        |
| General Fund  | 191,149               | 472,700                | 500,000                | 470,070            | 254,500                |
| Maintenance Fund  | 438,904               | 716,500                | 716,500                | 623,364            | 813,850                |
| Debt Service Fund   | 1,231,247             | 961,475                | 961,475                | 954,135            | 1,061,113              |
| Capital Projects Fund   | -                     | 195,500                | 195,500                | 156,000            | 307,500                |
| <b>Total Expenditures</b>   | <b>1,861,300</b>      | <b>2,346,175</b>       | <b>2,373,475</b>       | <b>2,203,569</b>   | <b>2,436,963</b>       |
| <b>Other Sources (Uses)</b>   |                       |                        |                        |                    |                        |
| Transfer In - Repair and Replacement Reserve                        | -                     | 250,000                | 250,000                | -                  | -                      |
| Transfer Out - Repair and Replacement Reserve                       | -                     | (250,000)              | (250,000)              | -                  | -                      |
| Bond Proceeds - Series 2023   | 18,450,000            | -                      | -                      | -                  | -                      |
| Bond Premium - Series 2023  | 135,393               | -                      | -                      | -                  | -                      |
| Payments to Refunding Escrow  | (20,650,787)          | -                      | -                      | -                  | -                      |
| <b>Total Other Sources (Uses)</b>                                   | <b>(2,065,394)</b>    | <b>-</b>               | <b>-</b>               | <b>-</b>           | <b>-</b>               |
| <b>Total Expenditures And Transfers Out Requiring Appropriation</b> | <b>(18,789,487)</b>   | <b>2,346,175</b>       | <b>2,373,475</b>       | <b>2,203,569</b>   | <b>2,436,963</b>       |
| <b>CHANGE IN FUND BALANCE</b>                                       | <b>\$ (1,696,701)</b> | <b>\$ 79,186</b>       | <b>\$ 51,886</b>       | <b>\$ (21,197)</b> | <b>\$ (68,509)</b>     |
| <b>Ending Fund Balance</b>  | <b>\$ 722,380</b>     | <b>\$ 1,145,316</b>    | <b>\$ 1,118,016</b>    | <b>\$ 701,183</b>  | <b>\$ 632,674</b>      |
| <b>FUND BALANCE CLASSIFICATION</b>                                  |                       |                        |                        |                    |                        |
| REPAIR AND REPLACEMENT RESERVE                                      | -                     | 250,000                | 250,000                | -                  | -                      |
| PIF RESERVES - RESTRICTED   | -                     | 35,000                 | 35,000                 | 48,443             | 20,943                 |
| RESTRICTED - DEBT SERVICE   | 27,003                | 360,832                | 360,832                | 41,573             | 63,367                 |
| EMERGENCY RESERVE   | 26,400                | 29,700                 | 29,700                 | 30,300             | 30,200                 |
| UNRESTRICTED  | 668,977               | 469,784                | 442,484                | 580,867            | 518,164                |
| <b>TOTAL FUND BALANCE</b>   | <b>\$ 722,380</b>     | <b>\$ 1,145,316</b>    | <b>\$ 1,118,016</b>    | <b>\$ 701,183</b>  | <b>\$ 632,674</b>      |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|                                 | 2023<br>ACTUAL       | 2024<br>ADOPTED BUDGET | 2024<br>ESTIMATED    | 2025<br>ADOPTED BUDGET |
|---------------------------------|----------------------|------------------------|----------------------|------------------------|
| <b>ASSESSED VALUATION:</b>      |                      |                        |                      |                        |
| Residential - Single-Family     | \$ 13,284,740        | \$ 15,533,630          | \$ 15,533,630        | \$ 15,528,725          |
| Residential - Multi-Family      | 6,702,080            | 7,661,115              | 7,661,115            | 7,661,115              |
| Commercial                      | 299,570              | 295,553                | 295,553              | 295,461                |
| State Assessed                  | 2,820                | 2,900                  | 2,900                | 3,010                  |
| Vacant Land                     | 435                  | 140                    | 140                  | 140                    |
| Personal Property               | 283,635              | 478,235                | 478,235              | 481,254                |
| <b>Certified Assessed Value</b> | <b>\$ 20,573,280</b> | <b>\$ 23,971,573</b>   | <b>\$ 23,971,573</b> | <b>\$ 23,969,705</b>   |
| <b>MILL LEVY:</b>               |                      |                        |                      |                        |
| General                         | 11.525               | 10.000                 | 10.000               | 10.025                 |
| Debt Service                    | 46.105               | 29.800                 | 29.800               | 33.500                 |
| <b>Total Mill Levy</b>          | <b>57.630</b>        | <b>39.800</b>          | <b>39.800</b>        | <b>43.525</b>          |
| <b>PROPERTY TAXES:</b>          |                      |                        |                      |                        |
| General                         | \$ 237,107           | \$ 239,716             | \$ 239,716           | \$ 240,296             |
| Debt Service                    | 948,531              | 714,353                | 714,353              | 802,985                |
| Levied Property Taxes           | 1,185,638            | 954,069                | 954,069              | 1,043,281              |
| Adjustments to Actual/Rounding  | (8)                  | -                      | -                    | -                      |
| <b>Budgeted Property Taxes</b>  | <b>\$ 1,185,630</b>  | <b>\$ 954,069</b>      | <b>\$ 954,069</b>    | <b>\$ 1,043,281</b>    |
| <b>BUDGETED PROPERTY TAXES:</b> |                      |                        |                      |                        |
| General                         | \$ 237,107           | \$ 239,716             | \$ 239,716           | \$ 240,296             |
| Debt Service                    | 948,531              | 714,353                | 714,353              | 802,985                |
|                                 | <b>\$ 1,185,638</b>  | <b>\$ 954,069</b>      | <b>\$ 954,069</b>    | <b>\$ 1,043,281</b>    |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|   | 2023<br>ACTUAL    | 2024<br>ADOPTED BUDGET | 2024<br>AMENDED BUDGET | 2024<br>ESTIMATED | 2025<br>ADOPTED BUDGET |
|---|-------------------|------------------------|------------------------|-------------------|------------------------|
| <b>Beginning Fund Balance</b>                                       | \$ 256,204        | \$ 316,366             | \$ 316,366             | \$ 317,787        | \$ 104,161             |
| <b>REVENUES:</b>  |                   |                        |                        |                   |                        |
| Property Taxes  | 237,105           | 239,716                | 239,716                | 239,716           | 240,296                |
| Specific Ownership Taxes  | 15,536            | 15,100                 | 15,100                 | 13,855            | 14,420                 |
| Net Investment Income   | 90                | 75                     | 75                     | 50                | 75                     |
| Other Revenue   | -                 | -                      | -                      | 2,823             | -                      |
| <b>Total Revenues</b>   | <b>252,732</b>    | <b>254,891</b>         | <b>254,891</b>         | <b>256,444</b>    | <b>254,791</b>         |
| <b>Total Funds Available</b>  | <b>508,936</b>    | <b>571,257</b>         | <b>571,257</b>         | <b>574,231</b>    | <b>358,952</b>         |
| <b>EXPENDITURES:</b>  |                   |                        |                        |                   |                        |
| <b>General And Administrative</b>                                   |                   |                        |                        |                   |                        |
| County Treasurer's Fee  | 3,558             | 3,700                  | 3,700                  | 3,625             | 3,700                  |
| Accounting  | 69,329            | 58,000                 | 60,000                 | 59,850            | 62,000                 |
| Audit   | 5,340             | 6,000                  | 6,000                  | 6,000             | 7,500                  |
| Dues and Licenses   | 417               | 1,000                  | 1,000                  | 1,200             | 1,500                  |
| District Management   | 51,666            | 45,000                 | 75,000                 | 73,255            | 75,500                 |
| Election Expense  | 2,130             | -                      | -                      | -                 | 5,000                  |
| Legal Services  | 49,230            | 51,500                 | 51,500                 | 51,890            | 53,800                 |
| Miscellaneous   | 1,341             | 2,500                  | 2,500                  | 6,500             | 8,000                  |
| Banking Fees  | 126               | -                      | -                      | 250               | 500                    |
| Social Committee & Events   | -                 | 15,000                 | 15,000                 | 15,500            | 20,000                 |
| District No. 1's Expenses   | 7,447             | -                      | -                      | 1,000             | -                      |
| Contingency   | -                 | 20,000                 | 35,300                 | -                 | 16,000                 |
| Website   | 564               | -                      | -                      | 1,000             | 1,000                  |
| Developer Advance Repayment   | -                 | -                      | 250,000                | 250,000           | -                      |
| Transfer to Capital Projects Fund                                   | -                 | 270,000                | -                      | -                 | -                      |
| <b>Total Expenditures</b>   | <b>191,149</b>    | <b>472,700</b>         | <b>500,000</b>         | <b>470,070</b>    | <b>254,500</b>         |
| <b>Total Expenditures And Transfers Out Requiring Appropriation</b> | <b>191,149</b>    | <b>472,700</b>         | <b>500,000</b>         | <b>470,070</b>    | <b>254,500</b>         |
| <b>Estimated Change in Fund Balance</b>                             | \$ 61,583         | \$ (217,809)           | \$ (245,109)           | \$ (213,626)      | \$ 291                 |
| <b>Ending Fund Balance</b>  | <b>\$ 317,787</b> | <b>\$ 98,557</b>       | <b>\$ 71,257</b>       | <b>\$ 104,161</b> | <b>\$ 104,452</b>      |
| <b>Fund Balance Classification:</b>                                 |                   |                        |                        |                   |                        |
| Emergency Reserve   | \$ 7,600          | \$ 7,700               | \$ 7,700               | \$ 7,700          | \$ 7,700               |
| Unrestricted  | 310,187           | 90,857                 | 63,557                 | 96,461            | 96,752                 |
| <b>Total Fund Balance</b>   | <b>\$ 317,787</b> | <b>\$ 98,557</b>       | <b>\$ 71,257</b>       | <b>\$ 104,161</b> | <b>\$ 104,452</b>      |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**MAINTENANCE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|   | 2023<br>ACTUAL    | 2024<br>ADOPTED BUDGET | 2024<br>ESTIMATED | 2025<br>ADOPTED BUDGET |
|---|-------------------|------------------------|-------------------|------------------------|
| <b>Beginning Fund Balance</b>                                       | \$ 189,530        | \$ 382,787             | \$ 377,590        | \$ 507,006             |
| <b>REVENUES:</b>  |                   |                        |                   |                        |
| Administrative Fee  | 4,140             | 4,140                  | 4,133             | 4,140                  |
| Maintenance Fee   | 501,986           | 592,000                | 593,837           | 593,205                |
| Domestic Water Fee  | 53,701            | 55,000                 | 72,700            | 76,350                 |
| Maintenance Fee - Transfer from District No. 3                      | 25,520            | 47,500                 | 36,561            | 36,561                 |
| Net Investment Income   | 36,419            | 35,000                 | 45,000            | 40,000                 |
| Other Revenue   | 3,848             | -                      | 50                | -                      |
| Permits and Other Fees  | 1,350             | 1,000                  | 500               | 500                    |
| <b>Total Revenues</b>   | <b>626,964</b>    | <b>734,640</b>         | <b>752,780</b>    | <b>750,756</b>         |
| <b>Total Funds Available</b>  | <b>816,494</b>    | <b>1,117,427</b>       | <b>1,130,370</b>  | <b>1,257,762</b>       |
| <b>EXPENDITURES:</b>  |                   |                        |                   |                        |
| <b>General And Administrative</b>                                   |                   |                        |                   |                        |
| Billing Services  | 18,265            | 24,000                 | 9,000             | 10,000                 |
| Insurance and Bonds   | 12,976            | 15,000                 | 13,275            | 15,000                 |
| Property Management   | 23,939            | 35,000                 | 22,500            | 35,000                 |
| Contingency   | -                 | 5,000                  | -                 | 5,000                  |
| <b>Operations and Maintenance</b>                                   |                   |                        |                   |                        |
| Electricity and Utility Inspections                                 | 3,070             | 2,500                  | 2,476             | 3,000                  |
| Pet Waste Removal   | 9,206             | 15,000                 | 10,000            | 15,000                 |
| Irrigation Repairs  | 11,468            | 25,000                 | 40,000            | 35,000                 |
| Domestic Water  | 53,701            | 55,000                 | 72,700            | 76,350                 |
| Irrigation Water  | 45,240            | 70,000                 | 58,502            | 70,000                 |
| Snow Removal  | 46,240            | 100,000                | 81,456            | 100,000                |
| Trash   | 47,554            | 45,000                 | 53,000            | 60,000                 |
| Repairs and Maintenance - General                                   |                   | 5,000                  | -                 | 5,000                  |
| Landscape Maintenance   | 90,146            | 85,000                 | 84,000            | 87,000                 |
| Landscape Repairs   | 77,099            | 50,000                 | 10,000            | 20,000                 |
| Landscape Projects:   |                   |                        |                   |                        |
| Trees & Shrub Replanting  | -                 | 10,000                 | 16,455            | 37,000                 |
| Irrigation Audit  | -                 | 3,000                  | -                 | -                      |
| Stump Removal   |                   | 3,000                  | -                 | -                      |
| Power Washing and Staining  |                   | 1,000                  | -                 | -                      |
| Xeriscaping and Irrigation Repairs - Dog Park                       | -                 | -                      | -                 | 5,000                  |
| Concrete Repairs  | -                 | -                      | -                 | 8,000                  |
| Irrigation Controllers  | -                 | -                      | -                 | 2,500                  |
| Transfers to Capital Projects Fund                                  | -                 | 168,000                | 150,000           | 225,000                |
| <b>Total Expenditures</b>   | <b>438,904</b>    | <b>716,500</b>         | <b>623,364</b>    | <b>813,850</b>         |
| <b>Total Expenditures And Transfers Out Requiring Appropriation</b> | <b>438,904</b>    | <b>716,500</b>         | <b>623,364</b>    | <b>813,850</b>         |
| <b>Estimated Change in Fund Balance</b>                             | <b>\$ 188,060</b> | <b>\$ 18,140</b>       | <b>\$ 129,416</b> | <b>\$ (63,094)</b>     |
| <b>Ending Fund Balance</b>  | <b>\$ 377,590</b> | <b>\$ 400,927</b>      | <b>\$ 507,006</b> | <b>\$ 443,912</b>      |
| <b>FUND BALANCE CLASSIFICATION</b>                                  |                   |                        |                   |                        |
| Emergency Reserve   | \$ 18,800         | \$ 22,000              | \$ 22,600         | \$ 22,500              |
| Unrestricted Fund Balance   | 358,790           | 378,927                | 484,406           | 421,412                |
| <b>TOTAL FUND BALANCE</b>   | <b>\$ 377,590</b> | <b>\$ 400,927</b>      | <b>\$ 507,006</b> | <b>\$ 443,912</b>      |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|  | 2023<br>ACTUAL     | 2024<br>ADOPTED BUDGET | 2024<br>ESTIMATED | 2025<br>ADOPTED BUDGET |
|--|--------------------|------------------------|-------------------|------------------------|
| <b>Beginning Fund Balance</b>                                    | \$ 1,973,347       | \$ 366,977             | \$ 27,003         | \$ 41,573              |
| <b>REVENUES:</b>   |                    |                        |                   |                        |
| Property Taxes   | 948,525            | 714,353                | 719,989           | 802,985                |
| Specific Ownership Taxes   | 62,153             | 45,000                 | 39,143            | 48,180                 |
| Net Investment Income  | 123,105            | 5,000                  | 16,500            | 15,000                 |
| Transfers from District No. 3                                    | 167,250            | 190,977                | 193,073           | 216,742                |
| Public Improvements Fees   | 49,264             | -                      | -                 | -                      |
| <b>Total Revenues</b>  | <u>1,350,297</u>   | <u>955,330</u>         | <u>968,705</u>    | <u>1,082,907</u>       |
| <b>Total Funds Available</b>                                     | <u>3,323,644</u>   | <u>1,322,307</u>       | <u>995,708</u>    | <u>1,124,480</u>       |
| <b>EXPENDITURES:</b>   |                    |                        |                   |                        |
| <b>General And Administrative</b>                                |                    |                        |                   |                        |
| County Treasurer's Fee   | 14,233             | 11,000                 | 11,160            | 12,000                 |
| Paying Agent Fees & Bank Fees                                    | 13,638             | 15,000                 | 12,500            | 15,000                 |
| PIF Collection Fees  | 7,910              | -                      | -                 | -                      |
| Contingency  | -                  | 5,000                  | -                 | 5,000                  |
| <b>Debt Service</b>  |                    |                        |                   |                        |
| Bond Interest - Series 2023                                      | -                  | 830,475                | 830,475           | 854,113                |
| Bond Interest - Series 2015                                      | 558,194            | -                      | -                 | -                      |
| Bond Interest - Series 2018B                                     | -                  | -                      | -                 | -                      |
| Bond Principal - Series 2023                                     | 150,000            | 100,000                | 100,000           | 175,000                |
| Bond Principal - Series 2015                                     | -                  | -                      | -                 | -                      |
| Bond Issuance Costs  | 487,272            | -                      | -                 | -                      |
| <b>Total Expenditures</b>  | <u>1,231,247</u>   | <u>961,475</u>         | <u>954,135</u>    | <u>1,061,113</u>       |
| <b>Other Sources (Uses)</b>                                      |                    |                        |                   |                        |
| Bond Proceeds - Series 2023                                      | 18,450,000         | -                      | -                 | -                      |
| Bond Premium - Series 2023                                       | 135,393            | -                      | -                 | -                      |
| Payments to Refunding Escrow                                     | (20,650,787)       | -                      | -                 | -                      |
| <b>Total Other Sources (Uses)</b>                                | <u>(2,065,394)</u> | <u>-</u>               | <u>-</u>          | <u>-</u>               |
| <b>Total Expenditures And Other Uses Requiring Appropriation</b> | <u>(834,147)</u>   | <u>961,475</u>         | <u>954,135</u>    | <u>1,061,113</u>       |
| <b>Estimated Change in Fund Balance</b>                          | \$ (1,946,344)     | \$ (6,145)             | \$ 14,570         | \$ 21,794              |
| <b>Ending Fund Balance</b>                                       | <u>\$ 27,003</u>   | <u>\$ 360,832</u>      | <u>\$ 41,573</u>  | <u>\$ 63,367</u>       |
| <b>FUND BALANCE CLASSIFICATION</b>                               |                    |                        |                   |                        |
| RESTRICTED - DEBT SERVICE  | \$ 27,003          | \$ 360,832             | \$ 41,573         | \$ 63,367              |
| <b>TOTAL FUND BALANCE</b>  | <u>\$ 27,003</u>   | <u>\$ 360,832</u>      | <u>\$ 41,573</u>  | <u>\$ 63,367</u>       |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO.2**  
**CAPITAL PROJECTS FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31<sup>st</sup>,**

|  | 2023<br>ACTUAL | 2024<br>ADOPTED BUDGET | 2024<br>ESTIMATED | 2025<br>ADOPTED BUDGET |
|--|----------------|------------------------|-------------------|------------------------|
| <b>Beginning Fund Balance</b>                                    | \$ -           | \$ -                   | \$ -              | \$ 48,443              |
| <b>REVENUES:</b>   |                |                        |                   |                        |
| Transfers In - General Fund                                      | -              | 270,000                | -                 | -                      |
| Transfers In - Maintenance Fund                                  | -              | 168,000                | 150,000           | 225,000                |
| Public Improvements Fees   | -              | 42,500                 | 54,443            | 55,000                 |
| <b>Total Revenues</b>  | <b>-</b>       | <b>480,500</b>         | <b>204,443</b>    | <b>280,000</b>         |
| <b>Total Funds Available</b>                                     | <b>-</b>       | <b>480,500</b>         | <b>204,443</b>    | <b>328,443</b>         |
| <b>EXPENDITURES:</b>   |                |                        |                   |                        |
| Landscape Improvements:  |                |                        |                   |                        |
| Concrete   | -              | 20,000                 | 81,995            | -                      |
| Sidewalks  | -              | 32,000                 | -                 | -                      |
| Railings   | -              | 20,000                 | 2,596             | -                      |
| Playground Expansion   | -              | 15,000                 | -                 | 300,000                |
| Irrigation Smart Controller                                      | -              | 30,000                 | 20,721            | -                      |
| Xeriscaping Plan   | -              | 20,000                 | -                 | -                      |
| Tree Planting  | -              | 11,000                 | 24,247            | -                      |
| Sinkhole, Mulch/Rock Xeriscape                                   | -              | 40,000                 | 20,441            | -                      |
| PIF Collection Fees  | -              | 7,500                  | 6,000             | 7,500                  |
| <b>Total Expenditures</b>  | <b>-</b>       | <b>195,500</b>         | <b>156,000</b>    | <b>307,500</b>         |
| <b>Other Sources (Uses)</b>                                      |                |                        |                   |                        |
| Transfer in Repair and Replacement Reserve                       | -              | 250,000                | -                 | -                      |
| Transfer (to) Repair and Replacement Reserve                     | -              | (250,000)              | -                 | -                      |
| <b>Total Other Sources (Uses)</b>                                | <b>-</b>       | <b>-</b>               | <b>-</b>          | <b>-</b>               |
| <b>Total Expenditures And Other Uses Requiring Appropriation</b> | <b>\$ -</b>    | <b>\$ 195,500</b>      | <b>\$ 156,000</b> | <b>\$ 307,500</b>      |
| <b>Estimated Change in Fund Balance</b>                          | <b>\$ -</b>    | <b>\$ 285,000</b>      | <b>\$ 48,443</b>  | <b>\$ (27,500)</b>     |
| <b>Ending Fund Balance</b>                                       | <b>\$ -</b>    | <b>\$ 285,000</b>      | <b>\$ 48,443</b>  | <b>\$ 20,943</b>       |
| <b>Fund Balance Classification:</b>                              |                |                        |                   |                        |
| Repair and Replacement Reserve - Restricted                      | \$ -           | \$ 250,000             | \$ -              | \$ -                   |
| PIF Reserves - Restricted  | -              | 35,000                 | 48,443            | 20,943                 |
| Unrestricted   | -              | -                      | -                 | -                      |
| <b>Total Fund Balance</b>  | <b>\$ -</b>    | <b>\$ 285,000</b>      | <b>\$ 48,443</b>  | <b>\$ 20,943</b>       |

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET MESSAGE**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this summary as presented by the Directors, are those that are believed to be significant to the accompanying budgets but are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2025 annual budgets. Actual results may differ from the prospective and budgeted figures contained in the budgets.

**Services Provided**

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 for Arapahoe County on February 12, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on September 5, 2006, and as modified on September 3, 2013. The District's service area is located entirely within the City of Littleton, Arapahoe County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including water, sanitation, streets, safety protection, storm drainage, and to provide covenant enforcement and design review services, and parks and recreation facilities.

On November 5, 2013, the District's voters approved an annual increase in taxes and public improvements fees of \$5,000,000 each for general operations and maintenance and \$40,000,000 for payment due pursuant to intergovernmental agreements (IGA). The District also approved general obligation indebtedness of \$40,000,000 for each of the following: street improvements, parks and recreation facilities, a potable and non-potable water supply, a sanitation system, a transportation system, mosquito control facilities, traffic and safety controls, fire protection, television relay and translation system, security services, and debt refinancing. Additionally, the District's electors authorized the District to collect, retain and spend all revenue annually, other than ad valorem taxes, without regard to limitations under TABOR.

The District's service plan limits the total debt issuance to \$40,000,000. The Maximum Debt Mill Levy the District is permitted to impose is 50.000 mills, as adjusted, for any Debt which exceeds fifty percent of the District's assessed valuation. For the portion of any Debt which is equal to or less than fifty percent of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of C.R.S. §§ 29-1-103 and 29-1-105 using its best estimates as of the date of the budget hearing and preliminary assessed valuations. 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<sup>st</sup> of each year. The levy is normally set by December 15<sup>th</sup> by certification of the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year.

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET MESSAGE**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's Service Plan provides that the District's mill levy may be adjusted to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation, so that, to the extent possible, the actual revenues generated are neither diminished or enhanced as a result of such changes. Among other adjustments, a change in the ratio of actual valuation of assessable property (assessment ratio) shall be deemed a change in method of calculating assessed valuation.

The calculation of the property taxes levied using the adopted mill levy imposed by the District is displayed on the *Property Tax Summary* page of the budget.

The District had adopted and certified a general fund mill levy equal to 10.025 mills, which will generate sufficient property tax revenue to maintain operating reserves equal to six (6) months of operating expenditures. The District has also adopted and certified a 33.500 mill levy for debt service obligations.

**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 6% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Public Improvement Fees**

The District collects public improvement fees (PIF) from retailers in Littleton Village Metropolitan Districts No. 2 and No. 3. The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sales of good at a rate of .75%, in addition to all the sales and use taxes that maybe imposed and is collected by the retailers in the District and remitted to the District within 20 days after the month end.

**Maintenance Fees**

The District established a maintenance fee of \$209.50 per quarter for each Single-Family residential unit, \$279 per quarter for each Multi-Family residential unit, \$158 per quarter for each condo/apartment unit, and \$126 per quarter for each vacant lot. The maintenance fee revenue is used for the purpose of paying direct and indirect costs related to the facilities and maintenance services.

**Domestic Water Fees**

The District established a domestic water fee of \$138.50 per quarter for each Multi-Family residential unit. The domestic water fee revenue is used for the purpose of paying the domestic water expenses paid for by the District.

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET MESSAGE**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Administrative Fees**

The District established an administrative fee of \$2.50 per month or \$7.50 per quarter for each Multi-Family residential unit. The administrative fee revenue is used for the purpose of defraying the cost of providing administrative services provided by the District.

**Transfer from District No. 3**

Pursuant to the Senior Capital Pledge Agreement, entered into on June 6, 2014, and amended on September 1, 2018, between the District and District No. 3, District No. 3 is obligated to impose ad valorem property taxes for the payment of the Series 2023 Special Revenue Bonds.

**Expenditures:**

**Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Transfers**

For 2025, the District has budgeted transfers of \$225,000 from the maintenance fund to the capital projects fund. Fund transfers will be used to fund various capital improvements throughout the District and any excess funds will be accumulated for future capital needs.

**Maintenance Fund Expenditures**

The District has budgeted 2025 maintenance fund expenditures of \$813,850. Maintenance fund expenditures include domestic and irrigation water purchases, snow removal, landscape and hardscape repairs and maintenance, trash and pet waste removal.

**Debt Service Expenditures**

Principal and interest payments in 2025 are provided based upon the debt amortization schedule from the Series 2023 Bonds discussed under Long Term Debt. The District's 2025 budget includes \$175,000 of principal retirements and \$854,113 of bond interest payments relating to the Series 2023 bonds.

**Lease Purchase Agreements**

The District is not a party to any lease purchase agreements, nor does it contemplate entering any lease purchase transactions in 2025.

**Emergency Reserves**

As required by Section 20 of Article X of the Colorado Constitution ("TABOR"), the District has provided for an emergency reserve in the amount of 3% of the total fiscal year spending.

**Long Term Debt:**

**Limited Tax General Obligation Refunding Bonds, Series 2023**

In December 2023, the District authorized the issuance of Limited Tax General Obligation Refunding Bonds, Series 2023 ("Series 2023 Bonds") in the aggregate principal amount of \$18,450,000. The Series 2023 Bonds were issued for the purposes of (i) refunding all of the District's outstanding obligations of the 2014A, 2014B, 2015 and 2018B Series Bonds and (ii) paying costs in connection with the issuance of the Bonds.

**LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET MESSAGE**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Long Term Debt (continued):**

**Limited Tax General Obligation Refunding Bonds, Series 2023 (continued)**

The Series 2023 bonds are limited tax general obligations, secured by and payable solely from the Pledged Revenue, consisting of the following sources: (i) all Property Tax Revenues of the District and of Littleton Village Metropolitan District No. 3's ("District No. 3"), derived from the imposition of the Required Mill Levy (as defined in the Pledge Agreement); (ii) all Specific Ownership Tax Revenues; (iii) all PILOT Revenues (if any); and (iv) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are also secured by amounts on deposit in the Reserve Fund, which is satisfied by the provision of a Reserve Policy in the amount of the Reserve Requirement issued concurrently with the Bonds.

The following is a summary of the principal and interest maturities on the Series 2023 Bonds:

| <b>Years</b>  | <b>Principal</b>     | <b>Interest</b>      | <b>Total</b>         |
|---------------|----------------------|----------------------|----------------------|
| <b>Ending</b> |                      |                      |                      |
| 2025          | \$ 175,000           | \$ 854,113           | \$ 1,029,113         |
| 2026          | 220,000              | 845,363              | 1,065,363            |
| 2027          | 235,000              | 834,363              | 1,069,363            |
| 2028          | 265,000              | 822,613              | 1,087,613            |
| 2029          | 280,000              | 809,363              | 1,089,363            |
| 2030          | 310,000              | 795,363              | 1,105,363            |
| 2031          | 330,000              | 779,863              | 1,109,863            |
| 2032          | 365,000              | 763,363              | 1,128,363            |
| 2033          | 385,000              | 745,113              | 1,130,113            |
| 2034          | 425,000              | 725,863              | 1,150,863            |
| 2035-2039     | 2,520,000            | 3,354,713            | 5,874,713            |
| 2040-2044     | 3,425,000            | 2,747,844            | 6,172,844            |
| 2045-2049     | 4,610,000            | 1,847,300            | 6,457,300            |
| 2050-2053     | 4,805,000            | 593,794              | 5,398,794            |
| <b>Total</b>  | <b>\$ 18,350,000</b> | <b>\$ 16,519,031</b> | <b>\$ 34,869,031</b> |