

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

The Board of Directors of Brighton Ridge Metropolitan District No. 1 (the “**Board**”), City of Brighton, Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 14, 2025, at the hour of 11:00 a.m.

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

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NOTICE AS TO PROPOSED 2026 BUDGET

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

Public Notice

**BRIGHTON RIDGE METROPOLITAN
DISTRICT NOS. 1 AND 2
NOTICE CONCERNING
2025 BUDGET AMENDMENT
AND PROPOSED 2026 BUDGET**

Brighton Ridge Metro Districts (PA) **
555 E. Hampden Ave, Suite 501
Denver CO 80231

NOTICE IS HEREBY GIVEN to all interested parties that the necessity may arise to amend the Brighton Ridge Metropolitan District Nos. 1 and 2 (the "Districts") 2025 Budgets, if necessary, and that proposed 2026 Budgets have been submitted to the respective Board of Directors of the Districts (the "Boards"); and that copies of the proposed Amended 2025 Budgets and 2026 Budgets have been filed at the Districts' offices, 7555 E. Hampden Avenue, Suite 501, Denver, Colorado, where the same is open for public inspection; and that adoption of Resolutions Amending the 2025 Budgets and Adopting the 2026 Budgets will be considered at a public meeting of the Boards to be held via Zoom, on Tuesday, October 14, 2025, at 11:00 A.M. and can be joined through the directions below:

**AFFIDAVIT OF
PUBLICATION**

State of Colorado }
County of Adams } ss

Join Zoom Meeting
<https://us06web.zoom.us/j/83090204552?pwd=kzbSbea7nwxHHm83Ere9O1FkFw0j3.1>

Meeting ID: 830 9020 4552
Passcode: 220298
Dial In: 1-719-359-4580

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, 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 9/25/2025, 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.

Any elector within the Districts may, at any time prior to the final adoption of the Resolutions to Amend the 2025 Budgets and adopt the 2026 Budgets, inspect and file or register any objections thereto.

**BRIGHTON RIDGE METROPOLITAN
DISTRICT NOS. 1 AND 2**

By /s/ Ann Finn, District Manager

Legal Notice No. BSB 3183
First Publication: September 25, 2025
Last Publication: September 25, 2025
Publisher: Brighton Standard Blade

For the Brighton Standard Blade

State of Colorado }
County of Adams } 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 9/25/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-670502

Jean Schaffer
Notary Public
My commission ends January 16, 2028



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

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

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

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

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

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

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

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

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

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

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

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ADOPTED OCTOBER 14, 2025.

DISTRICT:

BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

Signed by:
By: Megan Waldschmidt
Officer of the District

ATTEST:

Signed by:
By: Jason Pock
759F3F5D4F144E8...

STATE OF COLORADO
COUNTY OF ADAMS
BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Tuesday, October 14, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of October, 2025.

Signed by:
Jason Pock
759F3F5D4F144E8...
Signature

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

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026



SCHILLING & COMPANY, INC.

Certified Public Accountants

P.O. Box 631579
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086
FAX: 720.348.2920

Accountant's Compilation Report

Board of Directors
Brighton Ridge Metropolitan District No. 1
Adams County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Brighton Ridge Metropolitan District No. 1 (District), for the year ending December 31, 2026, including the estimate of comparative information for the year ending December 31, 2025, and the actual comparative information for the year ending December 31, 2024, in the format required by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The actual comparative information for the year ending December 31, 2024 is presented for comparative purposes as required by Colorado Revised Statutes (C.R.S.) 29-1-105. Such information was obtained from the Application for Exemption from Audit of the District for the year ended December 31, 2024. Schilling & Company, Inc. compiled the Application for Exemption from Audit for the year ended December 31, 2024, whose report was dated February 13, 2025.

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

We are not independent with respect to Brighton Ridge Metropolitan District No. 1.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
November 26, 2025

**BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET AS ADOPTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>ACTUAL 2024</u>	<u>ADOPTED BUDGET 2025</u>	<u>ADOPTED BUDGET 2026</u>
ASSESSED VALUATION			
Weld County			
Residential	\$ 83,840	\$ 83,840	\$ -
State assessed	330	6,090	410
Vacant land	84,990	338,300	1,381,430
Personal property	6,280	-	-
Certified Assessed Value	<u>\$ 175,440</u>	<u>\$ 428,230</u>	<u>\$ 1,381,840</u>
MILL LEVY			
General Fund	<u>62.553</u>	<u>63.244</u>	<u>-</u>
Total Mill Levy	<u>62.553</u>	<u>63.244</u>	<u>-</u>
PROPERTY TAXES			
General Fund	<u>\$ 10,974</u>	<u>\$ 27,083</u>	<u>\$ -</u>
Levied property taxes	10,974	27,083	-
Adjustments to actual/rounding	-	-	-
Budgeted/actual property taxes	<u>\$ 10,974</u>	<u>\$ 27,083</u>	<u>\$ -</u>
BUDGETED/ACTUAL PROPERTY TAXES			
General Fund	<u>\$ 11,540</u>	<u>\$ 27,083</u>	<u>\$ -</u>

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

**BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2026 BUDGET AS ADOPTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>ACTUAL 2024</u>	<u>ESTIMATED 2025</u>	<u>ADOPTED BUDGET 2026</u>
Beginning Funds Available	\$ (12,907)	\$ (4,438)	\$ 7,274
Revenue			
Property taxes	11,540	27,083	-
Specific ownership taxes	569	1,248	-
Other	-	7,195	-
Transfers from other Districts	27,500	-	50,499
Developer advances	39,492	20,179	14,447
Total Revenue	<u>79,101</u>	<u>55,705</u>	<u>64,946</u>
Total Funds Available	<u>66,194</u>	<u>51,267</u>	<u>72,220</u>
Expenditures			
General and administrative			
Accounting	10,642	4,450	5,000
County Treasurer's fee	173	406	-
Dues and memberships	-	671	700
Insurance	890	5,749	6,000
Legal	28,255	12,435	38,000
Management	3,482	4,062	6,000
Miscellaneous	967	924	-
Election	1,232	9,213	-
Engineering	24,991	6,083	10,000
Contingency	-	-	5,000
Total expenditures	<u>70,632</u>	<u>43,993</u>	<u>70,700</u>
Total expenditures requiring appropriation	<u>70,632</u>	<u>43,993</u>	<u>70,700</u>
Ending Funds Available	<u>\$ (4,438)</u>	<u>\$ 7,274</u>	<u>\$ 1,520</u>
Emergency Reserve	<u>\$ 1,190</u>	<u>\$ 1,070</u>	<u>\$ 1,520</u>

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

**BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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

SERVICES PROVIDED

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree 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 of Brighton on September 7, 2021.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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

The District prepares its budget on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105.

The District obtained voter approval to retain and spend any excess revenues collected under Article X, Section 20 of the Colorado Constitution. The District obtained voter approval to waive the property tax growth limitations of Section 29-1-1702 C.R.S. and Section 29-1-1704 C.R.S for 2026 and all future years.

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 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 imposes a Debt Service Mill Levy cap of 50 mills and has a requirement that the Debt Service Mill Levy shall not be imposed for more than 40 years. The maximum combined mill levy for Operations and Maintenance and Debt Service shall not exceed 60 mills subject to the Mill Levy Adjustment.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the

This information is an integral part of the accompanying budget.

**BRIGHTON RIDGE METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

budget using the adopted mill levy imposed by the District. The District has elected not to impose a mill levy for property taxes for collection in 2026.

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. Since the District is not levying property taxes for collection in 2026, the District should not receive any specific ownership tax allocation, which is reflected in the 2026 budget.

Developer Advances

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue. The District has not budgeted for repayment of the outstanding advances in 2026.

EXPENDITURES

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

County Treasurer's Fees

County Treasurer's fees are assessed at 1.5% of property tax collections. Since the District is not levying property taxes for collection in 2026, the 2026 budget does not include an expenditure for County Treasurer's fees.

CAPITAL OUTLAY

The District does not anticipate any capital outlay during 2026.

DEBT AND LEASES

Debt and Leases

The District does not have any outstanding debt or leases. At this time the District does not anticipate the issuance of any long-term obligations in 2026.

RESERVES

Emergency Reserve

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

This information is an integral part of the accompanying budget.