

RIDGELINE VISTA METROPOLITAN DISTRICT RESOLUTION TO ADOPT 2026 BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of RIDGELINE VISTA METROPOLITAN DISTRICT (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2025 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 5, 2025 , and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of RIDGELINE VISTA METROPOLITAN DISTRICT:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$341,717
Debt Service Fund	\$468,685

2. That estimated revenues are as follows:

General Fund	
From general property tax:	\$ 71,789
From sources other than general property tax:	<u>\$255,509</u>
Total:	\$327,298

Debt Service Fund	
From general property tax:	\$457,318
From sources other than general property tax:	<u>47,896</u>
Total:	\$505,214

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of the District for the 2026 fiscal year.
4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$71,789; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for the debt service expenses is \$457,318; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$7,939,540.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of RIDGELINE VISTA METROPOLITAN DISTRICT:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 11.520 mills, less a temporary mill levy reduction of 2.478 mills, upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$71,789.
2. That for the purpose of meeting all debt service expenses of the District during the 2026 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 57.600 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$457,318.
3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter- fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the RIDGELINE VISTA METROPOLITAN DISTRICT that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$341,717
Debt Service Fund:	\$468,685

Adopted this 5th day of November 2025.

Signed by:
RIDGELINE VISTA METROPOLITAN DISTRICT
Eric Eckberg
EEBD8E01A30F441...

President

Attest: 
Signed by:
Dick Spurway
EEBD8E01A30F441...

Secretary

Ridgeline Vista Metropolitan District
GENERAL FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024 Actual	2025 Estimated	2026 Adopted
REVENUES			
Property taxes	\$ 38,844	\$ 43,540	\$ 71,789
Specific ownership taxes	1,750	2,092	3,589
Administrative fee	18,870	16,320	6,120
Operations and maintenance fee	39,517	97,410	193,800
Interest	12	17	-
Total revenues	98,993	159,379	275,298
EXPENDITURES			
Audit	9,666	12,828	13,000
County treasurer fees	583	654	1,077
District management and accounting	81,015	95,000	95,000
Dues and subscriptions	374	1,770	2,000
Election	-	35	-
Insurance and bonds	2,671	2,771	3,000
Landscape tracks and pocket park	5,956	110,000	100,000
Legal	10,976	12,000	12,000
Miscellaneous	35	2,000	2,000
Snow	-	3,000	3,000
Trash collection	6,264	20,000	35,640
Utilities	-	30,000	65,000
Emergency reserve	-	-	10,000
Total expenditures	117,540	290,058	341,717
EXCESS OF EXPENDITURES OVER REVENUES	(18,547)	(130,679)	(66,419)
OTHER FINANCING SOURCES (USES)			
Developer advances	11,000	190,000	52,000
Transfer to/from capital projects fund	(17,659)	(15,252)	-
Transfer to debt service fund	(3,970)	(3,995)	-
Total other financing sources (uses)	(10,629)	170,753	52,000
NET CHANGE IN FUND BALANCE	(29,176)	40,074	(14,419)
BEGINNING FUND BALANCE	4,236	(24,940)	15,134
ENDING FUND BALANCE	\$ (24,940)	\$ 15,134	\$ 715

**Ridgeline Vista Metropolitan District
DEBT SERVICE FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>2024 Actual</u>	<u>2025 Estimated</u>	<u>2026 Adopted</u>
REVENUES			
Property taxes	\$ 194,214	\$ 217,697	\$ 457,318
Specific ownership taxes	8,748	10,463	22,866
Oil and gas revenue	30	5	30
Interest	52,037	30,000	25,000
Total revenues	<u>255,029</u>	<u>258,165</u>	<u>505,214</u>
EXPENDITURES			
Bond payment - principal	-	-	5,000
Bond payment - interest	447,825	447,825	447,825
County treasurer fees	2,914	3,265	6,860
Paying agent and cash management fees	6,460	9,000	9,000
Total expenditures	<u>457,199</u>	<u>460,090</u>	<u>468,685</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(202,170)</u>	<u>(201,925)</u>	<u>36,529</u>
OTHER FINANCING SOURCES			
Transfer from general fund	3,970	3,995	-
Total other financing sources	<u>3,970</u>	<u>3,995</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(198,200)	(197,930)	36,529
BEGINNING FUND BALANCE	<u>969,995</u>	<u>771,795</u>	<u>573,865</u>
ENDING FUND BALANCE	<u>\$ 771,795</u>	<u>\$ 573,865</u>	<u>\$ 610,394</u>

Ridgeline Vista Metropolitan District
CAPITAL PROJECTS FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024	2025	2026
	Actual	Estimated	Adopted
REVENUES			
Interest	\$ 166,620	\$ 12,519	\$ -
Total revenues	<u>166,620</u>	<u>12,519</u>	<u>-</u>
EXPENDITURES			
Capital outlay	4,164,109	2,908,661	-
Developer advance repayments - principal	310,648	-	-
Paying agent and cash management fees	8,130	1,265	-
Total expenditures	<u>4,482,887</u>	<u>2,909,926</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(4,316,267)</u>	<u>(2,897,407)</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)			
Developer advances	4,061,667	-	-
Transfer to/from general fund	17,659	15,252	-
Total other financing sources (uses)	<u>4,079,326</u>	<u>15,252</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(236,941)	(2,882,155)	-
BEGINNING FUND BALANCE	<u>3,119,096</u>	<u>2,882,155</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 2,882,155</u>	<u>\$ -</u>	<u>\$ -</u>

**RIDGELINE VISTA METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized to provide financing and acquire and construct public improvements within and without its boundaries, including street and traffic controls, water and sanitary sewer facilities, and storm sewer services and facilities. The District's service area is located in the City of Brighton, County of Adams, State of Colorado.

The District was formed by Court Order on January 13, 2020.

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

Property Taxes

The primary source of operating revenue for the District is property taxes and fees. For the 2026 budget year, the District has imposed a general fund mill levy of 11.520, less a temporary mill levy reduction of 2.478 mills, for a next general fund mill levy of 9.042 mills generating \$71,789 in property tax revenue for the General Fund. Additional revenues include specific ownership taxes, operations and maintenance fees, administrative fees, and interest income, resulting in total General Fund revenues of \$275,298, plus a developer advance of \$52,000.

The District has outstanding general obligation limited tax bonds which were issued to fund capital improvements. The District adopted a general fund mill levy of 57.600 mills, generating \$457,318 in property tax revenue.

The total mill levy certified for tax year 2026 is 66.642 mills.

Administrative Expenses

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

Emergency Reserve

The District has provided for an emergency reserve fund in the amount of **\$10,000**, which represents at least **3%** of fiscal year spending for 2026, as defined under Article X, Section 20 of the Colorado Constitution (TABOR).

Leases

The District has no leases.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ADAMS COUNTY, Colorado.

On behalf of the RIDGELINE VISTA METROPOLITAN DISTRICT,
(taxing entity)^A

the BOARD OF DIRECTORS,
(governing body)^B

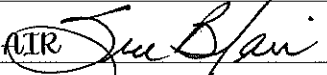
of the RIDGELINE VISTA METROPOLITAN DISTRICT,
(local government)^C

Hereby officially certifies the following mills \$ 7,939,540
to be levied against the taxing entity's GROSS assessed valuation of: _____
(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: _____
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATIN OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/11/2025 for budget/fiscal year 2026.
(not later than Dec. 15) (dd/mm/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> ²	<u>REVENUE</u> ²
1. General Operating Expenses ^H	<u>11.520</u> mills	<u>\$ 91,463</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< <u>2.478</u> > mills	<u>\$ <19,674 ></u>
SUBTOTAL FOR GENERAL OPERATING:	<u>9.042</u> mills	<u>\$ 71,789</u>
3. General Obligation Bonds and Interest ^J	<u>57.600</u> mills	<u>\$ 457,318</u>
4. Contractual Obligations ^K	_____ mills	<u>\$</u>
5. Capital Expenditures ^L	_____ mills	<u>\$</u>
6. Refunds/Abatements ^M	_____ mills	<u>\$</u>
7. Other ^N (specify): _____	_____ mills	<u>\$</u>
	_____ mills	<u>\$</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>66.642</u> mills	<u>\$529.107</u>

Contact person: (print) Sue Blair, CRS of Colorado, LLC Daytime phone: 303-381-4968
Signed: SUE BLAIR  Title: CEO

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).
Page 1 of 4 DLG 70 (Rev. 6/16)

CERTIFICATION OF TAX LEVIES, continued
RIDGELINE VISTA METROPOLITAN DISTRICT

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	<u>Capital Improvements</u>
	Series:	<u>General Obligation Bonds</u>
	Date of Issue:	<u>Anticipated Issuance in January 2021</u>
	Coupon Rate:	<u>To be determined at closing</u>
	Maturity Date:	<u>30 year</u>
	Levy:	<u>57.600</u>
	Revenue:	<u>\$457,318</u>

2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

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 report all bond and contractual obligations.

Mill Levy Public Information

Pursuant to 39-1-125 C.R.S.

Counties can ask local governments to submit this form to the county by December 15th pursuant to 39-1-125 (1) (c) C.R.S. Local governments, please verify with the county whether they would like you to use this form or a different process to provide this information.

Taxing Entity Information

Taxing Entity: 530 – Ridgeline Vista Residential Metro District
County: Adams County
DOLA Local Government ID Number: 36-4962851
Subdistrict Number (if applicable): _____
Budget/Fiscal Year: 2026

Mill Levy Information

1. Mill Levy Name or Purpose: General and Debt Service Funds
2. Mill Levy Rate (Mills) : GF 9.042 DSF 57.600
3. Previous Year Mill Levy Rate (Mills) : GF 10.418 DSF 52.089
4. Previous Year Mill Levy Revenue Collected : GF \$43,540 DSF \$217,696
5. Mill Levy Maximum Without Further Voter Approval: Unlimited
6. Allowable Annual Growth in Mill Levy Revenue : Yes
7. Actual Growth in Mill Levy Revenue Over the Prior Year: \$267,871
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)? Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax (5.5%) Limit in 29-1-301 C.R.S.? No
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government? Not to my actual knowledge
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If “Yes”, what is the amount?
No
12. Other or additional information:

Contact Information

Contact Person: Sue Blair
Title: Manager
Phone: 303.381.4960
Email: sblair@crsofcolorado.com