

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

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The Board of Directors of Belford North Metropolitan District (the “**Board**”), Town of Parker, Douglas County, Colorado (the “**District**”), held a special meeting, via teleconference on October 15, 2025, at the hour of 10:30 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

## 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 10/9/2025, 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 9, 2025

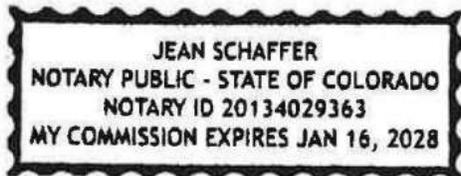


For The Douglas County News Press

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 10/9/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-519596  
Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



**Public Notice**

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

**NOTICE OF PUBLIC HEARING  
ON THE AMENDED 2025 BUDGET**

The Board of Directors (the "Board") of the BELFORD NORTH METROPOLITAN DISTRICT (the "District"), will hold a public hearing on October 15, 2025 at 10:30 A.M. to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget").

<https://zoom.us/j/5657009011>  
Meeting ID: 565 700 9011  
One tap mobile:  
+17193594580,,5657009011#

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112.

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

The agenda for any meeting may be obtained at [www.belfordnorth.metro.com](http://www.belfordnorth.metro.com) or by calling (303) 858-1800.

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

**BELFORD NORTH METROPOLITAN  
DISTRICT, a quasi-municipal corporation  
and political subdivision of the  
State of Colorado  
/s/ WBA, PC**

Legal Notice NO. DC 2074  
Publication: October 9, 2025  
Publisher: Douglas County News Press

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 Douglas County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

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

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

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

*[Remainder of Page Intentionally Left Blank]*

ADOPTED OCTOBER 15, 2025.

**DISTRICT:**

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

Signed by:  
By: Lawrence P. Jacobson  
\_\_\_\_\_  
Officer of the District

**ATTEST:**

DocuSigned by:  
By: BLAKE AMEN  
\_\_\_\_\_  
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STATE OF COLORADO  
COUNTY OF DOUGLAS  
BELFORD NORTH METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Wednesday, October 15, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 17th day of October, 2025.

DocuSigned by:  
BLAKE AMEN  
\_\_\_\_\_  
Signature  
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*[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**

**BELFORD NORTH METROPOLITAN DISTRICT**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for the Belford North Metropolitan District.

The Belford North Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be developer advances, intergovernmental revenue, and property taxes from the imposition of a 82.702 mill levy on property within the district for 2026, of which 16.110 mills will be dedicated to the General Fund and the balance of 66.592 mills will be allocated to the Debt Service Fund. 5.370 mills of the 16.110 mills are restricted for town capital maintenance per an intergovernmental agreement with the Town of Parker.

**Belford North Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>06/30/25</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ (99,272)	\$ 3,271	\$ (6,662)	\$ (6,662)	\$ 22,686
Revenues:					
Property taxes	13,897	9,264	13,897	9,264	9,264
Specific ownership taxes	1,040	1,251	530	1,251	556
Property taxes	-	4,632	-	4,632	4,632
Specific ownership taxes	-	-	-	-	278
Developer advances	205,000	110,000	-	-	7,136
Interest/Misc Income	2,211	-	-	-	-
Transfer from South	69,995	67,641	67,641	206,120	146,708
Total revenues	<u>292,143</u>	<u>192,788</u>	<u>82,068</u>	<u>221,267</u>	<u>168,574</u>
Total funds available	<u>192,871</u>	<u>196,059</u>	<u>75,406</u>	<u>214,605</u>	<u>191,260</u>
Expenditures:					
Accounting	64,215	48,000	13,655	25,000	25,000
Audit	13,000	13,800	0	13,000	13,000
Dues and membership	-	750	-	-	-
Election Expense	1,007	3,000	10,145	15,000	-
Insurance/SDA dues	7,832	6,500	2,726	7,500	11,000
Legal	27,605	30,000	7,954	30,000	30,000
Management	16,406	35,000	7,684	20,000	25,000
Website	-	2,000	-	2,000	2,500
Remit to Town of Parker	4,909	4,980	4,740	4,980	4,836
Landscaping	56,977	35,000	34,158	50,000	50,000
Snow removal	939	10,000	-	10,000	10,000
Utilities	515	-	4,065	10,000	10,000
Miscellaneous	150	-	10	1,500	1,500
Directors fees	2,691	2,153	-	2,800	2,800
Treasurer fees	212	208	207	139	139
Contingency	3,075	3,089	-	-	-
Emergency reserve (3%)	-	-	-	-	5,485
Total expenditures	<u>199,533</u>	<u>194,480</u>	<u>85,344</u>	<u>191,919</u>	<u>191,260</u>
Ending fund balance	<u>\$ (6,662)</u>	<u>\$ 1,579</u>	<u>\$ (9,938)</u>	<u>\$ 22,686</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 891,270</u>			<u>\$ 862,610</u>
Mill Levy		<u>10.394</u>			<u>10.740</u>
Mill Levy		<u>5.197</u>			<u>5.370</u>

**Belford North Metropolitan District  
 Adopted Budget  
 Capital Projects Fund  
 For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>06/30/25</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 44,322	\$ 11,811	\$ 7,192	\$ 7,192	\$ -
Revenues:					
Interest income	18,291	-	-	-	-
Developer advance	<u>20,000</u>	<u>160,000</u>	<u>16,560</u>	<u>16,560</u>	<u>160,000</u>
Total revenues	<u>38,291</u>	<u>160,000</u>	<u>16,560</u>	<u>16,560</u>	<u>160,000</u>
Total funds available	<u>82,613</u>	<u>171,811</u>	<u>23,752</u>	<u>23,752</u>	<u>160,000</u>
Expenditures:					
Engineering	1,595	-	-	-	-
Repairs and maintenance	1,900	-	-	-	-
Water	10,582	-	-	-	-
Capital outlay	37,525	-	-	-	-
Cost share	<u>23,819</u>	<u>160,000</u>	<u>23,752</u>	<u>23,752</u>	<u>160,000</u>
Total expenditures	<u>75,421</u>	<u>160,000</u>	<u>23,752</u>	<u>23,752</u>	<u>160,000</u>
Ending fund balance	<u>\$ 7,192</u>	<u>\$ 11,811</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Belford North Metropolitan District  
Adopted Budget  
Debt Service Fund  
For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>06/30/25</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 4,672,769	\$ 10,109,888.00	\$ 9,548,930	\$ 9,548,930	\$ 7,088,214.00
Revenues:					
Property taxes	57,433	57,443	57,443	57,443	57,443
Specific ownership taxes	4,303	5,170	2,189	4,300	4,595
Intergovernmental revenue	5,862,038	422,286	390,493	409,534	848,563
Interest income	<u>211,494</u>	<u>270,000</u>	<u>41,963</u>	<u>90,000</u>	<u>90,000</u>
Total revenues	<u>6,135,268</u>	<u>754,899</u>	<u>492,088</u>	<u>561,277</u>	<u>1,000,601</u>
Total funds available	<u>10,808,037</u>	<u>10,864,787</u>	<u>10,041,018</u>	<u>10,110,207</u>	<u>8,088,815</u>
Expenditures:					
Bond interest expense	1,251,245	1,247,400	623,700	1,247,400	1,247,400
Bond interest expense	-	1,766,731	-	1,766,731	1,766,731
Bond principal	-	-	-	-	-
Treasurer's fees	862	862	862	862	862
Miscellaneous	-	16,414	-	-	-
Trustee / paying agent fees	<u>7,000</u>	<u>7,000</u>	<u>-</u>	<u>7,000</u>	<u>7,000</u>
Total expenditures	<u>1,259,107</u>	<u>3,038,407</u>	<u>624,562</u>	<u>3,021,993</u>	<u>3,021,993</u>
Ending fund balance	<u>\$ 9,548,930</u>	<u>\$ 7,826,380</u>	<u>\$ 9,416,456</u>	<u>\$ 7,088,214</u>	<u>\$ 5,066,822</u>
Assessed valuation		<u>\$ 891,270</u>			<u>\$ 862,610</u>
Mill Levy		<u>64.444</u>			<u>66.592</u>
Total Mill Levy		<u>74.838</u>			<u>82.702</u>