

LETTER OF BUDGET TRANSMITTAL

THIS FORM IS TO BE COMPLETED AND SUBMITTED WITH THE ADOPTED BUDGET NO LATER THAN JANUARY 31.

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Date: 1/30/2026

Attached is a copy of the 2026 budget for Northridge Estates Metropolitan District No.3
in Weld County, submitted pursuant to Section 29-1-113, C.R.S. This budget
was adopted on 11/13/2025. If there are any questions on the budget, please
contact Gavin Spaur at 970-484-0101 x 129, and accounting@ccgcolorado.com
(name of person) (daytime phone) (mailing address)

I, Gavin Spaur, District Accountant,
(name) (title)
hereby certify that the enclosed is a true and accurate copy of the 2026 Adopted Budget.
(year)

Form DLG 54

CERTIFICATION OF 2026 BUDGET
OF NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Northridge Estates Metropolitan District No. 3, for the budget year ending December 31, 2026, as adopted on November 13, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Northridge Estates Metropolitan District No. 3, Weld County, Colorado, this 13th day of November, 2025.


Kyle Moore (Jan 18, 2026 13:35:44 MST)

Chair

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (the "**Board**") of Northridge Estates Metropolitan District No. 3 (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 13, 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 Northridge Estates Metropolitan District No. 3:

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

General Fund:	\$	157,590
Debt Service Fund:	\$	443,035
Total	\$	600,625

2. That estimated revenues are as follows:

<u>General Fund:</u>		
From unappropriated surpluses		\$5,805
From fund transfers		\$0
From sources other than general property tax		\$104,452
From general property tax		\$55,743
Total		<hr/> \$166,000

Debt Service Fund:

From unappropriated surpluses	\$6,000
From fund transfers	\$0
From sources other than general property tax	\$275,804
From general property tax	\$167,231
Total	<hr/> \$449,035

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 Northridge Estates Metropolitan District No. 3 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 \$55,743; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$167,231; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$2,969,930.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Northridge Estates Metropolitan District No. 3:

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 18.769 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$55,743.

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 of 56.308 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$167,231.

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 of Directors of the Northridge Estates Metropolitan District No. 3 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 Northridge Estates Metropolitan District No. 3 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:	\$	166,000
Debt Service Fund:	\$	449,035
Total	\$	615,035


Adopted this 13th day of November, 2025.

NORTHRIDGE ESTATES
METROPOLITAN DISTRICT NO. 3

By: 
Kyle Moore (Jan 15, 2026 12:35:44 MST)

President

Attest:


Sara Freil (Jan 15, 2026 14:40:06 MST)

Secretary

NOTICE CONCERNING HEARINGS ON PROPOSED 2026 BUDGETS OF NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 1, NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 2 AND NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3, AND PROPOSED 2025 AMENDED BUDGET OF

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3
NOTICE is hereby given to all interested parties (i) that proposed budgets have been submitted to the Boards of Directors (the "Boards") of Northridge Estates Metropolitan District No. 1 ("District No. 1"), Northridge Estates Metropolitan District No. 2 ("District No. 2") and Northridge Estates Metropolitan District No. 3 ("District No. 3" along with District No. 1 and District No. 2, the "Districts") for the ensuing year of 2026; (ii) that a proposed 2025 amended budget of District No. 3 has been submitted to the Board of District No. 3; (iii) that copies of such proposed 2026 Budgets and proposed 2025 Amended Budget have been filed in the office of the Districts' Manager at 2619 Canton Court, Suite A, Fort Collins, Colorado, where the same are open for public inspection; and (iv) that approval of Resolutions to Adopt the Budgets, Appropriate Funds and Set Mill Levies for 2026 and approval of a Resolution to Amend the 2025 Budget for District No. 3, will be considered at public hearings of the Districts to be held via videoconference at: <https://us02web.zoom.us/j/81713228876?pwd=TgpnIOMbbmNlPP9loYtHnDNp6uP2mH.1> Meeting ID: 817 1322 8876 Passcode: 345212 on November 13, 2025, at 6:15 p.m. Any eligible elector within the Districts may, at any time prior to the final approval of the Resolutions, inspect the Amended 2025 Budget and 2026 Budgets and file or register any objections thereto.

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 1
NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 2
NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3

By: s/ Melissa Tagle-Bustillos
District Manager

Published: Greeley Tribune November 7, 2025-2142616

Prairie Mountain Media, LLC


PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Nov 7, 2025



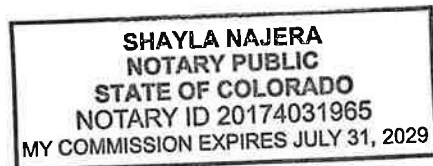
Signature

Subscribed and sworn to me before me this
10th day of November, 2025.



Notary Public

(SEAL)



Account: 1102801
Ad Number: 2142616
Fee: \$35.20

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 3
BUDGET MESSAGE
2026 BUDGET

INTRODUCTION

The budget reflects the projected spending plan for the 2026 fiscal year based upon available revenues. The general operations of the District are anticipated to be provided by District No. 3.

SERVICES PROVIDED

Through its Service Plan, the District is authorized to finance certain streets, street lighting, traffic and safety controls, water, sanitary sewer, landscaping, storm drainage, mosquito control and park and recreation improvements. The District has no employees and all services are contracted.

ACCOUNTING METHOD

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

REVENUE

The primary source of funds for 2026 is property taxes. The district imposed a 75.077 mill levy for 2026 including 18.769 mills for operations and 56.308 mills for debt payments. Specific Ownership taxes are estimated to be 6% of property taxes.

EXPENDITURES

General fund expenditures include statutory compliance costs, general and administrative costs, and landscape maintenance costs.

Debt Service expenditures include payment on the District's Series 2022 Bonds. *Due to the cash flow nature of these bonds a debt schedule is **not** included.*

Northridge Estates Metropolitan District No. 3 2026 Budget

General Fund

	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Estimated Actual and Amended	2026 Budget
Modified accrual basis					
Beginning Balance	\$ (101,293)	\$ (35,504)	\$ (2,212)	\$ (2,212)	\$ 5,805
Income					
Other Revenue	-	-	8,417	8,417	-
Fines	1,325	-	4,460	6,690	-
Developer Contribution	109,687	-	-	-	-
Developer Advance	-	-	-	-	-
Interest Revenue	40	-	33	50	-
Design Review Fees	2,230	3,000	1,330	1,995	2,116
Property Taxes	45,054	45,869	45,854	45,869	55,743
Specific Ownership Tax	2,910	5,504	2,687	4,031	6,689
Transfer from Debt Service Fund	40,000	-	-	-	-
Tax Related Interest	-	-	6	9	-
Intergovernmental Revenue	80,941	89,093	83,234	86,521	95,647
Total Income	282,187	143,466	146,021	153,582	160,195
Expense					
<i>General and Administrative</i>					
Management & Accounting Services	43,220	42,000	25,911	42,000	42,000
Other Management Fees	-	-	-	-	-
Design Review Fees	2,050	3,000	1,400	1,995	2,116
Audit	16,000	7,000	12,300	12,300	13,000
Election	-	2,500	-	-	-
Website Compliance	-	1,000	868	1,302	250
Legal	63,739	10,000	16,009	24,014	25,215
Insurance	6,228	6,539	8,313	8,313	8,730
Bad Debt Expense	-	-	300	300	-
Treasurers Fees	676	688	688	688	836
Office	256	250	402	603	433
Dues and Subscriptions	970	1,019	956	956	1,010
Total G&A	133,139	73,996	67,147	92,471	93,590
Utilities	-	-	-	-	-
<i>Landscape</i>					
Landscape Contract	32,370	40,000	16,023	38,844	50,000
Snow Removal	3,821	4,500	2,507	3,761	4,500
Weed Mitigation	-	1,000	-	-	1,000
Pest Control	-	500	-	-	500
Sprinkler Repair	13,776	5,000	10,489	10,489	8,000
Total Landscape	49,967	51,000	29,019	53,094	64,000
<i>Other</i>					
Transfer out	-	-	-	-	-
Intergovernmental Fees	-	-	-	-	-
Total Expense	183,106	124,996	96,166	145,565	157,590
Excess Revenue (Expenses)	99,081	18,470	49,855	8,017	2,605
Ending Fund Balance	(2,212)	(17,034)	47,643	5,805	8,410

Northridge Estates Metropolitan District No. 3 2026 Budget

Capital Fund

Modified accrual basis	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Est Actual	2026 Budget
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Income					
Developer Advance	-	-	-	-	-
Transfer In	-	-	-	-	-
Total Income	-	-	-	-	-
Expense					
<i>Landscape</i>					
Construction	-	-	-	-	-
Costs of Issuance	-	-	-	-	-
General Construction	-	-	-	-	-
Erosion Control	-	-	-	-	-
Earthwork	-	-	-	-	-
Sanitary Sewer	-	-	-	-	-
Total Expense	-	-	-	-	-
Excess Revenue (Expenses)	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-

Debt Service Fund

	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Estimated Actual and Amended	2026 Budget
Beginning Balance	\$ 6,000	\$ 6,000	\$ 8,186	\$ 8,186	\$ 6,000
Income					
Property Taxes	132,283	137,608	137,564	137,608	167,231
Specific Ownership Taxes	3,475	5,504	2,687	4,031	6,689
Interest Revenue	7,954	-	3,785	5,678	-
Transfer In	-	-	-	-	-
Pledged Revenue (D1 & D2)	220,887	247,932	244,908	245,371	269,115
Debt Issuance	-	-	-	-	-
Total Income	364,599	391,044	388,944	392,688	443,035
Expense					
Treasurer's Fees	1,984	2,064	2,064	2,064	2,508
Bank Fees	377	-	144	216	-
Paying Agent Fees	4,000	6,000	4,000	4,000	6,000
Principal	-	-	-	-	-
Interest	316,052	382,980	-	388,594	434,527
Transfer out	40,000	-	-	-	-
Total Expense	362,413	391,044	6,208	394,874	443,035
Excess Revenue (Expenses)	2,186	-	382,736	(2,186)	-
Ending Fund Balance	8,186	6,000	390,922	6,000	6,000

Assessed Valuation

\$ 2,969,930

Operating Mill Levy

18.769

Northridge Estates Metropolitan District No. 3 2026 Budget

Debt Service Mill Levy
Total Levy

56.308
75.077

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the NORTHRIDGE ESTATES METRO DISTRICT 3,
 (taxing entity)^A
 the Board of Directors,
 (governing body)^B
 of the NORTHRIDGE ESTATES METRO DISTRICT 3
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,969,930.00 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: \$ \$2,969,930.00 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/04/2025 for budget/fiscal year 2026.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	0 mills	\$ 0
3. General Obligation Bonds and Interest ^J	56.308 mills	\$ 167230.82
4. Contractual Obligations ^K	18.769 mills	\$ 55742.62
5. Capital Expenditures ^L	0.000 mills	\$ 0
6. Refunds/Abatements ^M	0.000 mills	\$ 0
7. Other ^N (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	75.077 mills	\$ 222973.43

Contact person: Gavin Spaur Daytime phone: 970-484-0101
 (print)
 Signed:  Title: District Accountant

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).

CERTIFICATION OF TAX LEVIES, continued

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>\$10,900,000 Limited Tax General Obligation Bonds</u>
	Series:	<u>Series 2022</u>
	Date of Issue:	<u>05/01/2022</u>
	Coupon Rate:	<u>5.500%</u>
	Maturity Date:	<u>05/01/2062</u>
	Levy:	<u>56.308</u>
	Revenue:	<u>\$167.231</u>
2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

CONTRACTS^K:

3.	Purpose of Contract:	<u>Perpetual Operating Levv Pledge</u>
	Title:	<u>Master Intergovernmental Agreement</u>
	Date:	<u>01/01/2022</u>
	Principal Amount:	<u>N/A</u>
	Maturity Date:	<u>12/31/2061</u>
	Levy:	<u>18.769</u>
	Revenue:	<u>\$55.743</u>
4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.