

**NORTHRIDGE ESTATES METROPOLITAN DISTRICT NOS. 1, 2 AND 3
CITY OF GREELEY, COLORADO**

2025 CONSOLIDATED ANNUAL REPORT

City Clerk
City of Greeley
via Email

Division of Local Government
via E-Filing Portal
1313 Sherman Street
Room 521
Denver, Colorado 80203

Office of the State Auditor
via E-Filing Portal
1525 Sherman Street, 7th Floor
Denver, Colorado 80203

Weld County Clerk and Recorder
via Email

The following information and documents (attached as exhibits) are provided for the calendar year 2025 pursuant to Section VII of the Consolidated Service Plan 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**,” together with District No. 1 and District No. 2, the “**Districts**”) approved by the City Council of the City of Greeley (the “**City**”) and filed with the District Court and City Clerk:

1. Boundary changes made:

The Districts had no boundary changes in 2025.

2. Intergovernmental agreements entered into or terminated:

The Districts did not enter into or terminate any Intergovernmental Agreements in 2025.

3. Access information to obtain a copy of the Rules and Regulations:

A copy of the Districts’ Rules and Regulations can be found on its public website:
<https://www.northridgeestatesmd.org/>.

4. A summary of any litigation involving public improvements by the Districts:

There is no litigation, pending or threatened, against the Districts of which we are aware.

5. Status of the construction of public improvements by the Districts:

All public improvements required to be constructed by the Districts are complete and have been accepted by the City.

6. List of facilities or improvements constructed by the Districts that were conveyed to the City:

- Public roads, sidewalk and curb and gutter
- Potable water facilities
- Sanitary sewer facilities
- Non-potable water lines and irrigation lines
- Storm sewer and storm water management facilities
- Parks, open space and trails
- Signage and roadway striping

7. Final Assessed Value of Taxable Property within the Districts' boundaries as of December 31, 2025:

The 2025 total assessed value of taxable property within the boundaries of District No. 1 was \$2,407,980.

The 2025 total assessed value of taxable property within the boundaries of District No. 2 was \$2,203,750.

The 2025 total assessed value of taxable property within the boundaries of District No. 3 was \$2,969,930.

8. A narrative summary of the progress of the Districts in implementing their Consolidated Service Plan for the report year:

The Districts are continuing to make progress implementing their Consolidated Service Plan.

9. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the Districts for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and the statement of operations (i.e. revenues and expenditures) for the report year or a copy of the audit exemption application:

The 2025 Audit Exemption Applications for District Nos. 1 and 2 are attached hereto as Exhibit A.

The 2025 audited financial statements for District No. 3 will be filed with the City Clerk upon completion.

10. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report:

There were no capital expenditures incurred by the Districts in 2025. A fund income statement for capital projects as of December 31, 2025, along with each District's 2026 budget are attached hereto as Exhibit B. There are no further Public Improvements proposed.

11. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the Districts in the report year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year and the current mill levy of the district pledged to Debt retirement in the report year:

As of December 31, 2025, District Nos. 1 and 2 had no Debt. In 2022, District No. 3 issued its Limited Tax General Obligation Bonds, Series 2022 in the aggregate principal amount of \$10,900,000 which bonds are backed by a pledge of revenues from District Nos. 1 and 2. A summary of the financial obligations of District No. 3 will be provided in its audited financial statements which will be filed with the City when they become available.

12. Notice of any uncured defaults:

The Districts are not in default of any debt or other obligation.

13. The Districts' inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:

The Districts were behind in paying their operations obligations as of year-end 2025. Pursuant to a Release and Agreement dated as of June 3, 2024, the Districts received \$120,000 of funds (effectively grants, not loans) from multiple sources and are now making timely payments for their vendors' current expenses.

14. A summary of the residential development in the Districts for the report year:

28 homes have closed during the report year. The Districts do not have the data on the number of homes under construction or completed during the report year.

15. A summary of all fees, charges and assessments imposed by the Districts as of January 1 of the report year:

The Districts have not imposed any fees, charges, or assessments as of January 1, 2025 and do not expect to impose any.

16. Certification of the Board that no action, event or condition has occurred in the report year, or certification that such event has occurred but that an amendment to the Consolidated Service Plan that allows such event has been approved by City Council:

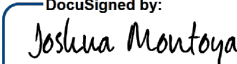
The Certification is attached hereto as Exhibit C.

17. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of regular meetings of the Board.

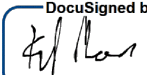
Attached as Exhibit D is a directory of the Board of Directors, chief administrative officer and general counsel for each District. The Board does not hold regular meetings, but it meets as needed.

Respectfully submitted this 24th day of August, 2026.

NORTHRIDGE ESTATES
METROPOLITAN DISTRICT NO. 1

By: 
ADC5329261BC427...
President, District No. 1

NORTHRIDGE ESTATES
METROPOLITAN DISTRICT NO. 2

By: 
95544EE6494545A...
President, District No. 2

NORTHRIDGE ESTATES
METROPOLITAN DISTRICT NO. 3

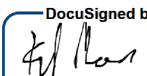
By: 
95544EE6494545A...
President, District No. 3

EXHIBIT A

2025 AUDIT EXEMPTION APPLICATIONS, DISTRICT NOS. 1 AND 2

Application for Exemption From Audit Short Form

Instructions

If either revenues or expenditures exceed \$200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$1,000,000 in the year.

Exemptions from audit are **NOT** automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read **ALL** instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis**.

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

This document, as published by the Office of the State Auditor, meets applicable digital accessibility standards. The OSA is not responsible for the accessibility of this document if it has been modified by a third party. Any state agency, public entity, or contractor engaged by a state agency or public entity that modifies this document assumes full responsibility for ensuring it meets applicable accessibility requirements.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

Checklist

- ☒ Has the preparer signed the application prior to board approval?
- ☒ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☒ Has the application been **personally** reviewed and approved by the governing body?
- ☒ Are all sections on the form complete, including responses to all of the questions?
- ☒ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ☐ Yes ☐ No

☒ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ☐ Yes ☒ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lq

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? Email: osa.lg@coleg.gov Phone: 303-869-3000

Contact Information

For the year ended December 31, 2025 or the fiscal year ended _____.

Name of government	Northridge Estates Metropolitan District No. 1
Street address	1113 Cleveland Ave.
City, State, Zip	Loveland, CO. 80537
Contact person	Connor DeHart
Phone	(970) 236-1279
Email	connor.dehart@kellison.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Ann Eldridge		
Title	Contract Accountant		
Firm name (if applicable)			
Address	10250 W. W Alamo Place, Littleton, CO 80127		
Phone	720-289-1464		
Preparer signature		Date prepared	
DocuSigned by:  4EAF071EE0724DD...		3/27/2026	

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

- ☒ Governmental (modified accrual basis)
- ☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	\$ 168,813
1-2	Specific ownership	\$ 6,839
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4	Interest Income	\$ 52
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21		
1-22		
1-23		
1-24		
1-25	TOTAL REVENUES (add lines 1-1 through 1-24)	\$ 175,704

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	
2-7	Accounting and legal fees	
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	County Treasurer's Fees	\$ 2,533
2-25	Intergovernmental Fees	\$ 175,810
2-26		
2-27		
2-28	TOTAL EXPENDITURES/EXPENSES (Add lines 2-1 through 2-27)	\$ 178,342

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?	☐ Yes	☒ No	
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	☐ N/A	☐ Yes	☐ No
	If no, MUST explain below.			
3-4	Is the entity current in its debt service payments?	☐ Yes	☐ No	
	If no, MUST explain below.			
3-5	If no, also indicate if the government is in default with its bond agreements.	☐ Yes	☐ No	

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				\$ 0
3-7	Revenue Bonds				\$ 0
3-8	Notes/Loans				\$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				\$ 0
3-10	Developer Advances				\$ 0
	Other (specify in line 3-11)				
3-11					\$ 0
3-12	TOTAL (Add lines 3-6 through 3-11)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	☒ Yes	☐ No
3-14	If yes, how much?	\$ 242,100,000	
3-15	Date the debt was authorized	11/7/2018	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☒ Yes	☐ No
3-17	If yes, how much?	\$ 11,500,000	
3-18	Date of the most recent Service Plan	6/22/2018	
3-19	Does the entity intend to issue debt within the next calendar year?	☐ Yes	☒ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	☐ Yes	☒ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	☐ Yes	☒ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	☐ Yes	☐ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity’s cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	\$ 1,607
4-2	Certificates of deposit	
4-3	TOTAL CASH DEPOSITS (Add lines 4-1 and 4-2)	\$ 1,607
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		
4-5		
4-6		
4-7		
4-8		
4-9	Total Investments (Add lines 4-4 through 4-8)	\$ 0
4-10	TOTAL CASH AND INVESTMENTS (Add lines 4-3 and 4-9)	\$ 1,607

4-11	Are the entity’s investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☒ N/A	☐ Yes	☐ No
4-12	Are the entity’s deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☒ Yes	☐ No	
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	☐ Yes	☒ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	☐ Yes	☐ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				\$ 0
5-5	Buildings				\$ 0
5-6	Machinery and Equipment				\$ 0
5-7	Furniture and Fixtures				\$ 0
5-8	Infrastructure				\$ 0
5-9	Construction In Progress (CIP)				\$ 0
5-10	Leased & SBITA Right-to-Use Assets				\$ 0
	Other (explain in line 5-11)				
5-11					\$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				\$ 0
5-13	TOTAL (Add lines 5-4 through 5-12)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance

**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an "old hire" firefighters' pension plan?	☐ Yes	☒ No
6-2	Does the entity have a volunteer firefighters' pension plan?	☐ Yes	☒ No
6-3	If yes, who administers the plan?		
Indicate the contributions from the following in lines 6-4 through 6-6.			
6-4	Tax (property, specific ownership, sales, etc.)		
6-5	State contribution amount		
6-6	Other (gifts, donations, etc.)		
6-7	TOTAL (Add lines 6-4 through 6-6)		\$ 0
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund’s final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	\$ 47,267
7-6	Capital Projects Fund	\$ 550
7-7	Debt Service Fund	\$ 131,674
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer’s Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	☒ Yes	☐ No
8-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?	☐ Yes	☒ No
9-2	If yes, what was the date of formation		
9-3	Has the entity changed its name in the past or current year?	☐ Yes	☒ No
9-4	If yes, please list the NEW name below.		
9-5	If yes, please list the PRIOR name below.		
9-6	Is the entity a metropolitan district?	☒ Yes	☐ No
9-7	Please indicate what services the entity provides below. The District provides support for the development and maintenance of property commonly referred to as Northridge Estates. Northridge Estates Metropolitan District No. 3 is the Coordinating Services District		
9-8	Does the entity have an agreement with another government to provide services?	☒ Yes	☐ No
9-9	If yes, list the name of the other governmental entity and the services provided below. Northridge Estates Metropolitan District No. 3 is the designated Coordinating Services District.		
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	☐ Yes	☒ No
9-11	If yes, what was the date filed		
9-12	Does the entity have a certified mill levy?	☒ Yes	☐ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report \$ amounts.)		
9-13	Bond redemption mills	58.579	
9-14	General/other mills	19.526	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	78.105	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	☐ N/A	☒ Yes ☐ No
9-17	If no, please explain below. 		

Please use the space below to provide any additional information (optional).

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Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	☒ Yes	☐ No
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Office of the State Auditor — Local Government Division Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

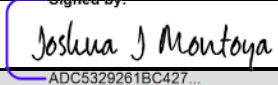
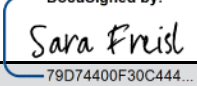
- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

- 1) Submit the application in hard copy via U.S. Mail, including original signatures.
- 2) Submit the application electronically via email and either:
 - a. include a copy of an adopted resolution that documents formal approval by the board; or
 - b. include electronic signatures obtained through a software program such as DocuSign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Josh Montoya	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	DocuSigned by: 	3/27/2026
Board Member 2		
Board member's name	Sara Freisl	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	DocuSigned by: 	3/27/2026
Board Member 3		
Board member's name	Kelsey Phillips	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	DocuSigned by: 	3/30/2026
Board Member 4		
Board member's name	Angela Garcia	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	DocuSigned by: 	3/30/2026
Board Member 5		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

**RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT**

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed \$1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended _____, 20XX.

ADOPTED THIS ____ day of _____, A.D. 20XX.

ATTEST:

Signature

This image shows a blank sheet of handwriting practice paper. It features multiple sets of horizontal lines for writing, arranged in three columns. A large, light gray watermark with the word "SAMPLE" is oriented diagonally across the page from the bottom-left towards the top-right. The background is white, and the lines are thin and black.



Certificate Of Completion

Envelope Id: 2989540B-E781-472C-A9A8-6128E3AD9D46		Status: Completed
Subject: Complete with Docusign: NEMD1 2025 Audit Exemption.pdf		
Source Envelope:		
Document Pages: 19	Signatures: 5	Envelope Originator:
Certificate Pages: 2	Initials: 0	Luke McFetridge
AutoNav: Enabled		201 E 4th St #130
Envelopeld Stamping: Enabled		nil
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Loveland, CO 80537
		mgthoa@kellisoncorp.net
		IP Address: 2601:282:8702:5

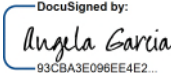
Record Tracking

Status: Original	Holder: Luke McFetridge	Location: DocuSign
3/27/2026 7:57:05 AM	mgthoa@kellisoncorp.net	

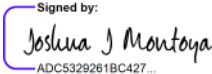
Signer Events

Signer Events	Signature	Timestamp
Ann Eldridge ann@eldridgecpa.com Managing Memeber Ann Eldridge CPA, LLC Security Level: Email, Account Authentication (None)	DocuSigned by:  4EAF071EE0724DD... Signature Adoption: Pre-selected Style Using IP Address: 2601:283:5001:7c10:4c96:e54b:f09a:92c1	Sent: 3/27/2026 8:14:04 AM Viewed: 3/27/2026 9:01:59 AM Signed: 3/27/2026 9:02:14 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Angela Garcia amg4214@yahoo.com 1-5133075879 Security Level: Email, SMS, Account Authentication (None)	DocuSigned by:  93CBA3E096EE4E2... Signature Adoption: Pre-selected Style Signed by link sent to amg4214@yahoo.com Using IP Address: 140.228.192.84 Signed using mobile	Sent: 3/27/2026 9:02:20 AM Resent: 3/30/2026 1:09:09 PM Viewed: 3/30/2026 1:38:15 PM Signed: 3/30/2026 1:38:56 PM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Joshua J Montoya montoyaj2004@gmail.com 1-3039079426 Security Level: Email, SMS, Account Authentication (None)	Signed by:  ADC5329261BC427... Signature Adoption: Pre-selected Style Signed by link sent to montoyaj2004@gmail.com Using IP Address: 140.228.192.84 Signed using mobile	Sent: 3/27/2026 9:02:22 AM Viewed: 3/27/2026 9:03:04 AM Signed: 3/27/2026 9:03:41 AM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Kelsey Phillips kelmsch@gmail.com 1-9706921516 Security Level: Email, SMS, Account Authentication (None)	DocuSigned by:  06A15F62793D48F... Signature Adoption: Pre-selected Style Signed by link sent to kelmsch@gmail.com Using IP Address: 2a04:4e41:e00:f527::7194:5527 Signed using mobile	Sent: 3/27/2026 9:02:25 AM Resent: 3/30/2026 1:09:09 PM Viewed: 3/30/2026 6:24:44 PM Signed: 3/30/2026 6:25:29 PM
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Electronic Record and Signature Disclosure:

Signer Events	Signature	Timestamp
Not Offered via Docusign		
Sara Freisl saragartner@yahoo.com 1-5613247331 Security Level: Email, SMS, Account Authentication (None)	DocuSigned by:  79D74400F30C444... Signature Adoption: Pre-selected Style Signed by link sent to saragartner@yahoo.com Using IP Address: 140.228.196.14 Signed using mobile	Sent: 3/27/2026 9:02:28 AM Viewed: 3/27/2026 9:41:26 AM Signed: 3/27/2026 9:42:10 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/27/2026 8:14:04 AM
Certified Delivered	Security Checked	3/27/2026 9:41:26 AM
Signing Complete	Security Checked	3/27/2026 9:42:10 AM
Completed	Security Checked	3/30/2026 6:25:29 PM
Payment Events	Status	Timestamps

Application for Exemption From Audit Short Form

Instructions

If either revenues or expenditures exceed \$200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$1,000,000 in the year.

Exemptions from audit are **NOT** automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read **ALL** instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis**.

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

This document, as published by the Office of the State Auditor, meets applicable digital accessibility standards. The OSA is not responsible for the accessibility of this document if it has been modified by a third party. Any state agency, public entity, or contractor engaged by a state agency or public entity that modifies this document assumes full responsibility for ensuring it meets applicable accessibility requirements.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

Checklist

- ☒ Has the preparer signed the application prior to board approval?
- ☒ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☒ Has the application been **personally** reviewed and approved by the governing body?
- ☒ Are all sections on the form complete, including responses to all of the questions?
- ☒ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ☐ Yes ☐ No

☒ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ☐ Yes ☒ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lq

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? Email: osa.lg@coleg.gov Phone: 303-869-3000

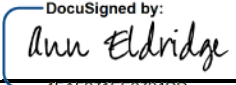
Contact Information

For the year ended December 31, 2025 or the fiscal year ended _____.

Name of government	Northridge Estates Metropolitan District No. 2
Street address	1113 Cleveland Ave.
City, State, Zip	Loveland, CO. 80537
Contact person	Connor DeHart
Phone	(970) 236-1279
Email	connor.dehart@kellison.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Ann Eldridge	
Title	Contract Accountant	
Firm name (if applicable)		
Address	10250 W. W Alamo Place, Littleton, CO 80127	
Phone	720-289-1464	
Preparer signature	Date prepared	
 4EAF071EE0724DD...	3/27/2026	

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

- ☒ Governmental (modified accrual basis)
- ☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	\$ 153,679
1-2	Specific ownership	\$ 6,227
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4	Interest Income	\$ 30
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21		
1-22		
1-23		
1-24		
1-25	TOTAL REVENUES (add lines 1-1 through 1-24)	\$ 159,935

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	
2-7	Accounting and legal fees	
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	County Treasurer's Fees	\$ 2,306
2-25	Intergovernmental Fees	\$ 158,462
2-26		
2-27		
2-28	TOTAL EXPENDITURES/EXPENSES (Add lines 2-1 through 2-27)	\$ 160,767

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?	☐ Yes	☒ No	
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	☐ N/A	☐ Yes	☐ No
	If no, MUST explain below.			
3-4	Is the entity current in its debt service payments?	☐ Yes	☐ No	
	If no, MUST explain below.			
3-5	If no, also indicate if the government is in default with its bond agreements.	☐ Yes	☐ No	

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				\$ 0
3-7	Revenue Bonds				\$ 0
3-8	Notes/Loans				\$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				\$ 0
3-10	Developer Advances				\$ 0
	Other (specify in line 3-11)				
3-11					\$ 0
3-12	TOTAL (Add lines 3-6 through 3-11)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	☒ Yes	☐ No
3-14	If yes, how much?	\$ 242,100,000	
3-15	Date the debt was authorized	11/7/2018	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☒ Yes	☐ No
3-17	If yes, how much?	\$ 11,500,000	
3-18	Date of the most recent Service Plan	6/22/2018	
3-19	Does the entity intend to issue debt within the next calendar year?	☐ Yes	☒ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	☐ Yes	☒ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	☐ Yes	☒ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	☐ Yes	☐ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity’s cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	\$ 337
4-2	Certificates of deposit	
4-3	TOTAL CASH DEPOSITS (Add lines 4-1 and 4-2)	\$ 337
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		
4-5		
4-6		
4-7		
4-8		
4-9	Total Investments (Add lines 4-4 through 4-8)	\$ 0
4-10	TOTAL CASH AND INVESTMENTS (Add lines 4-3 and 4-9)	\$ 337

4-11	Are the entity’s investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☒ N/A	☐ Yes	☐ No
4-12	Are the entity’s deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☒ Yes	☐ No	
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	☐ Yes	☒ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	☐ Yes	☐ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				\$ 0
5-5	Buildings				\$ 0
5-6	Machinery and Equipment				\$ 0
5-7	Furniture and Fixtures				\$ 0
5-8	Infrastructure				\$ 0
5-9	Construction In Progress (CIP)				\$ 0
5-10	Leased & SBITA Right-to-Use Assets				\$ 0
	Other (explain in line 5-11)				
5-11					\$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				\$ 0
5-13	TOTAL (Add lines 5-4 through 5-12)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance

**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an "old hire" firefighters' pension plan?	☐ Yes	☒ No
6-2	Does the entity have a volunteer firefighters' pension plan?	☐ Yes	☒ No
6-3	If yes, who administers the plan?		
Indicate the contributions from the following in lines 6-4 through 6-6.			
6-4	Tax (property, specific ownership, sales, etc.)		
6-5	State contribution amount		
6-6	Other (gifts, donations, etc.)		
6-7	TOTAL (Add lines 6-4 through 6-6)		\$ 0
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund’s final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	\$ 43,035
7-6	Debt Service Fund	\$ 119,886
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer’s Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	☒ Yes	☐ No
8-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?	☐ Yes	☒ No
9-2	If yes, what was the date of formation		
9-3	Has the entity changed its name in the past or current year?	☐ Yes	☒ No
9-4	If yes, please list the NEW name below.		
9-5	If yes, please list the PRIOR name below.		
9-6	Is the entity a metropolitan district?	☒ Yes	☐ No
9-7	Please indicate what services the entity provides below. The District provides support for the development and maintenance of property commonly referred to as Northridge Estates. Northridge Estates Metropolitan District No. 3 is the Coordinating Services District		
9-8	Does the entity have an agreement with another government to provide services?	☒ Yes	☐ No
9-9	If yes, list the name of the other governmental entity and the services provided below. Northridge Estates Metropolitan District No. 3 is the designated Coordinating Services District.		
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	☐ Yes	☒ No
9-11	If yes, what was the date filed		
9-12	Does the entity have a certified mill levy?	☒ Yes	☐ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report \$ amounts.)		
9-13	Bond redemption mills	58.579	
9-14	General/other mills	19.526	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	78.105	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	☐ N/A	☒ Yes ☐ No
9-17	If no, please explain below. 		

Please use the space below to provide any additional information (optional).

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Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	☒ Yes	☐ No
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Office of the State Auditor — Local Government Division Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

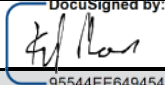
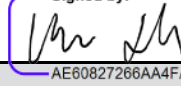
- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

- 1) Submit the application in hard copy via U.S. Mail, including original signatures.
- 2) Submit the application electronically via email and either:
 - a. include a copy of an adopted resolution that documents formal approval by the board; or
 - b. include electronic signatures obtained through a software program such as DocuSign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Kyle Moore	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 DocuSigned by: 95544EE6494545A...	3/27/2026
Board Member 2		
Board member's name	Elise Dekraai	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 Signed by: AE60827266AA4FA...	3/30/2026
Board Member 3		
Board member's name	Charlene Brown	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 Signed by: 2F873B9133B04E7...	3/30/2026
Board Member 4		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 5		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

**RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT**

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed \$1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended _____, 20XX.

ADOPTED THIS ____ day of _____, A.D. 20XX.

ATTEST:

Signature

[illegible]



Certificate Of Completion

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 Certificate Pages: 2
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 Envelopeld Stamping: Enabled
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Status: Completed
 Envelope Originator:
 Luke McFetridge
 201 E 4th St #130
 nil
 Loveland, CO 80537
 mgthoa@kellisoncorp.net
 IP Address: 2601:282:8702:5

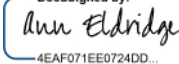
Record Tracking

Status: Original
 3/27/2026 8:14:33 AM
 Holder: Luke McFetridge
 mgthoa@kellisoncorp.net
 Location: DocuSign

Signer Events

Ann Eldridge
 ann@eldridgecpa.com
 Managing Memeber
 Ann Eldridge CPA, LLC
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

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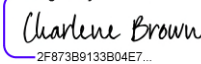
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 Signed: 3/27/2026 9:03:20 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Charlene Brown
 charbrowncmt@gmail.com
 1-7196407342
 Security Level: Email, SMS, Account Authentication
 (None)

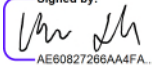
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 Signed using mobile

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Electronic Record and Signature Disclosure:

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Elise DeKraai
 edekraai@gmail.com
 1-9703819552
 Security Level: Email, SMS, Account Authentication
 (None)

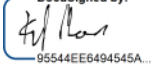
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 Signature Adoption: Drawn on Device
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 Using IP Address: 24.9.187.101
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 Signed: 3/30/2026 4:18:52 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Kyle Moore
 kyle.c.moore@outlook.com
 1-2629140489
 President
 Security Level: Email, SMS, Account Authentication
 (None)

DocuSigned by:

 95544EE6494545A...
 Signature Adoption: Drawn on Device
 Signed by link sent to kyle.c.moore@outlook.com
 Using IP Address: 140.228.199.25
 Signed using mobile

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Electronic Record and Signature Disclosure:

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Not Offered via Docusign		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/27/2026 8:19:18 AM
Certified Delivered	Security Checked	3/27/2026 7:07:11 PM
Signing Complete	Security Checked	3/27/2026 7:07:20 PM
Completed	Security Checked	3/30/2026 4:18:52 PM
Payment Events	Status	Timestamps

EXHIBIT B

2026 BUDGETS AND CAPITAL FUND INCOME STATEMENTS

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 1
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 sources of funds for 2026 are property taxes. The District imposed a 75.077 mill levy including 18.769 mills for operations pledged to District No. 3 through a contractual agreement and 56.308 mills for debt payments. Specific Ownership taxes are estimated to be 6% of property taxes.

EXPENDITURES

Operating expenditures include intergovernmental fees paid to District No. 3 for management, legal, other compliance items, and landscaping.

Debt Service expenditures are related to a pledge agreement with District No. 3 for the repayment of District No. 3 Series 2022 Bonds.

The District does not anticipate having any Capital improvement expenditures in 2026.

Northridge Estates Metropolitan District No. 1 2026 Budget

General Fund

	2024	2025	8/31/2025	12/31/2025	
Modified accrual basis	Actual	Budget	Actual	Est Actual	2026 Budget
Beginning Balance	\$ 1,224	\$ 1,603	\$ 838	\$ 838	\$ 838
Income					
Interest Revenue	9	-	6	9	-
Property Taxes	41,203	42,203	41,939	42,203	45,195
Specific Ownership Tax	2,619	5,064	2,472	3,708	5,424
Tax Related Interest	21	-	-	-	-
Total Income	43,852	47,267	44,417	45,920	50,619
Expense					
General and Administrative					
Treasurers Fees	618	633	629	633	678
Intergovernmental Fees	43,620	46,634	43,442	45,287	49,941
Total Expense	44,238	47,267	44,071	45,920	50,619
Excess Revenue (Expenses)	(386)	-	346	-	-
Ending Fund Balance	838	1,603	1,184	838	838

Capital Fund

	2024	2025	8/31/2025	12/31/2025	
	Actual	Budget	Actual	Est Actual	2026 Budget
Beginning Balance	\$ 502	\$ 550	\$ 503	\$ 503	\$ 503
Income					
Interest Income	1	-	-	-	-
Transfer In	-	-	503	503	-
Developer Advance	-	-	-	-	-
Total Income	1	-	503	503	-
Expense					
General and Administrative					
Capital Projects G&A	-	-	-	-	-
Bank Fees	-	-	-	-	-
Total G&A	-	-	-	-	-
Construction					
Landscape Installation	-	-	-	-	-
Irrigation System Repaired	-	-	-	-	-
Engineers	-	-	-	-	-
Meter Equipment	-	-	-	-	-
Fencing	-	-	-	-	-
Construction	-	-	-	-	-
Street/Sidewalks	-	-	-	-	-
General Construction	-	-	-	-	-
Erosion Control	-	-	-	-	-

Northridge Estates Metropolitan District No. 1 2026 Budget

Earthwork	-	-	-	-	-
Potable Water	-	-	-	-	-
Non-Potable Water	-	-	-	-	-
Storm Sewer	-	-	-	-	-
Sanitary Sewer	-	-	-	-	-
Transfer Out	-	550	503	503	-
Total Construction	-	550	503	503	-
Total Expense	-	550	503	503	-
Excess Revenue (Expenses)	1	(550)	-	-	-
Ending Fund Balance	503	-	503	503	503

Debt Fund

	2024	2025	8/31/2025	12/31/2025	
	Actual	Budget	Actual	Est Actual	2026 Budget
Beginning Balance	\$ 299	\$ 299	\$ 2,905	\$ 2,905	\$ 2,905
Income					
Property Taxes	119,021	126,610	125,816	126,610	135,589
Specific Ownership Taxes	3,127	5,064	2,472	3,708	5,424
Other Revenue	62	-	-	-	-
Total Income	122,210	131,674	128,288	130,318	141,013
Expense					
Treasurer's Fees	1,786	1,899	1,887	1,899	2,034
Intergovernmental Fees	-	-	-	-	-
Transfer out to D3 for Debt	117,818	129,775	128,641	128,419	141,585
Total Expense	119,604	131,674	130,528	130,318	143,619
Excess Revenue (Expenses)	2,606	-	(2,240)	-	(2,606)
Ending Fund Balance	2,905	299	665	2,905	299

Assessed Valuation
Operating Mill Levy
Debt Service Mill Levy
Total Levy

Assessed Valuation	\$ 2,407,980
Operating Levy	18.769
Debt Levy	56.308
Total Levy	75.077

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO. 2
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 pledged to District No. 3 through a contractual agreement and 56.308 for debt payments. Specific Ownership taxes are estimated to be 6% of property taxes.

EXPENDITURES

Operating expenditures include intergovernmental fees paid to District No. 3 for management, legal, other compliance items, and landscaping.

Debt Service expenditures are related to a pledge agreement with District No. 3 for the repayment of District No. 3 Series 2022 Bonds.

The District does not anticipate having any Capital improvement expenditures in 2026.

Northridge Estates Metropolitan District No. 2 2026 Budget

General Fund

	2024	2025	8/31/2025	12/31/2025	
Modified accrual basis	Actual	Budget	Actual	Est Actual	2026 Budget
Beginning Balance	\$ 233	\$ 234	\$ 95	\$ 95	\$ 95
Income					
Interest Revenue	8	-	5	9	-
Property Taxes	35,346	38,424	38,420	38,424	41,362
Specific Ownership Tax	2,360	4,611	2,251	3,377	4,964
Tax Related Interest	-	-	6	-	-
Total Income	37,714	43,035	40,682	41,810	46,326
Expense					
General and Administrative					
Treasurer's Fee	530	576	576	576	620
Intergovernmental Fees	37,322	42,459	39,792	41,234	45,706
Total Expense	37,852	43,035	40,368	41,810	46,326
Excess Revenue (Expenses)	(138)	-	314	-	-
Ending Fund Balance	95	234	409	95	95

Debt Fund

	2024	2025	8/31/2025	12/31/2025	
	Actual	Budget	Actual	Est Actual	2026 Budget
Beginning Balance	\$ 735	\$ 735	\$ 1,073	\$ 1,073	\$ 1,073
Income					
Property Taxes	102,361	115,275	115,259	115,275	124,089
Specific Ownership Taxes	2,582	4,611	2,251	3,377	4,964
Other Revenue	-	-	19	29	-
Total Income	104,943	119,886	117,529	118,681	129,053
Expense					
Treasurer's Fees	1,536	1,729	1,729	1,729	1,861
Transfer out to D3 for Debt	103,069	118,157	116,267	116,952	127,530
Total Expense	104,605	119,886	117,996	118,681	129,391
Excess Revenue (Expenses)	338	-	(467)	-	(338)
Ending Fund Balance	1,073	735	606	1,073	735
Assessed Valuation					\$ 2,203,750
Operating Mill Levy					18.769
Debt Service Mill Levy					56.308
Total Levy					75.077

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

				12/31/2025 Estimated Actual and Amended	
Modified accrual basis	2024 Actual	2025 Budget	8/31/2025 Actual		2026 Budget
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

	2024 Actual		2025 Budget	8/31/2025 Actual	12/31/2025 Est Actual	2026 Budget
Modified accrual basis						
Beginning Balance	\$	-	\$	-	\$	-
Income						
Developer Advance		-	-	-	-	-
Transfer In		-	-	-	-	-
Total Income		-	-	-	-	-
Expense						
Landscape						
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

EXHIBIT C

CERTIFICATION

On behalf of the Board of Directors of the Northridge Estates Metropolitan District No. 1,
I hereby certify that no action, event or condition set forth in Section 24-1219 of the City of
Greeley Code has occurred in the report year.

DocuSigned by:

AJC5329261EC427...
President, District No. 1

On behalf of the Board of Directors of the Northridge Estates Metropolitan District No. 2,
I hereby certify that no action, event or condition set forth in Section 24-1219 of the City of
Greeley Code has occurred in the report year.

DocuSigned by:

95544EE6494545A...
President, District No. 2

On behalf of the Board of Directors of the Northridge Estates Metropolitan District No. 3,
I hereby certify that no action, event or condition set forth in Section 24-1219 of the City of
Greeley Code has occurred in the report year.

DocuSigned by:

95544EE6494545A...
President, District No. 3

EXHIBIT E
DISTRICT DIRECTORY

District No. 1	District No. 2	District No. 3
Joshua Montoya c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Kyle Moore c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Kyle Moore c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190
Sara Freisl c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Elise Dekraai c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Sara Freisl c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190
Kelsey Phillips c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Char Brown c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	
Angela Garcia c/o Kellison 1113 Cleveland Avenue Loveland, Colorado 80537 (970) 235-0190	Two Vacancies	Three vacancies
One vacancy		

General Counsel to the Districts:

David A. Greher, Esq.
Cockrel Ela Glesne Greher & Ruhland, P.C.
44 Cook Street, Suite 620
Denver, CO 80206
(303) 218-7200

Chief Administrative Officer to the Districts:

Kieyesia Conaway
1113 Cleveland Avenue
Loveland, Colorado 80537
(970) 235-0190