

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.1
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. 1

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. 1, 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. 1, Weld County, Colorado, this 13th day of November, 2025.

Joshua John Montoya

Joshua John Montoya (Jan 14, 2026 11:32:12 MST)

Chair

NORTHRIDGE ESTATES METROPOLITAN DISTRICT NO.1

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (the "**Board**") of Northridge Estates Metropolitan District No. 1 (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. 1:

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

General Fund:	\$	50,619
Capital Projects Fund:	\$	0
Debt Service Fund:	\$	143,619
Total	\$	194,238

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$838
From fund transfers	\$0
From sources other than general property tax	\$5,424
From general property tax	\$45,195
Total	<hr/> \$51,457

Capital Projects Fund:

From unappropriated surpluses	\$503
From fund transfers	\$0
From sources other than general property tax	\$0
Total	<hr/> \$503

Debt Service Fund:

From unappropriated surpluses	\$2,905
From fund transfers	\$0
From sources other than general property tax	\$5,424
From general property tax	\$135,589
Total	<hr/> \$143,918

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. 1 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 \$45,195; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$135,589; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$2,407,980.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Northridge Estates Metropolitan District No. 1:

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 \$45,195.

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 \$135,589.

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. 1 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. 1 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:	\$	51,457
Capital Projects Fund:	\$	0
Debt Service Fund:	\$	143,918
Total	\$	195,375

Adopted this 13th day of November, 2025.

NORTHRIDGE ESTATES
METROPOLITAN DISTRICT NO. 1

By: Joshua John Montoya
Joshua John Montoya (Jan 14, 2026 11:52:12 MST)

President

Attest:

Sara Freisl
Sara Freisl (Dec 17, 2025 19:08:31 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=TgqnlQMbbmnlPP9loYtHnDNp6uP2mH.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



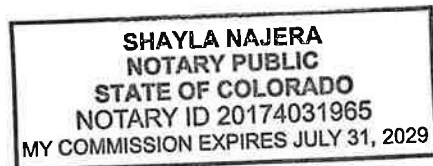
Signature

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. 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					
<i>General and Administrative</i>					
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					
<i>General and Administrative</i>					
Capital Projects G&A	-	-	-	-	-
Bank Fees	-	-	-	-	-
Total G&A	-	-	-	-	-
<i>Construction</i>					
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 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 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	<u>75.077</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the NORTHRIDGE ESTATES METRO DISTRICT 1,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the NORTHRIDGE ESTATES METRO DISTRICT 1
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$2,407,980.00 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: \$ \$2,407,980.00 (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	0.000 mills	\$ 0
4. Contractual Obligations ^K	75.077 mills	\$ 180783.91
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	\$ 180783.91

Contact person: (print) Gavin Spaur Daytime phone: 970-484-0101
 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: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|---|
| 3. | Purpose of Contract: | <u>CAP Pledge AG. w/ Northridge Estates MD No.3 for Series 2022 LTD Tax GO Bond</u> |
| | Title: | <u>Capital Pledge Agreement</u> |
| | Date: | <u>01/18/2022</u> |
| | Principal Amount: | <u>\$10,900,000 (Max)</u> |
| | Maturity Date: | <u>05/01/2062</u> |
| | Levy: | <u>56.308</u> |
| | Revenue: | <u>\$135,589</u> |
| | | |
| 4. | Purpose of Contract: | <u>Pledge of GEN OP Levv Due to Northridge Estates MD No.3 for GEN OPS</u> |
| | Title: | <u>Master Intergovernmental Agreement</u> |
| | Date: | <u>01/01/2022</u> |
| | Principal Amount: | <u>N/A</u> |
| | Maturity Date: | _____ |
| | Levy: | <u>18.769</u> |
| | Revenue: | <u>\$45,195</u> |

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