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

The Board of Directors of Red Leaf Metropolitan District No. 2 (the "**Board**"), City and County of Broomfield, Colorado (the "**District**"), held a regular meeting, via teleconference on November 7, 2025, at the hour of 2:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET
AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGET

The Board of Directors (the "Board") of the RED LEAF METROPOLITAN DISTRICT NO. 2 (the "District"), will hold a public via teleconference on November 7, 2025, at 2:00 P.M., to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

Zoom Meeting Link:
https://us06web.zoom.us/j/81196975735?pwd=8VRxwdR5SErK9XelDWSDNFacpqXjAZ.1
Meeting ID: 811 9697 5735
Passcode: 907221
Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.
Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.
The agenda for any meeting may be obtained at https://redleafmetro.com/, or by calling (303) 858-1800.
BY ORDER OF THE BOARD OF DIRECTORS:
RED LEAF METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA PC
Attorneys at Law

Published: Broomfield Enterprise October 26, 2025-2140317

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Broomfield
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 *Broomfield Enterprise*.
2. The *Broomfield Enterprise* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Broomfield 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 *Broomfield Enterprise* in Broomfield County on the following date(s):

Oct 26, 2025

Melissa Najera
Signature

Subscribed and sworn to me before me this 27th day of October, 2025.

Shayla Najera
Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account:	1051175
Ad Number:	2140317
Fee:	$51.48

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Broomfield County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

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

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

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

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ADOPTED NOVEMBER 7, 2025.

DISTRICT:

RED LEAF METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

By: J. K. Bilsborrow
J. K. Bilsborrow (Nov 17, 2025 11:52:51 MST)
Officer of the District

ATTEST:

By: Gene Anderson
Gene Anderson (Nov 13, 2025 11:10:48 MST)

STATE OF COLORADO
COUNTY OF BROOMFIELD
RED LEAF METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Friday, November 7, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ___ day of November, 2025.

Gene Anderson
Gene Anderson (Nov 13, 2025 11:10:48 MST)
Signature

[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]

EXHIBIT A

BUDGET DOCUMENT

BUDGET MESSAGE

RED LEAF METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

RED LEAF METROPOLITAN DISTRICT NO. 2
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/16/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 178,790	$ 139,867	$ 73,723
REVENUES			
Property taxes	396,074	385,058	461,052
Specific ownership taxes	16,849	17,328	18,442
Interest Income	18,682	12,000	10,000
Total revenues	431,605	414,386	489,494
TRANSFERS IN	-	59,532	-
Total funds available	610,395	613,785	563,217
EXPENDITURES			
General Fund	470,528	46,415	55,000
Debt Service Fund	-	434,115	450,000
Total expenditures	470,528	480,530	505,000
TRANSFERS OUT	-	59,532	-
Total expenditures and transfers out requiring appropriation	470,528	540,062	505,000
ENDING FUND BALANCES	$ 139,867	$ 73,723	$ 58,217
EMERGENCY RESERVE	$ 1,595	$ 900	$ 1,200
TOTAL RESERVE	$ 1,595	$ 900	$ 1,200

See summary of significant assumptions.

RED LEAF METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/16/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 23,618,500	$ 23,616,210	$ 22,885,000
State assessed	3,760	4,140	4,170
Personal property	401,420	445,760	455,210
Certified Assessed Value	$ 24,023,680	$ 24,066,110	$ 23,344,380
MILL LEVY			
General	0.533	1.000	1.500
Debt Service	15.977	15.000	18.250
Total mill levy	16.510	16.000	19.750
PROPERTY TAXES			
General	$ 12,805	$ 24,066	$ 35,017
Debt Service	383,826	360,992	426,035
Levied property taxes	396,631	385,058	461,052
Adjustments to actual/rounding	(557)	-	-
Budgeted property taxes	$ 396,074	$ 385,058	$ 461,052
BUDGETED PROPERTY TAXES			
General	**$ 12,787**	**$ 24,066**	**$ 35,017**
Debt Service	**383,287**	**360,992**	**426,035**
	$ 396,074	**$ 385,058**	**$ 461,052**

See summary of significant assumptions.

RED LEAF METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/16/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 178,790	$ 139,867	$ 62,569
REVENUES			
Property taxes	396,074	24,066	35,017
Specific ownership taxes	16,849	1,083	1,401
Interest Income	18,682	3,500	2,500
Total revenues	431,605	28,649	38,918
Total funds available	610,395	168,516	101,487
EXPENDITURES			
General and administrative			
Accounting	8,298	10,000	15,000
Auditing	4,100	4,200	6,000
County Treasurer's Fee	5,943	361	525
Insurance	8,113	8,154	9,000
Legal	14,123	18,000	15,000
Miscellaneous	89	500	500
Election	212	2,000	-
Website	600	3,200	3,200
Paying agent fees	2,000	-	-
Bond interest	82,050	-	-
Bond principal	345,000	-	-
Contingency	-	-	5,775
Total expenditures	470,528	46,415	55,000
TRANSFERS OUT			
Transfers to other fund	-	59,532	-
Total expenditures and transfers out requiring appropriation	470,528	105,947	55,000
ENDING FUND BALANCES	$ 139,867	$ 62,569	$ 46,487
EMERGENCY RESERVE	$ 1,595	$ 900	$ 1,200
TOTAL RESERVE	$ 1,595	$ 900	$ 1,200

See summary of significant assumptions.

RED LEAF METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/16/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ 11,154
REVENUES			
Property taxes	-	360,992	426,035
Specific ownership taxes	-	16,245	17,041
Interest Income	-	8,500	7,500
Total revenues	-	385,737	450,576
TRANSFERS IN			
Transfers from other funds	-	59,532	-
Total funds available	-	445,269	461,730
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	5,415	6,391
Paying agent fees	-	2,000	2,000
Contingency	-	-	5,559
Debt Service			
Bond interest	-	71,700	61,050
Bond principal	-	355,000	375,000
Total expenditures	-	434,115	450,000
Total expenditures and transfers out requiring appropriation	-	434,115	450,000
ENDING FUND BALANCES	$ -	$ 11,154	$ 11,730

See summary of significant assumptions.

RED LEAF METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was formed in November 2001, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established for the primary purpose of providing for the acquisition, construction, installation and completion of certain improvements, including streets, parks and recreation, safety protection, transportation, mosquito control, and water and sanitation improvements for the inhabitants of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Revenues – (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4.0% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

General and Administrative Expenditures

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

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property taxes.

Debt Service

Principal and interest payments in 2026 are provided based upon the debt amortization schedule from the Series 2016 General Obligation Limited Tax Refunding Bonds.

Debt and Leases

On June 7, 2016, the District issued $4,600,000 of General Obligation Limited Tax Refunding Bonds, Series 2016, ("Series 2016 Bonds") dated June 7, 2016, for the purpose of advance refunding the District's Limited Tax General Obligation Bonds, Series 2007, maturing on and after December 1, 2018, in the amount of $4,495,000, and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016 Bonds bear interest at the rate of 3%, payable semiannually on each June 1 and December 1, commencing on December 1, 2016, and mature on December 1, 2030. The Bonds are subject to early redemption at the option of the District commencing December 1, 2026, without redemption premium. The 2016 Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

The District has no operating or capital leases.

RED LEAF METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2026 as defined under the Tabor Amendment. Such emergency reserve is an integral part of Ending Fund Balance.

This information is an integral part of the accompanying budget.

RED LEAF METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Year Ended December 31,	$4,600,000 General Obligation Bonds Series 2016, Dated June 7, 2016 Interest Rate 3.00% Payable June 1 and December 1, Principal Due December 1		
	Principal	Interest	Total
2026	$ 375,000	$ 61,050	$ 436,050
2027	390,000	49,800	439,800
2028	410,000	38,100	448,100
2029	420,000	25,800	445,800
2030	440,000	13,200	453,200
Total	$ 2,035,000	$ 187,950	$ 2,222,950

See summary of significant assumptions.