

**RESOLUTION  
TO ADOPT 2026 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
RESERVOIR'S EDGE METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE RESERVOIR'S EDGE METROPOLITAN DISTRICT, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026,

WHEREAS, the Board of Directors of the Reservoir's Edge Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 11, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 286; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$3.649; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2025 valuation for assessment for the District as certified by the County Assessor of Larimer County is \$ 26,574; and

WHEREAS, at an election held on November 2, 2025, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RESERVOIR'S EDGE METROPOLITAN DISTRICT OF LARIMER COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Reservoir's Edge Metropolitan District for calendar year 2026.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2026 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 10.740 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2026 budget

year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2026 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of ~~75~~25 mills upon each dollar of the total valuation for assessment of all taxable property within the "" District for the year 2025.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2026 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Larimer County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Larimer County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 11th day of November, 2025.

RESERVOIR'S EDGE METROPOLITAN DISTRICT

*Jeff Mark*

\_\_\_\_\_  
President

ATTEST:

*Chasity McMorrow*

\_\_\_\_\_  
Secretary

<b>Reservoir's Edge Metropolitan District</b>			
<b>Larimer County, CO</b>			
<b>General Fund Budget</b>			
<b>Year Ended 12/31/2026</b>			
<b>Modified Accrual Basis</b>			
	<b>2024</b>	<b>2025</b>	<b>2026</b>
	<b>Actuals</b>	<b>Estimated</b>	
	<b>12/31/2024</b>	<b>12/31/2025</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 18	\$ (955)	\$ 314
<b>REVENUES</b>			
Property Tax	309	319	286
Specific Ownership Tax	20	17	20
Contingency Income	-	-	1,044
<b>Total Revenues</b>	<b>329</b>	<b>336</b>	<b>1,350</b>
<b>EXPENDITURES</b>			
Accounting	214	600	500
Legal	1,070	466	450
District Management	12	996	1,000
County Collection Fee	6	6	6
Contingency	-	-	1,044
<b>Total General Management</b>	<b>1,302</b>	<b>2,068</b>	<b>3,000</b>
<b>Total Expenses</b>	<b>1,302</b>	<b>2,068</b>	<b>3,000</b>
Excess of Revenues over Expenditures	(973)	(1,732)	(1,650)
Transfer from Capital Fund	-	3,000	1,500
<b>ENDING FUND BALANCE</b>	<b>\$ (955)</b>	<b>\$ 314</b>	<b>\$ 164</b>
Emergency Reserve - 3% of Revenues	\$ 10	\$ 10	\$ 9
Unrestricted Fund Balance	(965)	303	154

<b>Reservoir's Edge Metropolitan District</b>			
<b>Larimer County, CO</b>			
<b>Capital Fund Budget</b>			
<b>Year Ended 12/31/2026</b>			
<b>Modified Accrual Basis</b>			
	<b>2024</b>	<b>2025</b>	<b>2026</b>
	<b>Actuals</b>	<b>Estimated</b>	
	<b>12/31/2024</b>	<b>12/31/2025</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 193	\$ 1,803	\$ 456
<b>REVENUES</b>			
Property Tax - Contractual Obligations	\$ 1,543	\$ 1,595	\$ 1,427
Interest - Delinquent Property Tax	\$ 2	\$ 2	\$ -
Specific Ownership Tax	96	88	100
Contingency	-	-	1,473
<b>Total Revenues</b>	<b>1,641</b>	<b>1,685</b>	<b>3,000</b>
<b>EXPENDITURES</b>			
County Collection Fee	31	32	27
Transfer to General Fund	-	3,000	1,500
Contingency	-	-	1,473
<b>Total Capital Expenditures</b>	<b>31</b>	<b>3,032</b>	<b>3,000</b>
Excess of Revenues over Expenditures	1,610	(1,347)	-
<b>ENDING FUND BALANCE</b>	<b>1,803</b>	<b>456</b>	<b>456</b>

<b>Reservoir's Edge Metropolitan District</b>	
<b>Larimer County, CO</b>	
<b>Property Taxes</b>	
<b>2025 Valuations for 2026 Taxes</b>	
	District
	Taxes
Vacant Residential Land - Market Value	500
Percentage	27%
Assessed Value	135
Agricultural Land & Buildings Market Value	9,910
Percentage	29%
Assessed Value	2,839
Severed Mineral Interests (Oil & Gas)	-
Percentage	0%
Assessed Value	-
State	87,400
Percentage	29%
Assessed Value	23,600
Total Assessed Value	26,574
Mill Levy - General Operating & Debt Service	64.44
Property Tax to be paid	\$ 1,713
<b>Property Tax</b>	
Operations & Maintenance	\$ 286
Contractual Obligations	\$ 1,427
<b>Total</b>	<b>\$ 1,713</b>
<b>Mill Levy Charged</b>	
Operations & Maintenance	10.740
Contractual Obligations	53.703
<b>Total</b>	<b>64.443</b>

**RESERVOIR'S EDGE METROPOLITAN DISTRICT  
LARIMER COUNTY, CO  
2026 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reservoir's Edge Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2021. The District consists of approximately 91 acres and is located at the Northwest corner of West County Rd 16 and SW 28th St. in Loveland, Colorado. The District was organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements to be provided by the Districts are proposed to include the types of facilities and improvements for a non-potable water system, streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance.

The District has no employees at this time and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

**GENERAL FUND**

**REVENUES**

1. The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.
2. Property Taxes - O&M are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Operations and Maintenance at 10.740 mills.
3. Specific ownership taxes are budgeted at 7.00% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.
4. A contingency income is budgeted for unexpected income.

**EXPENDITURES**

1. Accounting fees include the monthly accounting for the District and the costs of the accounting firm to prepare periodic and annual financial statements, and to record mill levy certifications and budgets with regulatory authorities.
2. Legal fees are estimated based on the annual requirements of the District.
3. District Management costs are based on the contract with the Management Company. The County property tax collection fee is based on 2.0% of the property tax received.
4. A contingency expense is budgeted at \$1,044 for unexpected expenses.

**RESERVOIR'S EDGE METROPOLITAN DISTRICT  
LARIMER COUNTY, CO  
2026 BUDGET MESSAGE  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**CAPITAL PROJECT FUND**

**REVENUES**

1. Property Taxes are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Contractual Obligations at 53.703 mills.
2. Specific ownership taxes are budgeted at 7.00% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.
3. A contingency income is budgeted for unexpected income.

**EXPENDITURES**

1. The County property tax collection fee is based on 2.0% of the property tax received.

**DEBT SERVICE FUND**

**REVENUES & EXPENDITURES**

1. No revenues or expenditures are budgeted for the Dept Service Fund for 2026.

**RESERVES**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

**ADDITIONAL INFORMATION**

1. The basis of accounting for the District is the Modified Accrual Basis.
2. There are no operating or capital lease obligations of the District.

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Larimer County, Colorado.

On behalf of the Reservoirs Edge Metropolitan District,  
(taxing entity)<sup>A</sup>  
 the Board of Directors,  
(governing body)<sup>B</sup>  
 of the Reservoirs Edge Metropolitan District,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 26,574 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 26,574 (NET<sup>G</sup> 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:** 12/15/2025 for budget/fiscal year 2026.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	10.740 mills	\$ 286
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	10.740 mills	\$ 286
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	53.703 mills	\$ 1,427
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	64.443 mills	\$ 1,713

Contact person: Seef LeRoux Daytime phone: ( ) (719) 635-0330  
 Signed: *Seef Le Roux* Title: Accountant for the District

*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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- 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<sup>K</sup>:**

- 3. Purpose of Contract: \_\_\_\_\_ **Repay Financing of Public Improvements**  
Title: \_\_\_\_\_ **Advance and Reimbursement Agreement**  
Date: \_\_\_\_\_ **November 16, 2021**  
Principal Amount: \_\_\_\_\_ **Unknown**  
Maturity Date: \_\_\_\_\_ **Unknown**  
Levy: \_\_\_\_\_ **53.703**  
Revenue: \_\_\_\_\_ **\$1,427**
  
- 4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

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

**Mill Levy Public Information**

Pursuant to § 39-1-125, C.R.S.

**Taxing Entity Information**

Taxing Entity	Reservoirs Edge Metropolitan District
County	Larimer County
DOLA Local Government ID Number	67474
Subdistrict Number (if applicable)	N/A
Budget / Fiscal Year	2026

**Mill Levy Information**

1. Mill Levy Purpose	Operations	Contractual Obligations
2. Mill Levy Rate (Mills)	10.740	53.703
3. Previous Year Mill Levy Rate (Mills)	10.449	52.249
4. Previous Year Mill Levy Revenue Collected	\$318	\$1,590
5. Mill Levy Maximum Without Further Voter Approval	10.000 O&M and 50.000 Obligations, both subject to adjustments	10.000 O&M and 50.000 Obligations, both subject to adjustments
6. Allowable Annual Growth in Mill Levy Revenue	Unlimited	Unlimited
7. Actual Growth in Mill Levy Revenue Over Prior Year	\$ (32)	\$ (163)
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)?	Yes	Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.50%) § 29-1-301, C.R.S.?	Waived	N/A
10. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.25%) § 29-1-1702, C.R.S.?	Yes	N/A
11. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government?	No	No
12. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount of revenue?	No	No
13. Other or additional information	N/A	N/A

**Contact Information**

Contact Person	Seef Le Roux
Title	Accountant for the District
Phone	(719) 635-0330
Email	seefleroux@claconnect.com