

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

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The Board of Directors of Newlin Crossing Metropolitan District (the “**Board**”), Town of Parker, Douglas County, Colorado (the “**District**”), held a special meeting, via teleconference on December 4, 2025, at the hour of 9:30 a.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

## AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado        }  
County of Douglas       } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 11/20/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

**PUBLICATION DATES:** November 20, 2025

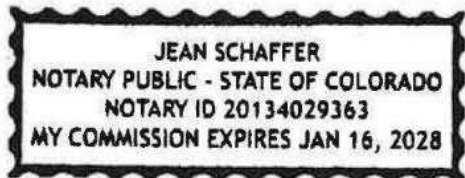


For The Douglas County News Press

State of Colorado        }  
County of Douglas       } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/20/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-674719  
\_\_\_\_\_  
Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



**Public Notice**

**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 **NEWLIN CROSSING METROPOLITAN DISTRICT** (the "District"), will hold a public hearing on **December 4, 2025 at 9:30 A.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").

<https://us06web.zoom.us/j/85361792856?pwd=6l4eK8dXO2lJvRCi-uZnJkKcdLyl9x.1>  
Meeting ID: 853 6179 2856  
Passcode: 383007  
Call-in Number: +1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112 Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112.

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://newlincrossingmetrodistrict.com/> or by calling (303) 858-1800.

BY ORDER OF THE  
BOARD OF DIRECTORS:  
**NEWLIN CROSSING METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, PC

Legal Notice No. DC 2277  
Publication: November 20, 2025  
Publisher: Douglas County News Press

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 Douglas 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.

*[Remainder of Page Intentionally Left Blank]*

ADOPTED DECEMBER 4, 2025.

**DISTRICT:**

**NEWLIN CROSSING METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Kent Pedersen*  
Kent Pedersen (Jan 23, 2026 09:06:07 MST)  
\_\_\_\_\_  
Officer of the District

**ATTEST:**

By: *Jennifer S. Thornbloom*  
Jennifer S. Thornbloom (Jan 21, 2026 10:25:59 MST)  
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF DOUGLAS  
NEWLIN CROSSING METROPOLITAN DISTRICT

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 Thursday, December 4, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4<sup>th</sup> day of December, 2025.

*Jennifer S. Thornbloom*  
Jennifer S. Thornbloom (Jan 21, 2026 10:25:59 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**

**NEWLIN CORSSING METROPOLITAN DISTRICT**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for the Newlin Crossing Metropolitan District.

Newlin Crossing Metropolitan District has adopted three funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be developer advances, interest income, and property taxes from the imposition of a 52.304 mill levy on property within the district for 2026, of which 5.000 mills will be dedicated to the General Fund and the balance of 47.304 mills will be allocated to the Debt Service Fund.

**Newlin Crossing Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 6,710	\$ -	\$ 15	\$ 15	\$ 104
Revenues:					
Property taxes	14,999	17,582	17,582	17,582	36,857
Specific ownership taxes	1,095	1,171	670	1,171	2,520
Developer Advance	<u>13,753</u>	<u>47,281</u>	<u>79,758</u>	<u>30,000</u>	<u>26,632</u>
Total revenues	<u>29,847</u>	<u>66,034</u>	<u>98,010</u>	<u>48,753</u>	<u>66,009</u>
Total funds available	<u>36,557</u>	<u>66,034</u>	<u>98,025</u>	<u>48,768</u>	<u>66,113</u>
Expenditures:					
Accounting	7,848	15,000	2,770	7,500	15,000
Audit	-	6,500	-	6,500	6,500
Election	-	7,000	1,616	4,500	-
Legal	18,649	25,000	6,571	25,000	25,000
Insurance	3,550	4,000	3,330	3,400	4,000
Management	5,670	-	-	-	-
General Admin	-	-	-	-	-
Miscellaneous Expense	600	1,500	800	1,500	1,500
Treasurer's Fees	225	264	264	264	553
Engineering verification costs	-	-	-	-	-
Contingency	-	5,000	-	-	12,000
Emergency reserve (3%)	-	1,770	-	-	1,560
Total expenditures	<u>36,542</u>	<u>66,034</u>	<u>15,351</u>	<u>48,664</u>	<u>66,113</u>
Ending fund balance	<u>\$ 15</u>	<u>\$ -</u>	<u>\$ 82,674</u>	<u>\$ 104</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 3,516,410</u>			<u>\$ 7,371,430</u>
New construction					48,990
Mill Levy		<u>5.000</u>			<u>5.000</u>

**Newlin Crossing Metropolitan District  
 Adopted Budget  
 Capital Projects Fund  
 For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ 953,695	\$ 8,938,718	\$ 8,938,718	\$ 3,199,359
Revenues:					
Developer Advances	-	-	129,880	129,800	-
Bond proceeds	11,161,000	-	-	-	-
Interest income	-	100,000	-	100,000	100,000
	<u>11,161,000</u>	<u>100,000</u>	<u>129,880</u>	<u>229,800</u>	<u>100,000</u>
Total revenues					
	<u>11,161,000</u>	<u>100,000</u>	<u>129,880</u>	<u>229,800</u>	<u>100,000</u>
Total funds available	<u>11,161,000</u>	<u>1,053,695</u>	<u>9,068,598</u>	<u>9,168,518</u>	<u>3,299,359</u>
Expenditures:					
Issuance costs	571,530	-	-	-	-
Capital expenditures	-	1,053,695	5,969,159	5,969,159	3,299,359
Transfer to Debt Service	1,650,752	-	-	-	-
	<u>2,222,282</u>	<u>1,053,695</u>	<u>5,969,159</u>	<u>5,969,159</u>	<u>3,299,359</u>
Total expenditures					
	<u>2,222,282</u>	<u>1,053,695</u>	<u>5,969,159</u>	<u>5,969,159</u>	<u>3,299,359</u>
Ending fund balance	<u>\$ 8,938,718</u>	<u>\$ -</u>	<u>\$ 3,099,439</u>	<u>\$ 3,199,359</u>	<u>\$ -</u>

**Newlin Crossing Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ 1,610,305	\$ 1,619,619	\$ 1,619,619	\$ 1,366,798
Revenues:					
Property taxes	-	160,819	160,820	160,820	309,077
Specific ownership taxes	-	9,649	6,129	9,649	18,545
Property taxes	-	-	-	-	39,621
Specific ownership taxes	-	-	-	-	2,377
Bond Proceeds	-	-	-	-	-
Transfer from Capital Projects	1,650,752	-	-	-	-
Interest income	-	10,000	27,611	50,000	10,000
	<u>1,650,752</u>	<u>180,468</u>	<u>194,560</u>	<u>220,469</u>	<u>379,620</u>
Total revenues					
Total funds available	<u>1,650,752</u>	<u>1,790,773</u>	<u>1,814,179</u>	<u>1,840,088</u>	<u>1,746,418</u>
Expenditures:					
Bond interest	31,133	458,378	215,538	458,378	458,378
Treasurer's fees	-	2,412	2,412	2,412	4,636
Trustee / paying agent fees	-	9,500	12,500	12,500	9,500
	<u>31,133</u>	<u>470,290</u>	<u>230,450</u>	<u>473,290</u>	<u>472,514</u>
Total expenditures					
Ending fund balance	<u>\$ 1,619,619</u>	<u>\$ 1,320,483</u>	<u>\$ 1,583,729</u>	<u>\$ 1,366,798</u>	<u>\$ 1,273,904</u>
Assessed valuation		<u>\$ 3,516,410</u>			<u>\$ 7,371,430</u>
New construction					48,990
Mill Levy		<u>45.734</u>			<u>41.929</u>
Mill Levy					<u>5.375</u>
Total Mill Levy		<u><u>50.734</u></u>			<u><u>52.304</u></u>