

**BELFORD SOUTH METROPOLITAN DISTRICT
2025 ANNUAL REPORT TO
THE TOWN OF PARKER**

Pursuant to §32-1-207(3)(c), C.R.S., Belford South Metropolitan District (the “**District**”) is required to provide an annual report to the Town of Parker (the “**Town**”) with regard to the following matters:

§ 32-1-207(3) Statutory Requirements

For the year ending December 31, 2025, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

No boundary changes were made or proposed in 2025 for the District.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.

The District did not enter into any Intergovernmental Agreements in 2025.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

As of December 31, 2025, the District had not yet adopted rules and regulations.

4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there was no litigation involving the District’s Public Improvements during the year ending December 31, 2025.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

In 2025, no new development construction occurred within the District.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

As of December 31, 2025, the District has had no facilities or improvements dedicated or accepted by the Town.

7. The assessed valuation of the District for the current year.

The District received certifications of valuation from the Douglas County Assessor that reported a taxable assessed valuation for 2025 of \$11,626,170.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

Copy of the District's 2026 Budget is attached hereto as **Exhibit A**.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable.

The 2025 Audit is in process and will be provided as a supplemental enclosure following filing.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

There are no uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

Pursuant to Section VII of the Service Plan of the Belford South Metropolitan District approved by the Town on March 19, 2018, as amended by the First Amended and Restated Service Plan, approved March 19, 2018, and the Second Amended and Restated Service Plan, approved October 5, 2020 (collectively, the “Service Plan”), and Section 10.11.040 of the Town’s Municipal Code, the following report of the District’s activities from January 1, 2025 to December 31, 2025 is hereby submitted with regard to the following matters:

Service Plan Requirements

1. A narrative summary of the progress of the District in implementing its Service Plan for the report year:

During 2025, no development construction occurred.

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District 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:

See response to Statutory Requirements Question 9, above.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District 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 year:

Attached hereto as **Exhibit A** is the District’s 2026 Budget.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District 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 District in the report year, the total assessed valuation of all taxable properties within the District 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 January 1, 2026, the District’s assessed valuation was \$11,626,170 with a total mill levy of 86.640 mills, producing \$1,007,292 in property tax revenue. Contractual Obligation revenues totaled \$811,065 went towards repayment of the Belford North Metropolitan District Series 2020 bonds.

5. The District’s budget for the calendar year in which the annual report is submitted:

Attached hereto as **Exhibit A** is the District’s 2026 Budget.

6. A summary of the residential and commercial development in the District for the report year:

Century Communities have completed construction on 300 multifamily housing units, all of

which received building permits in 2024, related tap fees are in process of collection.

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

The Development Fees are as follows:

- (a) For each single-family detached or attached residential unit, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000);
- (b) For each multi-family residential unit, the Development Fee shall be Twenty Thousand Dollars (\$20,000); and
- (c) For uses other than a single-family or multi-family residential structure, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000) per single family equivalent (SFE) of water and/or wastewater demand.

8. Certification of the Board that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council:

The Certificate is attached hereto as **Exhibit B**.

9. 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 the regular meetings of the Board:

Directors:

Lawrence Jacobson
8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
(303) 984-9800

Jeffrey J. Schroeder
8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
(303) 984-9800

Blake Amen
8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
(303) 984-9800

Megan Waldschmidt
8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
(303) 984-9800

Paige Langley
8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
(303) 984-9800

District Manager:
Justin Janca
Public Alliance, LLC
7555 E. Hampden Ave., Ste. 501
Denver, CO 80231
720-213-6621

District Accountant:
Diane Wheeler
Simmons & Wheeler, P.C.
304 Inverness Way S.
Englewood, CO 80112
303-689-0833

General Counsel:
Kristin Bowers, Esq.
WBA, PC
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122
303-858-1800

2026 Regular Meeting Dates: The third Wednesday of January, April, July & October 2026, at 10:30 a.m. via teleconference and dial in.

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan:

The Certificate is attached hereto as **Exhibit B**.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.:

Attached hereto as **Exhibit C** is the District's 2026 Transparency Notice.

EXHIBIT A
2026 Budget

BELFORD SOUTH METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Belford South Metropolitan District.

The Belford South Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; and a Debt Service Fund to provide for transfers to Belford North Metropolitan District 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 interest income and property taxes from the imposition of an 86.640 mill levy on property within the district for 2026, of which 16.878 mills will be dedicated to the General Fund and the balance of 69.762 mills will be allocated to the Debt Service Fund. 5.626 mills of the 16.878 mills are restricted for town capital maintenance per an intergovernmental agreement with the Town of Parker.

Belford South 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>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	91,731	62,457	92,266	62,457	130,818
Specific ownership taxes	6,871	6,548	2,380	4,600	7,852
Property taxes ARI	-	31,225	-	31,255	65,409
Specific ownership taxes ARI	-	1,883	1,190	2,400	3,934
Interest income	3,673	500	9,072	15,000	10,000
Miscellaneous income	<u>1,508</u>	<u>7,370</u>	<u>125,000</u>	<u>125,000</u>	<u>-</u>
Total revenues	<u>103,783</u>	<u>109,983</u>	<u>229,908</u>	<u>240,712</u>	<u>218,013</u>
Total funds available	<u>103,783</u>	<u>109,983</u>	<u>229,908</u>	<u>240,712</u>	<u>218,013</u>
Expenditures:					
Legal	-	-	-	-	-
Transfer to North	69,995	67,641	67,641	206,120	146,708
Treasurer fees	1,381	937	1,384	937	1,962
Treasurer fees ARI	-	468	-	469	981
Remit to Town of Parker	32,407	33,567	31,487	33,186	68,362
Contingency	-	7,370	-	-	-
Emergency reserve (3%)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>103,783</u>	<u>109,983</u>	<u>100,512</u>	<u>240,712</u>	<u>218,013</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 129,396</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 5,783,550</u>			<u>\$ 11,626,170</u>
New Growth					6,145,540
Mill Levy - operations		10.799			11.252
Mill Levy - ARA		<u>5.399</u>			<u>5.626</u>
Mill Levy - Total General Fund		<u>16.198</u>			<u>16.878</u>

Belford South 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>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	379,162	387,243	381,393	387,243	811,065
Specific ownership taxes	28,401	34,852	14,759	28,000	48,664
System development fees	5,445,000	-	-	-	-
Interest income	<u>15,182</u>	<u>6,000</u>	<u>63</u>	<u>100</u>	<u>1,000</u>
Total revenues	<u>5,867,745</u>	<u>428,095</u>	<u>396,215</u>	<u>415,343</u>	<u>860,729</u>
Total funds available	<u>5,867,745</u>	<u>428,095</u>	<u>396,215</u>	<u>415,343</u>	<u>860,729</u>
Expenditures:					
Bond interest expense - Series 2020A	-	-	-	-	-
Bond principal - Series 2020A	-	-	-	-	-
Bond interest expense - Series 2020B	-	-	-	-	-
Bond principal - Series 2020B	-	-	-	-	-
Transfer to Belford North	5,862,038	422,286	390,493	409,534	848,563
Treasurer's fees	<u>5,707</u>	<u>5,809</u>	<u>5,722</u>	<u>5,809</u>	<u>12,166</u>
Total expenditures	<u>5,867,745</u>	<u>428,095</u>	<u>396,215</u>	<u>415,343</u>	<u>860,729</u>
Ending fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Assessed valuation		<u>\$ 5,783,550</u>			<u>\$ 11,626,170</u>
Mill Levy		<u>66.956</u>			<u>69.762</u>
Total Mill Levy		<u>83.154</u>			<u>86.640</u>

EXHIBIT B

Certification from the Board

By signature below, the Director of the Boards certifies that, to the best of their actual knowledge, the District is in compliance with all provisions of the Service Plan. This Certification is provided in relation to the Annual Report for the year 2025, as required under the Service Plan for the Belford South Metropolitan District.

By:

Dated:

EXHIBIT C

Transparency Notice

**Belford South Metropolitan District, Town of Parker, Douglas County,
Colorado Disclosure Notice Pursuant to §32-1-809, C.R.S.**

Address and telephone number of the principal business office:

c/o Public Alliance LLC
7555 E. Hampden Ave., Ste. 501
Denver, CO 80231
720-213-6621

Name and business telephone number of the manager or other principal contact person for the District/board member contact information:

Justin Janca
Public Alliance LLC
7555 E. Hampden Ave., Ste. 501
Denver, CO 80231
Phone: 720-213-6621 Email: justin@publicalliancecellc.com

Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 4, 2027. Board members with an * will be on the ballot at the next regular election:

Lawrence Jacobson, President – Term expires 2027*
Jeffrey Jacob Schroeder, Vice President – Term expires 2027*
Blake Amen, Secretary/Treasurer – Term expires 2027*
Megan Waldschmidt, Assistant Secretary – Term expires 2029
Paige Langley, Assistant Secretary – Term expires 2029

Regular meeting schedule and the place where notice of board meetings is posted pursuant to §24-6-402(2)(c), C.R.S.:

Regular meetings are scheduled for the third Wednesday of January, April, July, and October, 2026 at 10:30 a.m. via teleconference. The Annual Meeting is scheduled for July 15, 2026, at 10:30 a.m.
Notices of board meetings are posted at belfordsouthmetro.com or when online posting is unavailable, at the southeast corner of the District's boundaries.

Current mill levy (2025), for collection in 2026:

86.640 mills (total)

Total ad valorem tax revenue received during 2025:

\$ 478,363.69 (unaudited)

Date of the next regular Special District election of Board members: May 4, 2027

Procedure and timing to submit a self-nomination form for election to the Board pursuant to §1-13.5-303, C.R.S. :

Pursuant to §1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in §38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67th) day before the election.

Address of any website on which the Special District's election results will be posted:

<https://cdola.colorado.gov/local-government> and belfordsouthmetro.com

Information on the procedure to apply for permanent absentee voter status as described in §1-13.5-1003, C.R.S.: A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.