

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

The Board of Directors of Brighton Crossing Metropolitan District No. 6 (the “**Board**”), Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference on December 2, 2025, at the hour of 4:00 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

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

Brighton Crossing MD 5-8 (Pinnacle) **
c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd.
Loveland CO 80537

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, 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 11/13/2025, 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.

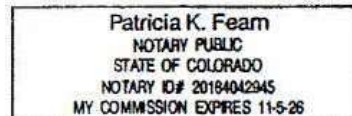
For the Brighton Standard Blade

State of Colorado }
County of Adams } 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 11/13/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20184042945-900377

Patricia K. Fearn
Notary Public
My commission ends November 5, 2026



Public Notice

NOTICE AS TO PROPOSED 2025 AMENDED BUDGETS AND THE 2026 BUDGETS

NOTICE IS HEREBY GIVEN that amended 2025 and proposed 2026 budgets have been submitted to Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7 Brighton Crossing Metropolitan District No. 8. A copy of such proposed budgets has been filed at the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, Colorado 80537, where the same is open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the Districts at a Regular Meeting of the Brighton Crossing Metropolitan Districts Nos. 5-8 to be held via Zoom on **Tuesday, December 2, 2025, at 4:00 pm**. Any interested elector of the Brighton Crossing Metropolitan District Nos. 5-8 may inspect the proposed budgets at the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537, and file or register any objections at any time prior to the final adoption of the budgets.

BY ORDER OF THE
BOARD OF DIRECTORS,
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO. 5
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO. 6
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO. 7
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO. 8

By: /s/ Andrew Kunkel,
District Administrator

Legal Notice No. BSB4044
First Publication: November 13, 2025
Last Publication: November 13, 2025
Publisher: Brighton Standard Blade

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 Adams 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 DECEMBER 2, 2025.


DISTRICT:

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6, a quasi-municipal corporation and political subdivision of the State of Colorado

By: 

Officer of the District


ATTEST:


By: Lyndsey Paavilainen (Jan 12, 2026 09:16:59 MST)

STATE OF COLORADO
COUNTY OF ADAMS
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

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 Tuesday, December 2, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of January, 2026.



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

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Brighton Crossing Metropolitan District No. 6,
(taxing entity)^A
 the Board of Directors,
(governing body)^B
 of the Brighton Crossing Metropolitan District No. 6,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 11,221,770 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: \$ 11,221,770 (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: 12/15/2025 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 ²	REVENUE ²
1. General Operating Expenses ^H	11.220 mills	\$ 125,908.26
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.220 mills	\$ 125,908.26
3. General Obligation Bonds and Interest ^J	56.103 mills	\$ 629,574.96
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	67.323 mills	\$ 755,483.22

Contact person: (print) Amanda Castle Daytime phone: () (970)-669-3611
 Signed: *Amanda Kae Castle* 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:	<small>Financing and refinancing public improvements, paying the cost of issuance, funding a reserve fund and partially funding a surplus fund</small>
	Series:	Subordinate Limited Tax General Obligation Bonds, Series 2024B(3)
	Date of Issue:	10/23/2024
	Coupon Rate:	7.50%
	Maturity Date:	12/15/2054
	Levy:	56.103
	Revenue:	629,574.96
2.	Purpose of Issue:	<small>Financing and refinancing public improvements, paying the cost of issuance, funding a reserve fund and partially funding a surplus fund</small>
	Series:	Limited Tax General Obligation Bonds, Series 2020A(3)
	Date of Issue:	12/23/2020
	Coupon Rate:	5%
	Maturity Date:	12/01/2035
	Levy:	56.103
	Revenue:	629,574.96

CONTRACTS^K:

3.	Purpose of Contract:	<hr/>
	Title:	<hr/>
	Date:	<hr/>
	Principal Amount:	<hr/>
	Maturity Date:	<hr/>
	Levy:	<hr/>
	Revenue:	<hr/>
4.	Purpose of Contract:	<hr/>
	Title:	<hr/>
	Date:	<hr/>
	Principal Amount:	<hr/>
	Maturity Date:	<hr/>
	Levy:	<hr/>
	Revenue:	<hr/>

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



Management Budget Report

BOARD OF DIRECTORS
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

We have prepared the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2026, including the comparative information of the forecasted estimate for the year ending December 31, 2025, and the actual historic information for the year ending 2024

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecasts are in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position and results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Tracie L. Kaminski". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.
January 20, 2026

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Amended	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 67,531	\$ 87,814	\$ 87,814	\$ 125,908
Specific Ownership Taxes	3,276	4,174	4,174	6,925
Development Fees	333,000	126,000	126,000	177,000
Service Fees from District No. 5	76,198	268,121	268,121	284,411
Service Fees from District No. 7	474,839	315,763	315,763	359,111
Service Fees from District No. 8	88,746	84,602	84,602	9,166
Interest & Other	82,449	23,924	23,924	25,000
Total Revenues	\$ 1,126,038	\$ 910,399	\$ 910,398	\$ 987,522
Expenditures				
Administration:				
Accounting and Finance	\$ 33,000	\$ 34,000	\$ 34,000	\$ 35,700
District Management	37,000	38,130	38,130	40,037
Audit	6,300	12,400	12,400	13,020
Election	304	6,000	6,000	-
Insurance	10,084	10,084	10,084	14,000
Legal	43,670	65,000	65,000	80,000
Office, Dues, Newsletters & Other	3,427	5,884	5,884	5,500
District Website	-	-	-	765
Treasurer's Fees	1,013	1,013	1,013	1,889
Contingency	-	-	-	15,000
Transfer to BC Operations Board	965,211	745,000	745,000	778,397
Total Expenditures	\$ 1,100,009	\$ 917,511	\$ 917,511	\$ 984,307
Revenues Over/(Under) Exp	\$ 26,029	\$ (7,112)	\$ (7,113)	\$ 3,214
Other Financing Sources				
Transfer from Capital Projects	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	7,495	26,571	33,524	26,411
Ending Fund Balance	\$ 33,524	\$ 19,459	\$ 26,411	\$ 29,626
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	\$ 33,781	\$ 27,312	\$ 27,312	\$ 29,626
Operating Reserve (25% of Expenses)	33,700	43,128	43,128	51,478
Unrestricted	(33,956)	(50,981)	(44,028)	(51,478)
TOTAL ENDING FUND BALANCE	\$ 33,524	\$ 19,459	\$ 26,411	\$ 29,626
Mill Levy				
Operating	10.579	10.936	10.936	11.220
Debt Service	52.896	54.681	54.681	56.103
Return of Backfill Funds	0.000	-0.210	-0.210	0.000
Total Mill Levy	63.475	65.407	65.407	67.323
Assessed Value	\$ 6,360,080	\$ 8,056,400	\$ 8,056,400	\$ 11,221,770
Property Tax Revenue				
Operating	\$ 67,283	\$ 88,105	\$ 88,105	\$ 125,908
Debt Service	336,423	440,532	440,532	629,575
Return of Backfill Funds	-	(1,693)	(1,693)	-
Total Property Tax Revenue	\$ 403,706	\$ 526,944	\$ 526,944	\$ 755,483

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Amended	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 337,661	\$ 439,079	\$ 439,079	\$ 629,575
Specific Ownership Taxes	16,381	24,149	24,149	34,627
Transfer from District No. 5	155,999	260,707	258,397	577,620
Transfer from District No. 7	799,209	783,770	783,880	881,108
Bond Proceeds	14,878,000	-	-	-
Interest Income	270,656	200,000	275,772	200,000
Total Revenues	\$ 16,457,906	\$ 1,707,705	\$ 1,781,278	\$ 2,322,930
Expenditures				
Bond Interest - Series 2020	\$ 2,178,500	\$ 2,178,500	\$ 2,178,500	\$ 2,178,500
Cost of Issuance	333,009	8,000	8,000	-
Transfer to Capital Projects Fund	14,534,700	-	-	-
Paying Agent Fees	9,000	8,000	8,000	8,000
Treasurer's Fees	5,065	6,586	6,586	9,444
Contingency	-	-	-	5,000
Total Expenditures	\$ 17,060,274	\$ 2,201,086	\$ 2,201,086	\$ 2,200,944
Revenues Over/(Under) Exp	\$ (602,367)	\$ (493,381)	\$ (419,809)	\$ 121,986
Other Financing Sources				
Transfer from Capital Projects	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -
Revenues and Other Financing Sources Over/(Under) Exp	\$ (602,367)	\$ (493,381)	\$ (419,809)	\$ 121,986
Beginning Fund Balance	6,708,587	6,097,351	6,106,220	6,097,351
Ending Fund Balance	\$ 6,106,220	\$ 5,603,970	\$ 5,686,411	\$ 6,219,337
COMPONENTS OF ENDING FUND BALANCE:				
Surplus Fund (\$11,689,600)	\$ 5,773,211	\$ 5,603,970	\$ 5,686,411	\$ 6,219,337
Cost of Issuance Fund	333,009	-	-	-
Total Components of Ending Fund Bal.	\$ 6,106,220	\$ 5,603,970	\$ 5,686,411	\$ 6,219,337

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL PROJECTS FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Developer Advances	\$ 17,205	\$ 33,412,288	\$ 28,833,875	\$ 5,580,995
Transfer from Debt Service Fund	14,534,700	-	-	-
Interest Income	115	150,000	150,000	150,000
Total Revenues	\$ 14,552,020	\$ 33,562,288	\$ 28,983,875	\$ 5,730,995
Expenditures				
Engineering	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Legal	-	50,000	50,000	50,000
Capital Services	17,320	49,995	49,995	49,995
Repay Developer Advance	14,534,700	-	2,587	-
Filing 6 Infrastructure	-	5,000,000	5,000,000	-
Filing 6 Landscaping	-	1,500,000	1,500,000	-
Filing 7 Infrastructure PH7	-	4,700,000	4,700,000	-
Filing 7 Landscaping PH7	-	200,000	200,000	-
Filing 7 1st Amend PH 8&9 - Infra	-	3,500,000	-	3,500,000
Filing 7 1st Amend PH 8&9 - Land	-	331,000	-	331,000
PA 6 Infrastructure	-	-	-	-
PA 6 Landscaping	-	-	-	-
PA 8.2 Infrastructure	-	6,000,000	6,000,000	-
PA 8.2 Landscaping	-	750,000	-	750,000
Venture Park	-	7,431,293	7,431,293	-
Longs Peak Crossing	-	1,500,000	1,500,000	-
Golden Eagle Pkwy	-	1,500,000	1,500,000	-
Contingency	-	1,000,000	1,000,000	1,000,000
Total Expenditures	\$ 14,552,020	\$ 33,562,288	\$ 28,983,875	\$ 5,730,995
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Revenues and Other Financing				
Sources/(Uses) Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Brighton Crossing Metropolitan District No. 6 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established as part of a "Multiple District Structure" in the City of Brighton, Colorado. The District was organized to provide financing for the planning, design, acquisition, construction, installation, relocation and redevelopment of the public improvements from the proceeds of debt to be issued and to provide for the operations and maintenance of a portion of the public improvements.

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

The 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.

In preparing the 2026 budget, the following goals are foremost for the District:

- Provide the level of operational support necessary in order to maintain the District's compliance with state statute.
- Provide financing to Brighton Crossings Operations Board for operations and maintenance.
- Provide for and comply with the District's debt obligations.

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.

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 the District's share will be equal to approximately 5.5% of the property taxes collected.

Transfers from Brighton Crossing Metropolitan District Nos. 5, 7 & 8

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefitting Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 7 and Brighton Crossing Metropolitan

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (Continued)

District No. 8 (collectively, "Districts"). The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District. Additionally, the District Coordinating Services Agreement stipulates that the District will own, operate and maintain all public improvements within the Districts. The Districts will transfer project funds, as they are requisitioned from bond proceeds, to the District as the District will pay for the construction or acquisition of such public improvements.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

Expenditures

Administrative and Operating Expenditures

Operating 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, managerial, insurance, meeting expense, and other administrative expenses.

County Treasurer's Fees

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

Capital Outlay

The District anticipates infrastructure improvements during 2026.

Debt

The District has outstanding the following bond issues:

On December 23, 2020, the District issued \$43,570,000 Limited Tax General Obligation Bonds, Series 2020A, (Series 2020A Bonds) for the purpose of financing Public Improvements, repaying Brookfield Residential, LLC (the Developer), paying the cost of issuance of the Bonds and funding capitalized interest and a surplus fund. The proceeds from the sale of the Series 2020A Bonds included a premium amount of \$964,373 which is being amortized over the life of the bond.

The Series 2020A Bonds bear an interest rate of 5.0%, payable semiannually on each June 1 and December 1, commencing on June 1, 2021. The Series 2020A Bonds have annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2028. The term bonds mature on December 1, 2035, December 1, 2040 and December 1, 2050 respectively. The Series 2020A Bonds are secured by the Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2020A Bonds are also secured by the Surplus Fund.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt (Continued)

On October 23, 2024, the District entered into \$16,430,000 Series 2024 Subordinate Limited Tax General Obligation Bonds with interest of 7.500% per annum. Interest is payable semi-annually on June 1 and December 1, commencing on December 1, 2024. Mandatory principal payments are due on December 1, commencing on December 1, 2024, with final payment due on December 1, 2059. The Series 2024 Loan is secured by (1) the Required Mill Levy, (2) that portion of the Specific Ownership Tax allocable to the Required Mill Levy, and (3) Capital fees, if imposed, and (4) any other legally available moneys which the District determines in its sole discretion to apply as pledged revenue. Proceeds of the Series 2024 Loan were used to pay the costs of issuing the Series 2024 Loan.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6
(IN THE CITY OF BRIGHTON, COLORADO)**

**FORECAST OF CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
FOR GENERAL FUND AND DEBT SERVICE FUND ONLY
FOR CALENDAR YEARS ENDING 2021 THROUGH 2055**

SCHEDULE OF ESTIMATED 2020A BONDS DEBT SERVICE REQUIREMENTS

Payment Date	Rate	Payment For		Capitalized Interest and DSRF Adjustments	Total Debt Payment	Principal Outstanding	Annual Debt Service
		Principal	Interest				
01-Jun-21			\$956,119	(\$956,119)		\$43,570,000	
01-Dec-21			1,089,250	(1,089,250)		43,570,000	
01-Jun-22			1,089,250	(1,089,250)		43,570,000	
01-Dec-22			1,089,250	(1,089,250)		43,570,000	
01-Jun-23			1,089,250	(1,089,250)		43,570,000	
01-Dec-23			1,089,250	(1,089,250)		43,570,000	
01-Jun-24			1,089,250		\$956,119	43,570,000	
01-Dec-24			1,089,250	(133,131)	1,089,250	43,570,000	\$2,045,369
01-Jun-25			1,089,250		1,089,250	43,570,000	
01-Dec-25			1,089,250		1,089,250	43,570,000	2,178,500
01-Jun-26			1,089,250		1,089,250	43,570,000	
01-Dec-26			1,089,250		1,089,250	43,570,000	2,178,500
01-Jun-27			1,089,250		1,089,250	43,570,000	
01-Dec-27			1,089,250		1,089,250	43,570,000	2,178,500
01-Jun-28			1,089,250		1,089,250	43,570,000	
01-Dec-28	5.00%	\$230,000	1,089,250		1,319,250	43,340,000	2,408,500
01-Jun-29			1,083,500		1,083,500	43,340,000	
01-Dec-29	5.00%	245,000	1,083,500		1,328,500	43,095,000	2,412,000
01-Jun-30			1,077,375		1,077,375	43,095,000	
01-Dec-30	5.00%	400,000	1,077,375		1,477,375	42,695,000	2,554,750
01-Jun-31			1,067,375		1,067,375	42,695,000	
01-Dec-31	5.00%	420,000	1,067,375		1,487,375	42,275,000	2,554,750
01-Jun-32			1,056,875		1,056,875	42,275,000	
01-Dec-32	5.00%	595,000	1,056,875		1,651,875	41,680,000	2,708,750
01-Jun-33			1,042,000		1,042,000	41,680,000	
01-Dec-33	5.00%	620,000	1,042,000		1,662,000	41,060,000	2,704,000
01-Jun-34			1,026,500		1,026,500	41,060,000	
01-Dec-34	5.00%	815,000	1,026,500		1,841,500	40,245,000	2,868,000
01-Jun-35			1,006,125		1,006,125	40,245,000	
01-Dec-35	5.00%	855,000	1,006,125		1,861,125	39,390,000	2,867,250
01-Jun-36			984,750		984,750	39,390,000	
01-Dec-36	5.00%	1,070,000	984,750		2,054,750	38,320,000	3,039,500
01-Jun-37			958,000		958,000	38,320,000	
01-Dec-37	5.00%	1,125,000	958,000		2,083,000	37,195,000	3,041,000
01-Jun-38			929,875		929,875	37,195,000	
01-Dec-38	5.00%	1,360,000	929,875		2,289,875	35,835,000	3,219,750
01-Jun-39			895,875		895,875	35,835,000	
01-Dec-39	5.00%	1,430,000	895,875		2,325,875	34,405,000	3,221,750
01-Jun-40			860,125		860,125	34,405,000	
01-Dec-40	5.00%	1,695,000	860,125		2,555,125	32,710,000	3,415,250
01-Jun-41			817,750		817,750	32,710,000	
01-Dec-41	5.00%	1,780,000	817,750		2,597,750	30,930,000	3,415,500
01-Jun-42			773,250		773,250	30,930,000	
01-Dec-42	5.00%	2,075,000	773,250		2,848,250	28,855,000	3,621,500
01-Jun-43			721,375		721,375	28,855,000	
01-Dec-43	5.00%	2,175,000	721,375		2,896,375	26,680,000	3,617,750
01-Jun-44			667,000		667,000	26,680,000	
01-Dec-44	5.00%	2,505,000	667,000		3,172,000	24,175,000	3,839,000
01-Jun-45			604,375		604,375	24,175,000	
01-Dec-45	5.00%	2,630,000	604,375		3,234,375	21,545,000	3,838,750
01-Jun-46			538,625		538,625	21,545,000	
01-Dec-46	5.00%	2,990,000	538,625		3,528,625	18,555,000	4,067,250
01-Jun-47			463,875		463,875	18,555,000	
01-Dec-47	5.00%	3,140,000	463,875		3,603,875	15,415,000	4,067,750
01-Jun-48			385,375		385,375	15,415,000	
01-Dec-48	5.00%	3,540,000	385,375		3,925,375	11,875,000	4,310,750
01-Jun-49			296,875		296,875	11,875,000	
01-Dec-49	5.00%	3,715,000	296,875		4,011,875	8,160,000	4,308,750
01-Jun-50			204,000		204,000	8,160,000	
01-Dec-50	5.00%	8,160,000	204,000		8,364,000	0	8,568,000
		<u>\$ 43,570,000</u>	<u>\$ 52,216,619</u>	<u>\$ (6,535,500)</u>	<u>\$ 89,251,119</u>		<u>\$ 89,251,119</u>

This financial information should be read only in connection with the accompanying Summary of Significant Assumptions and Accounting Policies

**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6
(IN THE CITY OF BRIGHTON, COLORADO)**

**FORECAST OF CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
FOR DEBT SERVICE FUND ONLY**

**SCHEDULE OF ESTIMATED 2024B BONDS DEBT SERVICE REQUIREMENTS
ASSUMING A SETTLEMENT OF OCTOBER 23, 2024**

Payment Date	Rate	Principal	Accrued Interest	Interest Paid	Cumulative Unpaid Interest	Total Debt Payment	Principal Outstanding	Outstanding Balance
								\$16,430,000
15-Dec-24		-	\$177,992	-	\$177,992	-	\$16,430,000	16,607,992
15-Dec-25		-	1,232,250	-	1,410,242	-	16,430,000	17,840,242
15-Dec-26		-	1,232,250	-	2,642,492	-	16,430,000	19,072,492
15-Dec-27		-	1,232,250	-	3,874,742	-	16,430,000	20,304,742
15-Dec-28		-	1,232,250	-	5,106,992	-	16,430,000	21,536,992
15-Dec-29		-	1,232,250	-	6,339,242	-	16,430,000	22,769,242
15-Dec-30		-	1,232,250	-	7,571,492	-	16,430,000	24,001,492
15-Dec-31		-	1,232,250	-	8,803,742	-	16,430,000	25,233,742
15-Dec-32		-	1,232,250	-	10,035,992	-	16,430,000	26,465,992
15-Dec-33		-	1,232,250	-	11,268,242	-	16,430,000	27,698,242
15-Dec-34		-	1,232,250	-	12,500,492	-	16,430,000	28,930,492
15-Dec-35		-	1,232,250	\$171,092	13,561,650	\$171,092	16,430,000	29,991,650
15-Dec-36		-	1,232,250	1,222,602	13,571,298	1,222,602	16,430,000	30,001,298
15-Dec-37		-	1,232,250	1,221,102	13,582,446	1,221,102	16,430,000	30,012,446
15-Dec-38		-	1,232,250	1,296,448	13,518,248	1,296,448	16,430,000	29,948,248
15-Dec-39		-	1,232,250	1,294,448	13,456,050	1,294,448	16,430,000	29,886,050
15-Dec-40		-	1,232,250	1,370,276	13,318,024	1,370,276	16,430,000	29,748,024
15-Dec-41		-	1,232,250	1,370,026	13,180,248	1,370,026	16,430,000	29,610,248
15-Dec-42		-	1,232,250	1,449,518	12,962,980	1,449,518	16,430,000	29,392,980
15-Dec-43		-	1,232,250	1,453,268	12,741,962	1,453,268	16,430,000	29,171,962
15-Dec-44		-	1,232,250	1,534,631	12,439,581	1,534,631	16,430,000	28,869,581
15-Dec-45		-	1,232,250	1,534,881	12,136,950	1,534,881	16,430,000	28,566,950
15-Dec-46		-	1,232,250	1,627,129	11,742,071	1,627,129	16,430,000	28,172,071
15-Dec-47		-	1,232,250	1,626,629	11,347,692	1,626,629	16,430,000	27,777,692
15-Dec-48		-	1,232,250	1,723,663	10,856,279	1,723,663	16,430,000	27,286,279
15-Dec-49		-	1,232,250	1,725,663	10,362,866	1,725,663	16,430,000	26,792,866
15-Dec-50		-	1,232,250	6,540,866	5,054,250	6,540,866	16,430,000	21,484,250
15-Dec-51	7.500%	\$116,000	1,232,250	6,286,500	-	6,402,500	16,314,000	16,314,000
15-Dec-52	7.500%	5,561,000	1,223,550	1,223,550	-	6,784,550	10,753,000	10,753,000
15-Dec-53	7.500%	5,979,000	806,475	806,475	-	6,785,475	4,774,000	4,774,000
15-Dec-54	7.500%	4,774,000	358,050	358,050	-	5,132,050	-	-
		<u>\$16,430,000</u>	<u>\$35,836,817</u>	<u>\$35,836,817</u>		<u>\$52,266,817</u>		

This financial information should be read only in connection with the accompanying Summary of Significant Assumptions and Accounting Policies

New Tax Entity? YES NO

ADAMS COUNTY ASSESSOR

Date 11/21/2025

NAME OF TAX ENTITY: BRIGHTON CROSSING METRO DISTRICT 6

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

† This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
~ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

Table with 10 rows listing actual valuation items such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' with corresponding dollar amounts.

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: \$ 0.00

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 0.00
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT") 29-1-1703, C.R.S.

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ 11,221,770.00
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$ 0.00
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$ 11,221,770.00
4.	NEW CONSTRUCTION:	4.	\$ 3,297,480.00
5.	ANNEXATIONS/INCLUSIONS:	5.	\$ 1,272,390.00
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$ 0.00
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	\$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$ 0.00
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$ 0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$ _____
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$ 0.00

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.