



3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of the District for the fiscal year 2026.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

### **TO SET MILL LEVIES**

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$0; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for debt service expenses is \$0; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$430,037.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of BRITTANY PLACE METROPOLITAN DISTRICT:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax of 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

2. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

### **TO APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

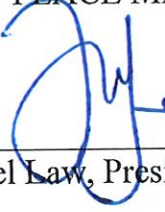
WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the BRITTANY PLACE METROPOLITAN DISTRICT that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$40,600
Capital Projects Fund	\$ 0

ADOPTED this 12<sup>th</sup> day of November, 2025.

BRITTANY PLACE METROPOLITAN DISTRICT

By   
Michael Law, President

ATTEST:

  
Dr Ron Law, Secretary/Treasurer

BRITTANY PLACE METROPOLITAN DISTRICT  
GENERAL FUND  
2026 PROPOSED BUDGET  
WITH 2024 ACTUAL, 2025 BUDGET, YTD ACTUALS 2025 AND 2025 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024 Actual	2025 Budget	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
<b>REVENUES</b>					
Sign rental	\$ 101,623	\$ 85,000	\$ 79,833	\$ 85,000	\$ 85,000
<b>Total revenues</b>	<b>101,623</b>	<b>85,000</b>	<b>79,833</b>	<b>85,000</b>	<b>85,000</b>
<b>EXPENDITURES</b>					
ADA compliance	-	500	3,455	4,000	4,000
Audit exemption	-	500	902	902	1,000
District management and accounting	16,672	13,000	8,662	13,000	13,000
Dues and subscriptions	260	500	270	270	500
Elections	-	3,000	1,451	1,451	-
Insurance	2,777	3,500	2,802	2,957	3,500
Stormwater fees	349	500	203	418	500
Legal	473	500	1,761	1,800	1,800
Bank charges	2,339	2,500	1,154	2,352	2,500
Miscellaneous	13	1,000	298	1,000	1,200
Maintenance	26,877	2,000	-	-	2,000
Encampment clean-up	-	-	5,805	8,000	8,000
Emergency reserve	-	2,600	-	-	2,600
<b>Total expenditures</b>	<b>49,760</b>	<b>30,100</b>	<b>26,763</b>	<b>36,150</b>	<b>40,600</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>51,863</b>	<b>\$ 54,900</b>	<b>53,070</b>	<b>48,850</b>	<b>44,400</b>
<b>BEGINNING FUND BALANCE</b>	<b>982,664</b>		<b>1,014,527</b>	<b>1,014,527</b>	<b>1,063,377</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 1,014,527</b>		<b>\$ 1,067,597</b>	<b>\$ 1,063,377</b>	<b>\$ 1,107,777</b>

BRITTANY PLACE METROPOLITAN DISTRICT  
 CAPITAL PROJECTS FUND  
 2026 PROPOSED BUDGET  
 WITH 2024 ACTUAL, 2025 BUDGET, YTD ACTUALS 2025 AND 2025 ESTIMATED AMOUNTS  
 FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024 Actual	2025 Budget	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
<b>REVENUES</b>					
Interest income	\$ 65,963	\$ 42,000	\$ 48,345	\$ 50,000	\$ 47,000
<b>Total revenues</b>	<u>65,963</u>	<u>42,000</u>	<u>48,345</u>	<u>50,000</u>	<u>47,000</u>
<b>EXPENDITURES</b>					
Total expenditures	-	-	-	-	-
<b>NET CHANGE IN FUND BALANCE</b>	65,963	<u>\$ 42,000</u>	48,345	50,000	47,000
<b>BEGINNING FUND BALANCE</b>	<u>1,071,645</u>		<u>1,137,608</u>	<u>1,137,608</u>	<u>1,187,608</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 1,137,608</u>		<u>\$ 1,185,953</u>	<u>\$ 1,187,608</u>	<u>\$ 1,234,608</u>

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

Brittany Place MD (CRS) \*\*  
c/o CRS of Colorado  
7995 E. Prentice Avenue, Suite 103E  
Greenwood Village CO 80111-2710

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Adams        } ss

This Affidavit of Publication for the Northglenn-Thornton Sentinel, 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 11/6/2025, 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.



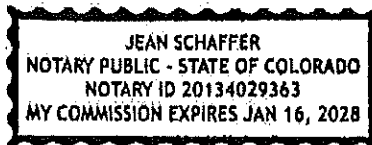
For the Northglenn-Thornton Sentinel

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 11/6/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-263062

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



### Public Notice

#### NOTICE AS TO PROPOSED 2026 BUDGET AND NOTICE CONCERNING 2025 BUDGET AMENDMENT

#### BRITTANY PLACE METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget for the ensuing year of 2026 has been submitted to the Board of Directors of the Brittany Place Metropolitan District and that such proposed budget will be considered for adoption at a public hearing during a regular meeting of the Board of Directors of the District to be held Wednesday, November 12, 2025, at 10:00 AM via Zoom:

<https://us06web.zoom.us/j/86255630676?pwd=YAU3Z0Y2WkNMaV6R99wNlqNEN47.1>

Meeting ID: 862 5563 0676

Passcode: 887764

One tap mobile

+17207072699,,86255630676# US (Denver)

NOTICE IS FURTHER GIVEN that an amendment to the 2025 budget of the District, if necessary, may also be considered at a public hearing held during the above-referenced regular meeting of the Board of Directors.

Copies of the proposed 2026 budget and, if necessary, the proposed amendment of the 2025 budgets are on file in the office of the District located at Community Resource Services of Colorado, LLC, 7995 East Prentice Avenue, Suite 100E, Greenwood Village, Colorado and are available for public inspection.

Any interested elector of the District may file or register any objections to the proposed 2026 budget and the proposed amendment of the 2025 budget at any time prior to the final adoption of said budget and proposed budget amendment by the governing body of the District.

BY ORDER OF THE BOARD OF DIRECTORS OF THE BRITTANY PLACE METROPOLITAN DISTRICT  
/s/ COMMUNITY RESOURCE SERVICES OF COLORADO

Legal Notice No. NTS4964  
First Publication: November 6, 2025  
Last Publication: November 6, 2025  
Publisher: Northglenn-Thornton Sentinel

**BRITTANY PLACE METROPOLITAN DISTRICT  
GENERAL AND RESTRICTED CAPITAL PROJECTS FUNDS  
2026 ADOPTED BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2024</b>	<b>2025</b>	<b>2026</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Adopted</b>
<b>REVENUES</b>			
Sign rental	\$ 101,623	\$ 85,000	\$ 85,000
Interest	65,963	50,000	47,000
<b>Total revenues</b>	<b>167,586</b>	<b>135,000</b>	<b>132,000</b>
<b>EXPENDITURES</b>			
<u>General</u>			
ADA compliance	-	4,000	4,000
Audit / audit exemption	-	902	1,000
Bank charges	2,339	2,352	2,500
District management and accounting	16,672	13,000	13,000
Dues and subscriptions	260	270	500
Elections	-	1,451	-
Insurance	2,777	2,957	3,500
Stormwater fees	349	418	500
Legal	473	1,800	1,800
Miscellaneous	13	1,000	1,200
Maintenance	26,877	-	2,000
Encampment clean-up	-	8,000	8,000
Emergency reserve	-	-	2,600
<b>Total expenditures</b>	<b>49,760</b>	<b>36,150</b>	<b>40,600</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>117,826</b>	<b>98,850</b>	<b>91,400</b>
<b>BEGINNING FUND BALANCE</b>	<b>2,034,309</b>	<b>2,152,135</b>	<b>2,250,985</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 2,152,135</b>	<b>\$ 2,250,985</b>	<b>\$ 2,342,385</b>

**BRITTANY PLACE METROPOLITAN DISTRICT  
GENERAL FUND  
2026 ADOPTED BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2024 Actual</b>	<b>2025 Estimated</b>	<b>2026 Adopted</b>
<b>REVENUES</b>			
Sign rental	\$ 101,623	\$ 85,000	\$ 85,000
<b>Total revenues</b>	<b>101,623</b>	<b>85,000</b>	<b>85,000</b>
<b>EXPENDITURES</b>			
ADA compliance	-	4,000	4,000
Audit exemption	-	902	1,000
District management and accounting	16,672	13,000	13,000
Dues and subscriptions	260	270	500
Elections	-	1,451	-
Insurance	2,777	2,957	3,500
Stormwater fees	349	418	500
Legal	473	1,800	1,800
Bank charges	2,339	2,352	2,500
Miscellaneous	13	1,000	1,200
Maintenance	26,877	-	2,000
Encampment clean-up	-	8,000	8,000
Emergency reserve	-	-	2,600
<b>Total expenditures</b>	<b>49,760</b>	<b>36,150</b>	<b>40,600</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>51,863</b>	<b>48,850</b>	<b>44,400</b>
<b>BEGINNING FUND BALANCE</b>	<b>962,664</b>	<b>1,014,527</b>	<b>1,063,377</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 1,014,527</b>	<b>\$ 1,063,377</b>	<b>\$ 1,107,777</b>

**BRITTANY PLACE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2026 ADOPTED BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2024 Actual</b>	<b>2025 Estimated</b>	<b>2026 Adopted</b>
<b>REVENUES</b>			
Interest income	\$ 65,963	\$ 50,000	\$ 47,000
<b>Total revenues</b>	<b>65,963</b>	<b>50,000</b>	<b>47,000</b>
<b>EXPENDITURES</b>			
<b>Total expenditures</b>	-	-	-
<b>NET CHANGE IN FUND BALANCE</b>	65,963	50,000	47,000
<b>BEGINNING FUND BALANCE</b>	1,071,645	1,137,608	1,187,608
<b>ENDING FUND BALANCE</b>	<b>\$ 1,137,608</b>	<b>\$ 1,187,608</b>	<b>\$ 1,234,608</b>

# BRITTANY PLACE METROPOLITAN DISTRICT

## 2026 Budget Message

Following are noteworthy features of the budget.

1. The District's accounting system is modified accrual basis for the governmental fund type of accounting.
2. Expenditures budgeted in the general fund reflect minimal levels of activity by the District during 2026.
3. The 12/31/25 ending balance in the general fund was reserved in an operations reserve, to be utilized for future operations, at the District Board's discretion.
5. In 2025, the District certified a zero property tax mill levy.
6. The District's primary source of revenue is derived from a lease of signage space.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of ADAMS COUNTY, Colorado.

On behalf of the BRITTANY PLACE METROPOLITAN DISTRICT,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

of the BRITTANY PLACE METROPOLITAN DISTRICT  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 446,120.00 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: \$433,616.92 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
USE VALUE FROM FINAL CERTIFICATIN OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/6/2025 for budget/fiscal year 2026  
(not later than Dec. 15) (dd/mm/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>0.000</u> mills	\$ <u>0.000</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< <u>0.000</u> > mills	\$ < <u>0.000</u> >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>0.000</b> mills	\$ <b>0.000</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
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> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>0.000</b> mills	\$ <b>0.000</b>

Contact person: (print) Sue Blair, CRS of Colorado, LLC Daytime phone: 303-381-4977

Signed:  Title: District Manager

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).