ICENOGLE SEAVER POGUE

June 30, 2026

Christina Hart, Town Clerk
Town of Bennett
207 Muegge Way
Bennett, CO 80102
Via E-mail: chart@bennett.co.us

State of Colorado
Office of the State Auditor
1525 Sherman St., 7th Floor
Denver, CO 80203
(Via E-Portal)

Division of Local Government
1570 Grant Street, Suite 2020
Denver, CO 80203
(Via E-Portal)

Adams County Clerk & Recorder
4430 S. Adams County Pkwy.
First Floor, Suite E2400
Brighton, Colorado 80601
Via E-Mail:
adams.recording@adamscountyco.gov

RE: Filing of Annual Report – Section 27 Metropolitan District

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2025 Annual Report for the Section 27 Metropolitan District.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Abigail Meyer

/s/ Abigail J. Meyer

/AJM
Enclosures

cc: Jennifer L. Ivey
cc: Kayla M. Enriquez

SECTION 27 METROPOLITAN DISTRICT
2025 ANNUAL REPORT

The Section 27 Metropolitan District (the "District") hereby submits this 2025 Annual Report, as required pursuant to Section VIII of the Service Plan for the District, approved by the Town of Bennett, Colorado (the "Town") on August 28, 2018, as amended by that First Amendment to Service Plan for the District, as approved by the Town on August 22, 2023. In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the Town, the Division of Local Government, the state auditor, and the Adams County Clerk and Recorder. The District hereby submits this annual report to satisfy the above requirements for the year 2025:

I. SERVICE PLAN – ANNUAL REPORT REQUIREMENTS.

1. Boundary changes made or proposed to the District's boundary as of December 31, 2025.

   No changes to the District's boundary were made or proposed during 2025.

2. Copies of the District's rules and regulations, if any, as of December 31, 2025.

   As previously reported, after a period of inactive status starting January 1, 2020, the District returned to active status by resolution on May 11, 2021. As provided with the District's 2023 Annual Report, the Board of Directors of the District (the "Board") also adopted Amended and Restated Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 *et seq*., C.R.S. on December 21, 2023. The Board adopted a Resolution Adopting the Revised Technology Accessibility Statement and Directing Compliance with the Accessibility Rules on November 25, 2025, a copy of which is attached hereto as **Exhibit A**.

3. A summary of any litigation which involves the Public Improvements as of December 31, 2025.

   General Counsel is not aware of any litigation concerning the Public Improvements as of December 31, 2025.

4. Status of the District's construction of the Public Improvements as of December 31, 2025.

   As of December 31, 2025, the developer, Lennar Colorado, LLC, had completed construction of the storm sewer outfall.

5. 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, 2025.

   The Town granted initial acceptance for all facilities and improvements of the storm sewer outfall project. The Town granted final acceptance of such improvements in March 2026, following the initial acceptance's two-year warranty period.

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

   As of the date of filing this 2025 Annual Report, the District has not received notice of any uncured events of default, which are continuing beyond a ninety (90) day period, under any Debt instrument.

7. 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.

   As of the date of filing this 2025 Annual Report, General Counsel to the District is not aware of 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.

8. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

   Section VII.A of the Service Plan provides that the "District may issue such Debt on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan." The District issued Limited Tax General Obligation Bonds, Series 2021(3), in the principal amount of $4,160,000 in 2021 and Subordinate General Obligation Limited Tax Bonds, Series 2023B(3), in the principal amount of $840,000, in 2023.

I. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(C), C.R.S.) ANNUAL REPORT REQUIREMENTS:

(a) Boundary changes made.

See Section I.1 above.

(b) Intergovernmental agreements entered into or terminated with other governmental entities.

Pursuant to Section XI. of the Service Plan and Section 16-20-60 of the Town Code, the District entered into an Intergovernmental Agreement with the Town (the "Town IGA"), as amended by the First Amendment to Town IGA on August 22, 2023. On December 13, 2018, the District entered into an Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool. Copies of the aforementioned agreements have been previously provided.

(c) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the

District’s General Counsel:

Jennifer L. Ivey, Esq.
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, CO 80237
JIvey@isp-law.com

(d) A summary of litigation involving public improvements owned by the special district.

See Section I.3 above.

(e) The status of the construction of public improvements by the special district.

See Section I.4 above.

(f) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

See Section I.5 above.

(g) The final assessed valuation of the special district as of December 31 of the reporting year.

The District’s final assessed valuation as of December 31, 2025 was $3,351,530.

(h) A copy of the current year's budget.

A copy of the District’s 2026 Budget is attached hereto as **Exhibit B**.

(i) A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

As of the date of filing this annual report, the 2025 District audit is not yet available. A copy of the 2025 audit for the District will be submitted upon completion.

(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2025, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2025, the District has paid all of its financial obligations as they became due in 2025.

EXHIBIT A

RESOLUTION ADOPTING THE REVISED TECHNOLOGY ACCESSIBILITY STATEMENT AND DIRECTING COMPLIANCE WITH THE ACCESSIBILITY RULES

BOARD OF DIRECTORS OF SECTION 27 METROPOLITAN DISTRICT

A RESOLUTION ADOPTING THE SECTION 27 METROPOLITAN DISTRICT REVISED TECHNOLOGY ACCESSIBILITY STATEMENT AND DIRECTING COMPLIANCE WITH THE ACCESSIBILITY RULES

At a special meeting of the Board of Directors of the Section 27 Metropolitan District, Adams County, Colorado, held at 3:00 P.M. on Tuesday, November 25, 2025, via video conference at https://us06web.zoom.us/j/84785474769?pwd=B1zCHhe6QxQjmi5eT5T0aMgs22HPKw.1, and via telephone conference at Dial In 1-719-359-4580, Meeting ID: 847 8547 4769, Passcode: 780580, at which a quorum was present, the following resolution was adopted:

WHEREAS, Section 27 Metropolitan District (the "District") is a special district organized and existing pursuant to Sections 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District (the "Board") has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District's Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act ("CADA"), as set forth in Title 24, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado General Assembly, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the "Technology Accessibility Bills"), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills require the Colorado Office of Information Technology (the "OIT") to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, to define the accessibility standards and compliance parameters for individuals with a disability for information systems; and

WHEREAS, on May 9, 2025, the OIT adopted amendments to the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.,* (the "Accessibility Rules") to emphasize progress over strict technical conformance for technology accessibility and more clearly align with federal laws; and

WHEREAS, the Technology Accessibility Bills set forth that the Accessibility Rules apply to public entities which expressly includes special districts; and

WHEREAS, the Accessibility Rules apply to all information communication technology (the "ICT"), as such term is defined in the Accessibility Rules, that is in active use or ICT that is newly created, developed, acquired, altered, updated, or purchased on or after July 1, 2024; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, compliance with the Accessibility Rules further requires the District to make ICT that is in active use accessible by meeting one or a combination of the compliance options set forth in under the Accessibility Rules; and

WHEREAS, on August 30, 2024, the Board approved a resolution adopting the then applicable Accessibility Rules and the Technology Accessibility Statement and directing posting of and compliance with the same; and

WHEREAS, the District desires to adopt a revised Technology Accessibility Statement and comply with the Technology Accessibility Bills and the Accessibility Rules, as may be further amended from time to time.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SECTION 27 METROPOLITAN DISTRICT AS FOLLOWS:

1. Accessibility Rules. The District recognizes the adoption of the Accessibility Rules, as contained within 8 CCR § 1501-11, *et seq.*, as may be amended from time to time, and shall comply with the applicable requirements contained therein.

2. Technology Accessibility Statement. The District ratifies the adoption of the revised Technology Accessibility Statement attached hereto in Exhibit A (the "Statement") in accordance with the Accessibility Rules and recognizes that such Statement was posted publicly in a conspicuous location on the District's website on or before July 1, 2025. The District directs the District's website manager to periodically update the Statement as needed to ensure compliance with future amendments or guidance to the Accessibility Rules.

3. Accessibility Plan. The District ratifies the preparation and publication of an accessibility plan attached hereto in Exhibit B (the "Accessibility Plan") that demonstrates good faith progress with the Accessibility Rules in accordance with requirements set forth in the Accessibility Rules and recognizes that the Accessibility Plan was posted on the District's website on or before July 1, 2025. The District directs the District's website manager to annually update the Accessibility Plan to ensure compliance with the Accessibility Rules, as may be amended from time to time.

4. Reasonable Accommodations and Modifications. The District directs the District's website manager to provide reasonable accommodations and modifications, when requested, to enable an individual with a disability to access public-facing ICT in order to further access the District's programs, services, and activities in accordance with the Accessibility Rules. No payment is required to cover the costs of such accommodations or modifications.

5. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate now and as may be needed in the future to effectuate this Resolution and compliance with the Accessibility Rules, as may be amended from time to time. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

6. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 25TH DAY OF NOVEMBER 2025.

SECTION 27 METROPOLITAN DISTRICT

DocuSigned by:
Chad Ellington
90429E1E0A384C3...

By: Chad Ellington
Its: President

EXHIBIT A

SECTION 27 METROPOLITAN DISTRICT

TECHNOLOGY ACCESSIBILITY STATEMENT

Contact Us

Website "Contact Us" Form: https://section27.specialdistrict.org/contact-us

Phone: 303-292-9100

E-mail: websites@isp-law.com

Physical/Mailing Address: 4725 S. Monaco St., Suite 360, Denver, CO, 80237

We welcome your feedback about the accessibility of the Section 27 Metropolitan District (the "District") online services. Please let us know if you encounter accessibility barriers or would like to request assistance.

- All requests are considered on a case-by-case basis and we will reply to all communication in a timely manner.
- Reasonable accommodations or modifications are provided at no cost.
- Accommodation requests that would impose an undue financial, technical or administrative burden to the District may not be fulfilled as requested.

Examples of accommodations include:

- Using built-in live transcription tools during virtual meetings
- Alternative document formats (such as large print)
- Remediating PDFs

Commitment

The District is committed to providing equitable access to our services to all Coloradans.

Our ongoing accessibility effort works towards being in line with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. These guidelines help make technology accessible not only to users with sensory, cognitive and mobility disabilities, but ultimately to all users, regardless of ability.

Our efforts are just part of a meaningful change in making all State of Colorado services inclusive and accessible. We welcome comments on how to improve our technology's accessibility for users with disabilities and for requests for accommodations to any of our services.

The District has an Accessibility Plan and Progress Report which can be accessed using the following link https://section27.specialdistrict.org/technology-accessibility

How the District Is Implementing Accessibility

Website Testing and Remediation

- We conduct monthly technology accessibility scans of the District's website against applicable Technical Standards.
- We work with the District's website platform, Streamline, to improve and implement accessibility features.
- We remediate public records in an effort to provide continuous improvement of our website.

Training

We participate in webinars and review guidance provided by Streamline and the Special District Association on the topic of accessibility. We monitor for rulemaking efforts and guidance promulgated by the Colorado Governor's Office of Information Technology.

Procurement

We require contractors and consultants comply with all federal, state, and local laws, statutes, ordinances, codes, guidelines, court ruling and orders of all governmental authorities applicable to the services or work being performed, including accessibility requirements.

Updated On

This Accessibility Statement was last updated on: June 25, 2025

EXHIBIT B

SECTION 27 METROPOLITAN DISTRICT ACCESSIBILITY PLAN, PROGRESS REPORT, AND QUARTERLY PROGRESS-TO-DATE REPORT

Accessibility Standards

Our ongoing technology accessibility efforts rely on the Technical Standards provided by:

- 8 CCR 1501-11 Rules Establishing Technology Accessibility Standards
- World Wide Web Consortium (W3C) Web Content Accessibility Guidelines (WCAG) 2.1 Level AA or higher
- Section 508 of the U.S. Rehabilitation Act of 1973, Chapter 4

Accessibility Maturity

As of June 17, 2025, the District is in the Launch Stage. Criteria includes: Recognized need organization-wide. Planning initiated but activities not well organized.

Progress Since Our Last Update

The District continues to make progress with complying with the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*

Progress includes:

- Creating accessible templates for public records
- Conducting monthly technology accessibility scans of the District's website against applicable Technical Standards
- Reviewed technology accessibility scans and ordered remediation for noncompliant ICT contained within the District's websites
    - As of June 5, 2025, the result of the regular scanning and monitoring showed the District's ICT having an overall compliance score of 97% with the Technical Standards, as such term is defined in 8 CCR § 1501-11.
- Providing contact information for people to give us accessibility feedback and request reasonable accommodations or modifications. (*See the Technology Accessibility Statement which can be accessed using the following link: https://section27.specialdistrict.org/technology-accessibility*)

Challenges include:

- The District has limited funding available for remediation and no funding is provided by external sources imposing the mandates.
- The District lacks staff to provide continuity of management for technology.

- External District management and other consultants perform District operations given the relatively small scale of District operations, and they are not specialists in information technology.
- Information technology matters are not easily understood or learned by lay people who are not information technology specialists.
- Accessibility standards are rapidly changing making complete compliance difficult.
- Consultant managed website, documentation, procurement, contract and vendor management and communications present issues with remediation by multiple parties.

How We Are Implementing Accessibility

The District is committed to providing equitable access to all Coloradans. To that end, the District has a plan to prioritize, evaluate, remediate, and continuously improve digital touchpoints within our services, programs, and activities. We are working to incorporate accessibility into our day-to-day operations. Below, you will find some of the measures that the District is undertaking.

- Continuing to remediate known compliance issues identified through regular scanning and monitoring.
- Considering accessibility roadmaps to the extent offered by the Colorado Governor’s Office of Information Technology or other third parties.
- Direct consultants to include accessibility in the procurement processes to the extent within the District’s control.
- Direct consultants to create and implement a process for providing reasonable accommodations and modifications, which includes responses to requests for assistance.
- Participate in webinars and events, and review guidance, provided by the District’s website platform, the Colorado Governor’s Office of Information Technology, and the Colorado Special District Association.
- Monitor rulemaking efforts and guidance promulgated by the Colorado Governor’s Office of Information Technology.
- Incorporate and utilize, to the extent reasonably available, new, and future accessibility features in public-facing technology used by the District.
- Conduct and maintain an inventory of technology and work to address accessibility issues.
    - We prioritize the order to address technology assets by Community Impact and Strategic impact. Community Impact includes considerations of user impact, usage metrics, and the importance of the technology asset to accessing our programs, services, and activities. Strategic Impact includes considerations of legal requirements, the type of program or service that the technology asset supports, and our plans for continuing / sunsetting / replacing / expanding the technology asset or the program in the future.
        - Group 1: High Community Impact + High Strategic Impact = Test/remediate first.
        - Group 2: High Community Impact + Low Strategic Impact = Test/remediate next. Plan accommodations first.

- Group 3: Low Community Impact + High Strategic Impact = Test/remediate after Group 2. Plan accommodations next.
- Group 4: Low Community Impact + Low Strategic Impact = Test/remediate last. Put accommodations in place last.

Formal Approval

On August 30, 2024, the District approved a Resolution Adopting the Technology Accessibility Statement and Technical Standards.

EXHIBIT B

2026 ADOPTED BUDGET

STATE OF COLORADO
COUNTY OF ADAMS
SECTION 27 METROPOLITAN DISTRICT
2026 BUDGET RESOLUTION

The Board of Directors of the Section 27 Metropolitan District (the "District"), Adams County, Colorado held a special meeting on Tuesday, November 25, 2025, at the hour of 3:00 P.M., via videoconference at: https://us06web.zoom.us/j/84785474769?pwd=B1zCHhe6QxQjmi5eT5T0aMgs22HPKw.1, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 847 8547 4769; Passcode: 780580.

The following members of the District's Board of Directors (the "Board") were present:

President:	Chad Ellington
Secretary/Treasurer:	Todd Johnson
Assistant Secretary:	Brady Butler

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; and Joy Tatton, Tatton and Company, CPAs.

Ms. Ivey reported that proper notice was made to allow the Board to conduct a public hearing on the 2026 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a special meeting of the Board and that a notice of special meeting was posted on a public website of the District https://section27.specialdistrict.org/, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Ellington introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE SECTION 27 METROPOLITAN DISTRICT, ADAMS 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 has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2025; and

WHEREAS, the proposed budget is more than fifty thousand dollars ($50,000.00), due and proper notice was published on Friday, October 24, 2025, in the *Eastern Colorado News* indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, November 25, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SECTION 27 METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2026 Revenues and 2026 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2026, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2026. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2026. Due to the significant possibility that the final assessed valuation provided by the Adams County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by the Secretary or an Assistant Secretary, if applicable, of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2026 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is $42,655 and that the 2025 valuation for assessment, as certified by the Adams County Assessor, is $3,351,530. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 12.727 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 6. 2026 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is $213,265 and that the 2025 valuation for assessment, as certified by the Adams County Assessor, is $3,351,530. That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 63.632 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 7. 2026 Levy of Contractual Debt Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Contract Debt Fund for contractual debt expense is $4,293 and that the 2025 valuation for assessment, as certified by the Adams County Assessor, is $3,351,530. That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 1.281 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 8. 2026 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes affecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Adams County on or before December 15, 2025 (or such other date as may be prescribed by law), for collection in 2026.

Section 9. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Johnson.

RESOLUTION APPROVED AND ADOPTED THIS 25TH DAY OF NOVEMBER 2025.

SECTION 27 METROPOLITAN DISTRICT

DocuSigned by:
Chad Ellington
90429E1E0A384C3...

By: Chad Ellington
Its: President

DocuSigned by:
481000A98C3C49D...

By: Todd Johnson
Its: Secretary/Treasurer

STATE OF COLORADO
COUNTY OF ADAMS
SECTION 27 METROPOLITAN DISTRICT

I, Todd Johnson, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the Section 27 Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special meeting of the Board of Directors of the Section 27 Metropolitan District held on November 25, 2025, via videoconference at: https://us06web.zoom.us/j/84785474769?pwd=B1zCHhe6QxQjmi5eT5T0aMgs22HPKw.1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 847 8547 4769, Passcode: 780580, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 25th day of November 2025.

Section 27 Metropolitan District - Adams County, Colorado
SEAL

DocuSigned by:
481000A98C3C49D...

Todd Johnson, Secretary/Treasurer

[SEAL]

EXHIBIT A

Affidavit
Notice as to Proposed 2026 Budget

Docusign Envelope ID: F3A44A38-0407-4969-9AD1-C8DCE16A925D

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO

)SS

COUNTY OF ADAMS

I, Douglas Claussen, do solemnly swear that I am ~~the Publisher & Editor~~, or Steven Vetter, Designated Agent, of the Eastern Colorado News, a weekly newspaper duly qualified for publishing legal notices within the meaning of the laws of the State of Colorado, printed and published in the County of Adams State of Colorado, and has a general circulation therein; that said newspaper has been published continuously, without interruption, in said County of Adams for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice and I do hereby certify that the foregoing notice was published in said newspaper, published in the regular and entire issue of said newspaper, once each week for 1 successive weeks; that the first publication of said notice was in the issue of said newspaper dated:

10/24/25

and the last publication of said notice was in the issue of said newspaper dated:

10/24/25

and that copies of each number of said paper in which said notice and/or list(s) were published, and delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to the accustomed mode of business in this office.

[signature]

Agent Publisher/Editor

The above Affidavit of Publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above described affidavit, on the 28th day of October 20 25

Nancy L Taylor
Notary Public

10/20/2029
(My Commission Expires — Date)

NANCY LYNN TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20214041496
MY COMMISSION EXPIRES 10/20/2029

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING SECTION 27 METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **SECTION 27 METROPOLITAN DISTRICT** (the "District") for the ensuing year of 2026. A copy of such proposed budget has been filed in the office of Tatton and Company, CPAs, 18062 Westridge Road, Cedaredge, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 3:00 P.M., on Tuesday, November 25, 2025.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at https://section27.specialdistrict.org/ at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

#3139
Published in the *Eastern Colorado News* on Friday, Oct. 24, 2025.

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING
SECTION 27 METROPOLITAN DISTRICT

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Publish In: *Eastern Colorado News*
Publish On: Friday, October 24, 2025

EXHIBIT B

Budget Document
Budget Message

SECTION 27 METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Section 27 Metropolitan District.

The Section 27 Metropolitan District has adopted budgets for three funds, a General Fund to provide for general operating expenditures; a Capital Projects Fund to provide for the regional improvements 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 of the district.

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 source of revenue for the district in 2026 will be property taxes and interest income. The district intends to impose a 77.640 mill levy on the property within the district for 2026, of which 12.727 mills will be dedicated to the General Fund and the balance of 64.913 mills will be allocated to the Debt Service Fund. 1.281 mills of the 64.913 mills are restricted for regional improvements per an intergovernmental agreement with the City of Brighton.

Section 27 Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 5/31/25	Estimated 2025	Adopted Budget 2026
Beginning fund balance	$ -	$ -	$ -	$ -	$ 13,703
Revenues:					
Property taxes	6,419	41,020	21,761	41,020	42,655
Specific ownership taxes	358	2,461	715	1,700	2,559
Developer advances	34,139	2,977	8,682	-	-
Miscellaneous Income	73	-	-	-	-
Total revenues	40,989	46,458	31,158	42,720	45,214
Total funds available	40,989	46,458	31,158	42,720	58,917
Expenditures:					
Accounting	8,578	10,000	1,960	4,800	10,000
Audit	6,500	6,825		6,500	6,500
Election	576	-	3,963	3,963	5,000
Legal	21,093	20,000	3,261	8,000	20,000
Insurance	2,956	3,100	3,223	3,223	3,300
Miscellaneous	1,190	1,000	524	1,300	1,500
Treasurer's Fees	96	1,231	326	1,231	1,280
Contingency	-	3,037	-	-	9,910
Emergency reserve (3%)	-	1,265	-	-	1,427
Total expenditures	40,989	46,458	13,257	29,017	58,917
Ending fund balance	$ -	$ -	$ 17,901	$ 13,703	$ -
Assessed valuation		2,705,450			3,351,530
Mill Levy		15.162			12.727

Section 27 Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 5/31/25	Estimated 2025	Adopted Budget 2026
Beginning fund balance	$ 75	$ 75	$ 75	$ 75	$ 75
Revenues:					
Developer advances	-	-	-	-	-
Interest income	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Total revenues	-	-	-	-	-
Total funds available	75	75	75	75	75
Expenditures:					
Issuance costs	-	-	-	-	-
Capital expenditures	-	75	-	-	75
Engineering	-	-	-	-	-
Repay developer advances	-	-	-	-	-
Repay developer advances	-	-	-	-	-
Total expenditures	-	75	-	-	75
Ending fund balance	$ 75	$ -	$ 75	$ 75	$ -

Section 27 Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 5/31/25	Estimated 2025	Adopted Budget 2026
Beginning fund balance	$ (7,462)	$ -	$ 304	$ 304	$ -
Revenues:					
Property taxes	32,092	205,089	108,799	205,089	213,265
Property taxes - BRI	642	4,129	2,190	4,129	4,293
Specific ownership taxes	1,790	12,305	3,577	8,600	12,796
Specific ownership taxes - I	36	248	72	200	258
Developer advances	3,000	-	-	-	-
Interest income	233	15,181	-	-	15,000
Total revenues	37,793	236,952	114,638	218,018	245,612
Total funds available	30,331	236,952	114,942	218,322	245,612
Expenditures:					
Interest expense	25,868	221,703	-	203,121	229,663
Treasurer's fees	481	6,153	1,632	6,153	6,398
Treasurer's fees - BRI	10	124	33	124	129
Regional mill levy transfer	668	4,253	2,229	4,205	4,422
Trustee / paying agent fees	3,000	4,719	-	4,719	5,000
Total expenditures	30,027	236,952	3,894	218,322	245,612
Ending fund balance	$ 304	$ -	$ 111,048	$ -	$ -
Assessed valuation		$ 2,705,450			$ 3,351,530
Mill Levy - Debt Service		75.806			63.632
Mill Levy - BRI		1.526			1.281
Total Mill Levy		92.494			77.640

EXHIBIT C

Certification of Tax Levy

465 County Tax Entity Code DOLA LGID/SID 67000

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams, Colorado.

On behalf of the Section 27 Metropolitan District,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Section 27 Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 3,351,530
(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: $ 3,351,530
(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: 12/8/2025 for budget/fiscal year 2026.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	12.727	mills	$ 42,655
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	12.727	**mills**	**$ 42,655**
3. General Obligation Bonds and Interest[J]	63.632	mills	$ 213,265
4. Contractual Obligations[K]	1.281	mills	$ 4,293
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	77.640	**mills**	**$ 260,213**

Contact person: (print) Joy Tatton Daytime phone: (970) 236-2580

Signed: Joy Tatton 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: General Obligation Bonds Limited Tax General Obligation Bonds
   Series: Series 2021(3)
   Date of Issue: August 31, 2021
   Coupon Rate: 4.50%
   Maturity Date: December 1, 2051
   Levy: 63.632
   Revenue: $213,265

2. Purpose of Issue: Subordinate General Obligation Limited Tax Bonds
   Series: Series 2023B(3)
   Date of Issue: April 5, 2023
   Coupon Rate: 7.00%
   Maturity Date: December 15, 2062
   Levy: 0.000
   Revenue: $0

CONTRACTS[K]:

3. Purpose of Contract: Payment of the costs related to the provision of the Town of Bennett Regional Improvements
   Title: BRI Mill Levy
   Date: N/A
   Principal Amount: N/A
   Maturity Date: N/A
   Levy: 1.281
   Revenue: $4,293

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Section 27 Metropolitan District of Adams County, Colorado on this 25th day of November 2025.

SEAL

Section 27 Metropolitan District - Adams County, Colorado
SEAL
*

DocuSigned by:
481000A98C3C49D...

Todd Johnson, Secretary/Treasurer