

BUDGET RESOLUTION

(2026)

CERTIFIED COPY OF RESOLUTION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

At the special meeting of the Board of Directors of Murata Farms Commercial Metropolitan District, City of Fort Lupton, County of Weld, Colorado, held at 1:00 PM on Thursday, November 20, 2025, by videoconference and by teleconference, there were present:

Eric Eckberg
John Fairbairn
Richard Spurway

Also present was Michael Davis and Marisa Davis of the Law Office of Michael E. Davis, LLC (“District Counsel”) and Joel Meggers, Diane Rodriguez, Rosie Grote and Rhonda Bilek of Community Resource Services of Colorado, LLC

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that a notice of the meeting was posted on the District’s public website or at a public place within the boundaries of the District pursuant to applicable statutes and at the Weld County Clerk and Recorder’s Office, and to the best of their knowledge, remains posted to the date of this meeting.

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR TO HELP DEFRAID THE COSTS OF THE GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT, CITY OF FORT LUPTON, WELD 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 of Directors (the "Board") of the Murata Farms Commercial Metropolitan District (the "District") has authorized its consultants, treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2025; and

WHEREAS, the proposed 2026 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 13, 2025 in the Fort Lupton Press, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 1:00 PM on Thursday, November 20, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT, WELD COUNTY, COLORADO, AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein (the "Budget"), including without limitation the estimated revenues and expenditures for each fund included therein, is hereby 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. Appropriations. The amounts set forth as expenditures for each fund in the Budget are hereby appropriated for each such fund.

Section 3. Mill Levy Adjustment. When developing the Budget, consideration was given to any changes in 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 that 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. Budget Certification. The Budget shall be certified by a director on the board of directors of the District and shall be made a part of the public records of the District.

Section 5. Certification of Mill Levies. For the purposes of meeting all of the District's general operating expenses, debt service obligations, contractual obligations, and capital expenditure obligations, as well as funding any applicable refunds or abatements during the 2026 budget year, the applicable mill levies set forth in the Budget are hereby adopted and approved. The attorney, accountant or manager for the District is hereby authorized and directed to certify to the Weld County Board of County Commissioners, no later than December 15, 2025, the mill levies for the District as set forth in the Budget. Such certification shall be in compliance with the requirements of Colorado law.

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.

The foregoing Resolution was seconded by Director Spurway.

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 20, 2025.

MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

Eric Eckberg
EEB08E01A30F441...

By: _____
Eric Eckberg, President

ATTEST:

John Fairbairn
EEB08E01A30F441...

John Fairbairn, Secretary/Treasurer

APPROVED AS TO FORM:
LAW OFFICE OF MICHAEL E. DAVIS, LLC

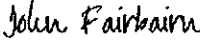
Michael E. Davis

As General Counsel to the District

STATE OF COLORADO
COUNTY OF WELD
MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

I, John Fairbairn, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of Murata Farms Commercial Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 1:00 PM on Thursday, November 20, 2025, by videoconference at <https://us06web.zoom.us/j/81509692942?pwd=0TjacLQONVpSl.BQb3w2HRny08e9icz.1> , and by teleconference at (720) 707-2699, Meeting ID: 815 0969 2942; Passcode: 341913, 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 on November 20, 2025.

Signed by:

EE6D8E01A30F441..

John Fairbairn, Secretary/Treasurer

EXHIBIT A
2026 BUDGET DOCUMENT & BUDGET MESSAGE FOR
MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

**MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT
GENERAL FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDING DECEMBER 31,**

	2024 Actual	2025 Estimated	2026 Adopted
REVENUES			
Property taxes	\$ 5,228	\$ 2,310	\$ 1,650
Specific ownership taxes	188	110	99
Total revenues	5,416	2,420	1,749
EXPENDITURES			
Audit exemption	1,035	490	1,000
Capital pledge to Murata Farms Residential	5,338	2,386	1,724
County treasurer fees	78	34	25
District management and accounting	13,078	15,000	15,000
Dues and subscriptions	307	1,265	500
Election	-	76	500
Engineer	-	-	4,000
Insurance and bonds	250	-	3,000
Legal	2,831	10,000	15,000
Miscellaneous	10	2,000	2,000
Weed control	-	5,000	5,000
Emergency reserve	-	-	1,500
Total expenditures	22,927	36,251	49,249
EXCESS OF EXPENDITURES OVER REVENUES	(17,511)	(33,831)	(47,500)
OTHER FINANCING SOURCES			
Developer advances	17,500	36,000	47,000
Total other financing sources	17,500	36,000	47,000
NET CHANGE IN FUND BALANCE	(11)	2,169	(500)
BEGINNING FUND BALANCE (DEFICIT)	(967)	(978)	1,191
ENDING FUND BALANCE (DEFICIT)	\$ (978)	\$ 1,191	\$ 691

**MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT
BUDGET MESSAGE**

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Disclosures contained in this budget message, as presented by management, are those that are believed to be significant as of the date that the Budget is filed with the Division of Local Government and are not intended to be all inclusive. The disclosures are intended to describe assumptions used during the preparation of the annual Budget. Actual results may differ from the prospective results contained in the Budget.

Services Provided. The District was organized to provide financing, construction, installation, acquisition, and operation of certain public improvements and facilities pursuant to its service plan and applicable law. Such public improvements and facilities include, among other things, streets, street lighting, traffic and safety controls, water improvements, sanitary sewer and storm drainage improvements, landscaping, and park and recreation improvements. The District has no employees, and all operations and administrative functions are contracted. The District prepares its budget on the modified accrual basis of accounting.

Revenue. The primary source of funds for operations, administration and capital expenditures during the budget year is developer advances. The District does not anticipate any revenue that is subject to TABOR, and therefore the Budget contains no TABOR emergency reserve fund.

Administrative Expenses. Administrative expenses have been budgeted based on estimates of the District's Board of Directors and consultants to include services necessary to maintain the District's administrative viability, such as legal, accounting, managerial, general engineering, insurance, meeting expenses, and other administrative costs and expenses.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT,
(taxing entity)^A

the BOARD OF DIRECTORS,
(governing body)^B

of the MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 66,000 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: (NET^G 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: 12/11/2025 for budget/fiscal year 2026.
(not later than Dec. 15) (dd/mm/yyyy) (yyyy)

<u>PURPOSE</u> <small>(see end notes for definitions and examples)</small>	<u>LEVY²</u>	<u>REVENUE²</u>
1. General Operating Expenses ^H	25.000 mills	\$ 1,650
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	25.000 mills	\$ 1,650
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
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>	25.000 mills	\$1,650

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.

Mill Levy Public Information

Pursuant to 39-1-125 C.R.S.

Counties can ask local governments to submit this form to the county by December 15th pursuant to 39-1-125 (1) (c) C.R.S. Local governments, please verify with the county whether they would like you to use this form or a different process to provide this information.

Taxing Entity Information

Taxing Entity: Murata Farms Commercial Metropolitan District

County: Weld

DOLA Local Government ID Number: 67563

Subdistrict Number (if applicable): _____

Budget/Fiscal Year: 2026

Mill Levy Information

1. Mill Levy Name or Purpose: General Fund
2. Mill Levy Rate (Mills) : GF: 25.000
3. Previous Year Mill Levy Rate (Mills) : GF: 25.000
4. Previous Year Mill Levy Revenue Collected: \$2,297.50
5. Mill Levy Maximum Without Further Voter Approval: 70.000
6. Allowable Annual Growth in Mill Levy Revenue : Unlimited
7. Actual Growth in Mill Levy Revenue Over the Prior Year: decrease of \$647.50
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)? Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax (5.5%) Limit in 29-1-301 C.R.S.? No
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government? Not to our actual knowledge
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount?
No
12. Other or additional information:
No

Contact Information

Contact Person: Sue Blair

Title: Manager

Phone: 303.381.4960

Email: sblair@crsofcolorado.com