

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

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The Board of Directors of SilverStone Metropolitan District No. 2 (the “**Board**”), Town of Frederick, Weld County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 23, 2025, at the hour of 9:00 a.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

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET
AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGET

The Board of Directors (the "Board") of the SILVERSTONE METROPOLITAN DISTRICT NOS. 1-2 (the "District"), will hold a public hearing at via teleconference on October 23, 2025, at 9:00 A.M., to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

Zoom Meeting Link:
<https://us06web.zoom.us/j/81346821784?pwd=4dMvInOMJlIGcPKRFGHYxBqZ4duRNx.1>
Meeting ID: 813 4682 1784
Passcode: 024798

Call In Numbers: 1(719) 359-4580 or 1(720) 707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 2001 16th St Suite 1700, Denver, CO 80202.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.silverstonemetrodistricts.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

SILVERSTONE METROPOLITAN DISTRICT NOS. 1-2, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, P.C.
Attorneys at Law

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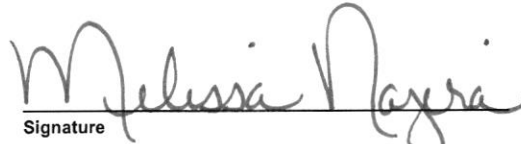
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Oct 1, 2025



Signature

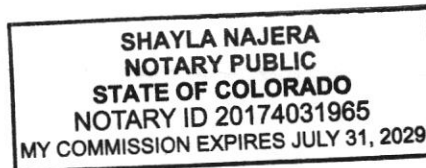
Subscribed and sworn to me before me this

1st day of October, 2025.



Notary Public

(SEAL)



Account: 1051175
Ad Number: 2134996
Fee: \$37.70

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 Weld 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 OCTOBER 23, 2025.

DISTRICT:

**SILVERSTONE METROPOLITAN DISTRICT
NO. 2**, quasi-municipal corporations and political
subdivisions of the State of Colorado

By: Jon R Lee
Jon R Lee (Jan 7, 2026 13:53:25 MST)

Officer of the District

ATTEST:

By: Edward Pluss
Edward Pluss (Jan 7, 2026 13:12:14 MST)

STATE OF COLORADO
COUNTY OF WELD
SILVERSTONE METROPOLITAN DISTRICT NO. 2

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 Thursday, October 23, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 23rd day of October, 2025.

Edward Pluss
Edward Pluss (Jan 7, 2026 13:12:14 MST)

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

SILVERSTONE METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 13,127	\$ (53,752)	\$ 24,308
REVENUES			
Property taxes	632,252	628,211	641,078
Specific ownership taxes	22,408	27,422	25,643
Interest Income	11,054	8,000	2,500
Developer advance	650,235	3,881,427	6,595,000
Other revenue	-	-	3,471
Bond issuance proceeds	8,991,473	4,557,000	6,595,000
Supplemental interest registered coupon	3,127,472	-	-
Total revenues	<u>13,434,894</u>	<u>9,102,060</u>	<u>13,862,692</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>43,200</u>
Total funds available	<u>13,448,021</u>	<u>9,048,308</u>	<u>13,930,200</u>
EXPENDITURES			
General Fund	13,501,773	9,024,000	180,000
Debt Service Fund	-	-	474,000
Capital Projects Fund	-	-	13,230,000
Total expenditures	<u>13,501,773</u>	<u>9,024,000</u>	<u>13,884,000</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>43,200</u>
Total expenditures and transfers out requiring appropriation	<u>13,501,773</u>	<u>9,024,000</u>	<u>13,927,200</u>
ENDING FUND BALANCES	<u>\$ (53,752)</u>	<u>\$ 24,308</u>	<u>\$ 3,000</u>

SILVERSTONE METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/5/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	\$ 7,736,060	\$ 8,730,850	\$ 8,963,360
Commercial	33,400	30,910	760
Agricultural	950	-	-
State assessed	128,920	124,820	152,360
Vacant land	941,260	293,760	224,700
Oil and Gas	532,750	273,060	257,230
Certified Assessed Value	\$ 9,373,340	\$ 9,453,400	\$ 9,598,410
MILL LEVY			
General	66.035	16.026	15.941
Contractual	0.000	3.961	3.780
Debt Service	0.000	46.039	47.069
Total mill levy	66.035	66.026	66.790
PROPERTY TAXES			
General	\$ 618,969	\$ 151,500	\$ 153,008
Contractual	-	37,445	36,282
Debt Service	-	435,225	451,788
Levied property taxes	618,969	624,170	641,078
Adjustments to actual/rounding	13,283	4,041	-
Budgeted property taxes	\$ 632,252	\$ 628,211	\$ 641,078
BUDGETED PROPERTY TAXES			
General	\$ 632,252	\$ 152,481	\$ 153,008
Contractual	-	37,687	36,282
Debt Service	-	438,043	451,788
	\$ 632,252	\$ 628,211	\$ 641,078

See summary of significant assumptions.

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 13,127	\$ (53,752)	\$ 24,308
REVENUES			
Property taxes	632,252	628,211	153,008
Property taxes - Town	-	-	36,282
Specific ownership taxes	22,408	27,422	6,120
Specific ownership taxes - Town	-	-	1,451
Interest Income	11,054	8,000	500
Other revenue	-	-	1,531
Developer advance	650,235	3,881,427	-
Bond issuance proceeds	8,991,473	4,557,000	-
Supplemental interest registered coupon	3,127,472	-	-
Total revenues	13,434,894	9,102,060	198,892
Total funds available	13,448,021	9,048,308	223,200
EXPENDITURES			
General and administrative			
County Treasurer's fee	9,487	9,433	2,295
County Treasurer's fee - Town	-	-	544
Transfers to Silverstone MD No. 1	838,341	3,954,000	138,441
Transfers to Town	-	112,488	37,189
Repay Developer advance	-	4,557,000	-
Contingency	-	4,579	1,531
Debt service			
Bond interest - Series 2018A	302,500	302,500	-
Note principal - Series 2018B	8,991,473	-	-
Note interest - Series 2018B	3,127,472	-	-
Bond interest - Series 2024B	-	69,000	-
Bond issue costs	232,500	15,000	-
Total expenditures	13,501,773	9,024,000	180,000
TRANSFERS OUT			
Transfers to other fund	-	-	43,200
Total expenditures and transfers out requiring appropriation	13,501,773	9,024,000	223,200
ENDING FUND BALANCES	\$ (53,752)	\$ 24,308	\$ -

See summary of significant assumptions.

SILVERSTONE METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/5/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	451,788
Specific ownership taxes	-	-	18,072
Interest income	-	-	2,000
Other revenue	-	-	1,940
Total revenues	<u>-</u>	<u>-</u>	<u>473,800</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>3,200</u>
Total funds available	<u>-</u>	<u>-</u>	<u>477,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	6,777
Contingency	-	-	1,940
Debt service			
Bond interest - Series 2018A	-	-	302,500
Bond interest - Series 2024B	-	-	162,783
Total expenditures	<u>-</u>	<u>-</u>	<u>474,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>474,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,000</u>

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	-	6,595,000
Bond issuance proceeds	-	-	6,595,000
Total revenues	<u>-</u>	<u>-</u>	<u>13,190,000</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>40,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>13,230,000</u>
EXPENDITURES			
Capital projects			
Bond issue costs	-	-	40,000
Repay Developer advance	-	-	6,595,000
Transfers to Silverstone MD No. 1	-	-	6,595,000
Total expenditures	<u>-</u>	<u>-</u>	<u>13,230,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>13,230,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

In accordance with its Service Plan, Silverstone Metropolitan District No. 2, formerly known as Miner’s Village Metropolitan District, (the “District”) was formed to finance the necessary public improvements to be constructed on the property known as “Silverstone”, located in Frederick, Colorado. Such public improvements include, but are not limited to, storm drainage, water, sewer, utilities, streets, traffic and safety controls, and parks and recreation improvements.

The Service Plan provides the ability for the District to impose a maximum mill levy for the combined debt service and operational and maintenance requirements of the District. The Service Plan also provides a combined new money revenue and general obligation debt limit of \$50,000,000 for Silverstone Metropolitan District Nos. 1, 2 and 3, exclusive of surety requirements, but inclusive of organizational costs, financing costs and costs of construction and operation of public infrastructure.

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 in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

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.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

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 that the District's share will be equal to approximately 4.00% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.50%.

Expenditures

General and Administrative

General and administrative expenditures have been estimated based upon the level of expenditures incurred by the District in prior years.

Intergovernmental Transfers

The District anticipates transfers to Silverstone Metropolitan District No. 1 to fund general, administrative, and capital outlay costs of Silverstone Metropolitan District No. 1.

Transfers to Town

Pursuant to the IGA Town/District, the District will transfer net property tax revenue collected from its Contractual Mill Levy in the General Fund to Town of Frederick.

Debt Service

Interest payments in 2025 are provided based on the debt amortization schedule from the 2018A Bonds (discussed under Debt and Leases).

Debt and Leases

In 2019, the Board of Directors for the District authorized the issuance of Limited Tax Revenue Bonds, Series 2018A ("2018A Bonds") in an aggregate principal amount not to exceed \$5,500,000 for the purpose of (i) defraying the cost of all or a portion of the capital improvements; (ii) funding capitalized interest on the Bonds for a period of three year; and (iii) paying the costs of issuance of the Bonds. The Bonds are payable solely from ad valorem property tax revenues and specific ownership tax revenues collected by the District.

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

Also in 2019, the Board authorized the issuance of the Subordinate Limited Tax Revenue Notes, Series 2018B (“2018B Notes”) to Silverstone Development Company (the “Developer”) in an aggregate amount equal to the amount expended by the Developer, but not to exceed \$11,000,000 for the purpose of repaying Developer advances and/or for funding Capital Improvements in District Nos. 1, 2 and 3.

In 2024, the Board authorized the issuance of the Subordinate Limited Tax General Obligation Drawdown Bond, Series 2024B (“2024B Bonds”) in an aggregate principal amount of \$44,500,000 for the purpose of refunding the 2018B Notes and funding Capital Improvements in District Nos. 1 and 2.

The District anticipates a draw on the 2024B Bonds in 2026. See below for the anticipated activity on the 2024B Bonds.

	Balance December 31, 2024	Additions	Reductions	Balance December 31, 2025
Series 2024B Bonds	\$ 8,991,473	\$ 4,557,000	\$ -	\$ 13,548,473
Accrued Interest on Series 2024B Bonds	183,576	845,248	69,000	959,824
Total	<u>\$ 183,576</u>	<u>\$ 845,248</u>	<u>\$ 69,000</u>	<u>\$ 959,824</u>
	Balance December 31, 2025	Additions	Reductions	Balance December 31, 2026
Series 2024B Bonds	\$13,548,473	\$ 6,635,000	\$ -	\$ 20,183,473
Accrued Interest on Series 2024B Bonds	959,824	1,264,948	162,783	2,061,989
Total	<u>\$ 959,824</u>	<u>\$ 1,264,948</u>	<u>\$ 162,783</u>	<u>\$ 2,061,989</u>

The District has no leases.

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

**SILVERSTONE METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	\$5,500,000 Limited Tax Revenue Bonds Series 2018A Interest Rate of 5.50% Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2026	\$ -	\$ 302,500	\$ 302,500
2027	5,500,000	277,292	5,777,292
	\$ 5,500,000	\$ 579,792	\$ 6,079,792

See summary of significant assumptions.