

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2
LARIMER COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2026

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
JOHNSTOWN NORTH)
METROPOLITAN)
DISTRICT NO. 2)

The Board of Directors of the Johnstown North Metropolitan District No. 2, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 23, 2025 at 11:30 A.M.

The following members of the Board of Directors were present:

Scott Dement, President
Jeff Breidenbach, Vice President & Asst. Treasurer
Josh Kane, Treasurer & Secretary
Sam Salazar, Asst. Secretary & Asst. Treasurer

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kent Krause, Kirk Barker, Robert Tracy, Dillon Gamber, Jennifer Ondracek, Tom Jenkins, and Jake Downing; Pinnacle Consulting Group, Inc.

Mr. Newby stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2026 budget. Director Dement opened the public hearing on the District's proposed 2026 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Kane moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2, LARIMER 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 of the Johnstown North Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 9, 2025, in The Johnstown Breeze, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 23, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; 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 THE JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2 OF LARIMER COUNTY, COLORADO:

Section 1. 2026 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2026 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2026. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Johnstown North Metropolitan District No. 2 for calendar year 2026.

Section 4. 2026 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2026 Budget year is \$791,347.51. That the 2025 valuation for assessment, as certified by the Larimer County Assessor, is \$29,471,808.

A. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2026 budget year, there is hereby levied a tax of 18.259 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Levy for Contractual Obligations. That for the purposes of meeting all contractual obligations expense of the District during the 2026 budget year, there is hereby levied a tax of 8.592 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 26.851 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

On behalf of the Johnstown North Metropolitan District No. 2,
(taxing entity)^A
the Board of Directors,
(governing body)^B
of the Johnstown North Metropolitan District No. 2,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 29,471,808 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: \$ 29,471,808 (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: 12/13/2025 for budget/fiscal year 2026.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	_____ mills	\$ _____
3. General Obligation Bonds and Interest ^J	<u>18.259</u> mills	\$ <u>538,125.74</u>
4. Contractual Obligations ^K	<u>8.592</u> mills	\$ <u>253,221.77</u>
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]	26.851 mills	\$ 791,347.51

Contact person: Brendan Campbell Phone: (970) 669-3611
Signed:  Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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: | Repay Johnstown North Metropolitan District No. 1. Series 2022A Senior Bonds |
| | Series: | 2022 |
| | Date of Issue: | 10/16/22 |
| | Coupon Rate: | 7% |
| | Maturity Date: | 08/15/2052 |
| | Levy: | 18.259 |
| | Revenue: | \$538,125.74 |
| | | |
| 2. | Purpose of Issue: | Repay Johnstown North Metropolitan District No. 1 Series 2022B Subordinate Bonds |
| | Series: | 2022 |
| | Date of Issue: | 10/19/22 |
| | Coupon Rate: | 9.125% |
| | Maturity Date: | 09/01/2052 |
| | Levy: | See Levy listed above in 1. |
| | Revenue: | See Revenue as listed above in 1. |

CONTRACTS^K:

- | | | |
|----|----------------------|---|
| 3. | Purpose of Contract: | To fund the operations and maintenance of Johnstown North Metropolitan District No. 2's infrastructure improvements |
| | Title: | District Facilities Construction and Service Agreement |
| | Date: | 1/17/2007 |
| | Principal Amount: | |
| | Maturity Date: | |
| | Levy: | 8.592 |
| | Revenue: | \$253,221.73 |
| | | |
| 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.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Kane, Treasurer and Secretary of the District, and made a part of the public records of Johnstown North Metropolitan District No. 2.

The foregoing Resolution was seconded by Director Dement.

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ADOPTED AND APPROVED this 23rd day of October 2025.

John Scott Dement

John Scott Dement (Jan 27, 2026 10:06:39 MST)

President

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
JOHNSTOWN NORTH)
METROPOLITAN)
DISTRICT NO. 2)

I, Sam Salazar, Assistant Treasurer and Assistant Secretary to the Board of Directors of the Johnstown North Metropolitan District No. 2, Larimer County, Colorado, do hereby certify that the foregoing pages constitute 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 held via Microsoft Teams on Thursday, October 23, 2025, at 11:30 a.m., 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. Further, I hereby certify that the attached budget is a true and accurate copy of the 2026 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 23rd day of October 2025.



Samantha Salazar
Samantha Salazar (Jan 26, 2026 16:51:46 MST)



Management Budget Report

BOARD OF DIRECTORS
JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2

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

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

A handwritten signature in blue ink that reads "Jennifer Ondracek". The signature is fluid and cursive, with the first name "Jennifer" and the last name "Ondracek" clearly legible.

Pinnacle Consulting Group, Inc.
January 15, 2026

Offices Located in Loveland and Denver

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

Serving our clients and community through excellent dependable service.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 179,458	\$ 187,248	\$ 187,248	\$ 253,222
Specific Ownership Taxes	11,217	13,107	13,107	17,726
Interest & Other	30	1,000	19	5,000
Total Revenues	\$ 190,705	\$ 201,355	\$ 200,374	\$ 275,947
Expenditures				
Payment for Services to No. 1 - O&M	\$ 187,121	\$ 196,610	\$ 196,629	\$ 265,883
Treasurer's Fees	3,584	3,745	3,745	5,064
Contingency	-	1,000	-	5,000
Total Operating Expenditures	\$ 190,705	\$ 201,355	\$ 200,374	\$ 275,947
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	8.000	8.390	8.390	8.592
Debt Service	17.000	17.829	17.829	18.259
Total Mill Levy	25.000	26.219	26.219	26.851
Assessed Value	\$ 17,758,483	\$ 22,317,993	\$ 22,317,993	\$ 29,471,808
Property Tax Revenue				
Operating	\$ 142,068	\$ 187,248	\$ 187,248	\$ 253,222
Debt Service	301,894	397,907	397,907	538,126
Total Property Tax Revenue	\$ 443,962	\$ 585,155	\$ 585,155	\$ 791,348

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Tax	\$ 380,736	\$ 397,907	\$ 397,907	\$ 538,126
Specific Ownership Taxes	23,838	27,854	27,854	37,669
Service Fees from District 3	348	360	360	283
Transfer from District 1	4,146	-	-	-
Interest & Other	44,887	20,000	40,000	30,000
Total Revenues	\$ 453,957	\$ 446,121	\$ 466,121	\$ 606,078
Expenditures				
2022A Bond Interest	\$ 421,750	\$ 421,750	\$ 421,750	\$ 421,750
2022B Bond Interest	32,295	438,208	328,208	169,822
Treasurer's Fees	7,616	7,958	7,958	10,763
Trustee Fees	-	7,000	7,000	7,000
Total Expenditures	\$ 461,661	\$ 874,916	\$ 764,916	\$ 609,335
Revenues Over/(Under) Expenditures	\$ (7,704)	\$ (428,795)	\$ (298,795)	\$ (3,257)
Beginning Fund Balance	\$ 896,049	\$ 1,015,228	\$ 888,345	\$ 589,550
Ending Fund Balance	\$ 888,345	\$ 586,433	\$ 589,550	\$ 586,293
COMPONENTS OF ENDING FUND BALANCE:				
Capitalized Interest Fund	\$ 289,300	\$ -	\$ -	\$ -
Debt Service Reserve (\$586,293)	586,293	586,293	586,293	586,293
Bond Fund	12,752	140	3,258	-
TOTAL ENDING FUND BALANCE	\$ 888,345	\$ 586,433	\$ 589,550	\$ 586,293

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL PROJECTS FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Interest & Other	\$ 26,180		\$ 20,000	\$ 20,000
Total Revenues	\$ 26,180	\$ -	\$ 20,000	\$ 20,000
Expenditures				
Transfer to District #1	\$ 76,796	\$ 521,580	\$ 37,449	\$ 470,883
Engineering and Other Professional Services	-	-	-	-
Total Expenditures	\$ 76,796	\$ 531,330	\$ 37,449	\$ 470,883
Revenues over/(under) Expenditures	\$ (50,616)	\$ (531,330)	\$ (17,449)	\$ (450,883)
Beginning Fund Balance	\$ 518,948	\$ 531,330	\$ 468,332	\$ 450,883
Ending Fund Balance	\$ 468,332	\$ -	\$ 450,883	\$ -

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2
2026 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Johnstown North Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2006. The District was established as part of a “Multiple District Structure” for the “Iron Horse” commercial community located in the Town of Johnstown, Colorado. Along with its companion District No. 1, (“Service District”) and District No. 3, (“Finance District”), this Finance District was organized to provide financing for the acquisition, construction and installation of public improvements including but not limited to wastewater systems, storm drainage, streets and roadway landscaping, signage and signals; park and recreation improvements and public transit and to provide the operation and maintenance of these improvements.

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

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District’s financial statements.

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

- To collect property taxes for distribution to the Service District in order to provide the level of services desired by the property owners of the District in the most economic manner possible.
- Provide an unwavering commitment to honoring the District’s debt obligations and contractual agreements.

Revenues

Property Taxes

The District’s Board of Directors levies property taxes. The levy is based on assessed valuations determined by the County Assessor as of January 1 of each year. The levy is set by December 15 by certification to the County commissioners office. 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District’s share will be equal to approximately 7% of the property taxes collected.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2
2026 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Transfers From Johnstown North Metropolitan District No. 3

Pursuant to the District Coordinating Services Agreement, the District will provide certain debt services benefiting Johnstown North Metropolitan District No. 3. District No. 3 will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District. Additionally, the District Coordinating Services Agreement stipulates that the District will own and maintain all debt services within the District.

Expenditures

General and Administrative

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefiting Johnstown North Metropolitan District Nos. 1-3 (collectively, "Districts"). General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues. The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the operating District No. 1.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 2% of property taxes.

Debt

The District has outstanding the following bond issues:

On November 2, 2022, the District issued Limited Tax General Obligation Refunding and Improvement Bonds Series 2022A in the amount of \$6,025,000 and Subordinate Limited Tax General Obligation Bonds, Series 2022B in the amount of \$2,000,000. The proceeds of the Series 2022A Senior Bonds will be used for the purposes of: (a) repaying a portion of the Subordinate Developer Notes, (b) financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain Public Improvements to serve the Development, (c) paying a portion of the interest to accrue on the Series 2022A Senior Bonds, (d) funding a deposit to the Reserve Fund in the amount of the Reserve Requirement, and (e) paying the costs of issuing the Bonds. The proceeds of the Series 2022B Subordinate Bonds will be used for the purposes of: (a) refunding the 2019 Loan and (b) repaying a portion of the Subordinate Developer Notes.

The bonds carry interest rates ranging from 4.625% to 7.625%. Interest payments on the bonds are due semi-annually on June 1 and December 1 beginning in December 2022. Principal payments are due annually on December 1 beginning in December 2032 through 2052.

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2
2026 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Reserves

Emergency Reserve

The District transfers all its General Fund revenue to the Service District. Therefore, the emergency reserve related to this District is held in Johnstown North Metropolitan District No. 1.

Debt Service Requirements and Forecasted Payments

Set forth in the following table are the debt service requirements for the Series 2022A Senior Bonds and the forecasted payments for the Series 2022B Subordinate Bonds.

TABLE II
Debt Service Requirements and Forecasted Payments

Year	Series 2022A Senior Bonds ¹		Series 2022B Subordinate Bonds ^{1, 2}		Annual Total
	Principal	Interest	Principal	Interest	
2022	--	\$ 33,974	--	--	\$ 33,974
2023	--	421,750	--	--	421,750
2024	--	421,750	--	--	421,750
2025	--	421,750	--	\$ 250,732	672,482
2026	--	421,750	--	41,703	463,453
2027	--	421,750	--	116,769	538,519
2028	--	421,750	--	208,839	630,589
2029	--	421,750	--	290,758	712,508
2030	--	421,750	--	361,551	783,301
2031	--	421,750	--	370,473	792,223
2032	\$ 85,000	421,750	--	509,165	1,015,915
2033	90,000	415,800	\$ 207,000	302,948	1,015,748
2034	105,000	409,500	358,000	163,611	1,036,111
2035	115,000	402,150	388,000	130,944	1,036,094
2036	130,000	394,100	437,000	95,539	1,056,639
2037	140,000	385,000	476,000	55,663	1,056,663
2038	160,000	375,200	134,000	12,228	681,428
2039	170,000	364,000	--	--	534,000
2040	195,000	352,100	--	--	547,100
2041	210,000	338,450	--	--	548,450
2042	235,000	323,750	--	--	558,750
2043	250,000	307,300	--	--	557,300
2044	280,000	289,800	--	--	569,800
2045	295,000	270,200	--	--	565,200
2046	330,000	249,550	--	--	579,550
2047	350,000	226,450	--	--	576,450
2048	385,000	201,950	--	--	586,950
2049	415,000	175,000	--	--	590,000
2050	455,000	145,950	--	--	600,950
2051	485,000	114,100	--	--	599,100
2052	<u>1,145,000</u>	<u>56,550</u>	--	--	<u>1,201,550</u>
Total	<u>\$6,025,000</u>	<u>\$10,048,374</u>	<u>\$2,000,000</u>	<u>\$2,910,923</u>	<u>\$20,984,297</u>

¹ Assumes no optional redemptions prior to maturity. Figures have been rounded.

² Principal and interest on the Series 2022B Subordinate Bonds are payable solely from and to the extent of Subordinate Pledged Revenue. There are no scheduled principal payments on the Series 2022B Subordinate Bonds until final maturity. The amounts set forth herein reflect the projected payments on the Series 2022B Subordinate Bonds as set forth in the Financial Forecast, based upon the assumptions more particularly set forth therein. No assurance is given that the level of Subordinate Pledged Revenue projected in the Financial Forecast will be achieved, or that payment of the principal or interest on the Series 2022B Subordinate Bonds will be paid as set forth in this table. Failure to pay the amounts set forth above with respect to the Series 2022B Subordinate Bonds will not constitute an event of default under the Subordinate Indenture. See "THE SERIES 2022B SUBORDINATE BONDS—"Cash Flow" Nature of Series 2022B Subordinate Bonds," "—Security for the Series 2022B Subordinate Bonds," and the Financial Forecast attached hereto as "APPENDIX A—FORECASTED STATEMENT OF SOURCES AND USES OF CASH."

Source: The Underwriter and the Financial Forecast.

New Tax Entity? No

LARIMER COUNTY ASSESSOR

Date 11/24/2025

ON 11/24/2025

NAME OF TAX ENTITY: JOHNSTOWN NORTH METRO DISTRICT NO. 2

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

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

Table with 11 rows detailing valuation adjustments: 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: \$ 22,317,993; 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: \$ 29,471,808; 3. LESS TOTAL TIF AREA INCREMENTS, IF ANY: \$ 0; 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: \$ 29,471,808; 5. NEW CONSTRUCTION: \$ 694,791; 6. INCREASED PRODUCTION OF PRODUCING MINE: \$ 0; 7. ANNEXATIONS/INCLUSIONS: \$ 0; 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: \$ 0; 9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND: \$ 0; 10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1: \$ 0.00; 11. TAXES ABATED AND REFUNDED AS OF AUG. 1: \$ 0.00.

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

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

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

Table with 7 rows detailing actual valuations: 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: \$ 75,993,900; 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: \$ 2,573,300; 3. ANNEXATIONS/INCLUSIONS: \$ 0; 4. INCREASED MINING PRODUCTION: \$ 0; 5. PREVIOUSLY EXEMPT PROPERTY: \$ 0; 6. OIL OR GAS PRODUCTION FROM A NEW WELL: \$ 0; 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: \$ 0.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows detailing deletions: 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: \$ 0; 9. DISCONNECTIONS/EXCLUSIONS: \$ 0; 10. PREVIOUSLY TAXABLE PROPERTY: \$ 0.

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

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: \$ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 11,273
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

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

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ 29,471,808
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$ 0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$ 29,471,808
4.	NEW CONSTRUCTION:	4.	\$ 694,791
5.	ANNEXATIONS/INCLUSIONS:	5.	\$ 0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$ 0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	\$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$ 0
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$ 0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$ 0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$ 0

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

Notes:

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

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