

## **RESOLUTION NO. 2025-10-02**

### **RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY RESOLUTION OF THE BOARD OF DIRECTORS OF ABILENE STATION METROPOLITAN DISTRICT NO. 1, ARAPAHOE COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2026**

A. The Board of Directors of Abilene Station Metropolitan District No. 1 (the "District") has appointed Simmons & Wheeler, P.C. to prepare and submit a proposed budget to said governing body at the proper time.

B. Simmons & Wheeler, P.C. has submitted a proposed budget to this governing body for its consideration on or before October 15, 2025.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 21, 2025 and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ABILENE STATION METROPOLITAN DISTRICT NO. 1, ARAPAHOE COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED ON OCTOBER 21, 2025.

**ABILENE STATION METROPOLITAN  
DISTRICT NO. 1**

By: \_\_\_\_\_  
President

DocuSigned by:  
  
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Attest:

By: \_\_\_\_\_  
Secretary

DocuSigned by:  
  
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## **EXHIBIT A**

### **Budget**

**ABILENE STATION METROPOLITAN DISTRICT NO. 1**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for the Abilene Station Metropolitan District No. 1.

Abilene Station Metropolitan District No. 1 has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

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 sources of revenue for the district in 2026 will be property taxes from the imposition of a 40.000 mill levy on property within the district for 2026, all of which will be dedicated to the General Fund.

**Abilene Station Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual 6/30/2025	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 10,356	\$ 144,984	\$ 113,621	\$ 113,621	\$ 68,916
Revenues:					
Property taxes	150,637	159,486	146,376	147,000	155,904
Specific Ownership taxes	9,451	9,569	4,250	8,500	9,354
Developer advances	10,000	-	-	-	-
Interest/Misc Income	1,247	-	1,247	1,500	1,500
Total revenues	<u>171,335</u>	<u>169,055</u>	<u>151,873</u>	<u>157,000</u>	<u>166,758</u>
Total funds available	<u>181,691</u>	<u>314,039</u>	<u>265,494</u>	<u>270,621</u>	<u>235,674</u>
Expenditures:					
Accounting	15,994	10,000	3,901	10,000	10,500
Insurance	5,779	6,500	6,865	7,000	7,500
Legal	18,880	25,000	2,085	10,000	15,000
Management	9,905	15,000	4,957	10,000	15,000
Landscaping	15,054	25,000	7,235	25,000	25,000
Water	-	-	880	1,000	1,000
Miscellaneous	180	-	106	1,500	1,500
Treasurer's Fees	2,278	2,392	2,214	2,205	2,339
Repay Developer Advance	-	50,000	75,000	135,000	75,000
Contingency	-	177,630	-	-	80,500
Emergency Reserve	-	2,517	-	-	2,335
Total expenditures	<u>68,070</u>	<u>314,039</u>	<u>103,243</u>	<u>201,705</u>	<u>235,674</u>
Ending fund balance	<u>\$ 113,621</u>	<u>\$ -</u>	<u>\$ 162,251</u>	<u>\$ 68,916</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 3,987,161</u>			<u>\$ 3,897,610</u>
Mill Levy		<u>40.000</u>			<u>40.000</u>

I, Marilyn Erb, hereby certify that I am the duly appointed Secretary of the Abilene Station Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Abilene Station Metropolitan District No. 1 held on October 21, 2025.

DocuSigned by:  
  
\_\_\_\_\_  
Secretary 081384662696489...

## **RESOLUTION NO. 2025-10-03**

### **RESOLUTION TO SET MILL LEVIES**

#### **RESOLUTION OF THE ABILENE STATION METROPOLITAN DISTRICT NO. 1 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026 BUDGET YEAR**

A. The Board of Directors of the Abilene Station Metropolitan District No. 1 (the "District") has adopted an annual budget in accordance with the Local Government Budget Law, on October 21, 2025.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Abilene Station Metropolitan District No. 1, Arapahoe County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

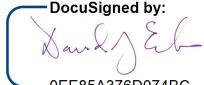
3. That for the purpose of meeting all contractual obligation expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District's Certification of Mill Levies, attached hereto as Exhibit 1 and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

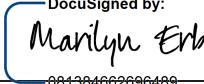
RESOLUTION APPROVED AND ADOPTED ON OCTOBER 21, 2025.

**ABILENE STATION METROPOLITAN  
DISTRICT NO. 1**

By:   
President

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Marilyn Erb  
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Attest:

By:   
Secretary

DocuSigned by:  
Marilyn Erb  
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## **EXHIBIT 1**

### Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Arapahoe County , Colorado.

**On behalf of the Abilene Station Metropolitan District No. 1** ,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the Abilene Station Metropolitan District No. 1  
(local government)<sup>c</sup>

**Hereby officially certifies the following mills**

to be levied against the taxing entity's GROSS \$ 3,897,610

assessed valuation of:

(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation

(AV) different than the GROSS AV due to a Tax

Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: **\$ 3,897,610** (NET<sup>G</sup> 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:** 12/11/2025 for budget/fiscal year 2026.  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	40.000	mills \$ 155,904
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< >	mills \$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>40.000</b>	<b>mills \$ 155,904</b>
3. General Obligation Bonds and Interest <sup>J</sup>		mills \$
4. Contractual Obligations <sup>K</sup>		mills \$
5. Capital Expenditures <sup>L</sup>		mills \$
6. Refunds/Abatements <sup>M</sup>		mills \$
7. Other <sup>N</sup> (specify): _____		mills \$
		mills \$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>40.000</b>	<b>mills \$ 155,904</b>

Contact person:  
(print) Diane K Wheeler Daytime phone: (303) 689-0833  
Signed: Diane K Wheeler Title: District Accountant

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

## 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<sup>J</sup>:**

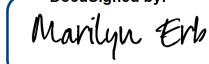
1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

#### **CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
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.

I, Marilyn Erb, hereby certify that I am the duly appointed Secretary of the Abilene Station Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Abilene Station Metropolitan District No. 1 held on October 21, 2025.

DocuSigned by:  


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Secretary