

RESOLUTION NO. 2025 - 11 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITYSET METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2026 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the CitySet Metropolitan District No. 2 ("District") has appointed the District Accountant to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2025, for its consideration; and

WHEREAS, 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 November 19, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, 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; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CitySet Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the CitySet Metropolitan District No. 2 for the 2026 fiscal year.

2. That the budget, as 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. That 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.

ADOPTED this 19th day of November, 2025.



Secretary

EXHIBIT A
(Budget)

CITYSET METROPOLITAN DISTRICT NO. 2

2026

BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for CitySet Metropolitan District No. 2.

CitySet Metropolitan District No. 2 has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Project Fund to provide for the estimated infrastructure costs 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.

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 developer advances, PIF collections, TIF collections and property tax increment revenues. The district does not intend to impose a mill levy in 2026.

CITYSET METROPOLITAN DISTRICT NO. 2
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 7,162,468	\$ 7,228,808	\$ 7,075,000
Mill Levy			
General Fund	-	-	-
Debt Service Fund	-	-	-
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
Total Mill Levy	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Property Taxes			
General Fund	\$ -	\$ -	\$ -
Debt Service Fund	-	-	-
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
Actual/Budgeted Property Taxes	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

CITYSET METROPOLITAN DISTRICT NO. 2

GENERAL FUND
2026 Adopted Budget
with 2024 Actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 228,099	\$ 235,118	\$ 193,518	\$ 122,794
REVENUE				
PIF Collections	873,192	800,000	800,000	900,000
Miscellaneous Income	3,320	-	-	-
Interest Income	10,173	15,000	15,000	15,000
Developer Advance	145,591	282,453	244,979	300,081
Total Revenue	1,032,276	1,097,453	1,059,979	1,215,081
Total Funds Available	1,260,375	1,332,571	1,253,497	1,337,875
EXPENDITURES				
District Management	18,690	33,000	33,000	36,000
Accounting	23,420	23,000	23,000	27,000
Audit	5,000	5,500	5,500	7,000
Election Expense	264	500	1,794	-
Insurance/SDA Dues	24,026	26,500	24,666	26,000
Legal	16,360	25,000	25,000	25,000
PIF Collection Fee	17,464	16,000	16,000	16,000
Miscellaneous	836	4,000	4,000	4,000
Repair and maintenance	5,233	15,000	20,000	20,000
Elevator Repair and Maintenance	7,670	15,000	15,000	15,000
Surface Parking Repair and Maintenance	19,603	15,000	15,000	20,000
Snow Removal	19,302	85,000	85,000	50,000
Holiday Lighting	6,727	10,000	10,000	10,000
Landscape Maintenance	30,807	30,000	30,000	35,000
Landscape Improvements	42,820	40,000	40,000	25,000
Valet Service	26,257	-	-	-
Lift Station Operations	14,991	21,000	21,000	22,500
General Labor	21,600	23,000	23,000	24,000
Security System Repairs and Maintenance	-	5,000	5,000	5,000
Garage R&M	-	5,000	5,000	10,000
Furnishings	-	15,000	15,000	10,000
Developer Reimbursement	228,098	235,118	235,118	234,319
Contingency	-	206,949	206,949	129,604
Total Expenditures	529,168	854,567	859,027	751,423
Transfers and Other Sources (Uses)				
Transfer from Debt Service Fund	(537,689)	178,324	178,324	-
Emergency Reserve	-	(12,375)	-	(36,452)
Transfer to Debt Service Fund	-	(643,953)	(450,000)	(550,000)
Total Expenditures Requiring Appropriation	1,066,857	1,510,895	1,309,027	1,337,875
ENDING FUND BALANCE	\$ 193,518	\$ -	\$ 122,794	\$ -

CITYSET METROPOLITAN DISTRICT NO. 2

DEBT SERVICE FUND
2026 Adopted Budget
with 2024 Actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 1,125,999	\$ 1,070,259	\$ 1,168,397	\$ 1,005,121
REVENUE				
Sales Tax Revenue	-	200,000	-	-
Lodging Tax-TIF Collections	382,797	175,000	297,432	300,000
Property Tax Increment Revenue	339,227	341,766	513,000	525,000
Interest Income	58,395	28,000	36,000	28,000
Total Revenue	780,419	744,766	846,432	853,000
Total Funds Available	1,906,418	1,815,024	2,014,829	1,858,121
EXPENDITURES				
2020 Bond Principal	580,000	605,000	605,000	715,000
2020 Bond Interest	689,100	668,800	668,800	647,625
Paying Agent Fees	3,000	4,000	4,000	3,000
TIF Collection Fee	1,914	1,875	1,875	2,500
URA Tax Incr. Collection Fee	1,696	1,709	1,709	2,000
Miscellaneous	-	-	-	-
Total Expenditures	1,275,710	1,281,384	1,281,384	1,370,125
Other Financing Sources (Uses)				
Transfer from General Fund	537,689	643,953	450,000	550,000
Transfer to General Fund	-	(178,324)	(178,324)	(178,324)
Total Expenditures Requiring Appropriation	1,275,710	1,459,708	1,459,708	1,370,125
ENDING FUND BALANCE	\$ 1,168,397	\$ 999,269	\$ 1,005,121	\$ 1,037,996

CITYSET METROPOLITAN DISTRICT NO. 2

CAPITAL PROJECTS FUND
2026 Adopted Budget
with 2024 Actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE				
Transfer from Debt Service	- - -			
Total Revenue	- - -			
Total Funds Available	- - -			
EXPENDITURES				
Misc. Improvements	- - -	50,000	- - -	50,000
Total Expenditures	- - -	50,000	- - -	50,000
Transfers and Other Sources (Uses)				
Developer Advance	- - -	50,000	- - -	50,000
Total Expenditures Requiring Appropriation	- - -	50,000	- - -	50,000
ENDING FUND BALANCE	<u>\$ - - -</u>	<u>\$ - - -</u>	<u>\$ - - -</u>	<u>\$ - - -</u>

I, David Solin, hereby certify that I am the duly appointed Secretary of the CitySet Metropolitan District No. 2, 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 CitySet Metropolitan District No. 2 held on November 19, 2025.

By: 
Secretary

RESOLUTION NO. 2025- 11 - 03

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITYSET METROPOLITAN DISTRICT NO. 2
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the CitySet Metropolitan District No. 2 (“District”) has adopted the 2026 annual budget in accordance with the Local Government Budget Law on November 19, 2025; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2026 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CitySet Metropolitan District No. 2:

1. That for the purposes of meeting all general fund 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 purposes of meeting all debt service fund 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 the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** 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.

ADOPTED this 19th day of November 2025.



Secretary

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____ Arapahoe County _____, Colorado.

On behalf of the _____ CitySet Metropolitan District No. 2 _____,
 the _____ (taxing entity)^A

the _____ Board of Directors _____
 (governing body)^B

of the _____ CitySet Metropolitan District No. 2 _____
 (local government)^C

Hereby officially certifies the following mills
 to be levied against the taxing entity's GROSS \$ _____
 assessed valuation of:

11,083,558

(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:

\$ **7,075,000**

(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: **12/11/2025** 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	0.000	mills \$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 >	mills \$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	0.000	mills \$ 0
3. General Obligation Bonds and Interest ^J	0.000	mills \$ 0
4. Contractual Obligations ^K	0.000	mills \$ 0
5. Capital Expenditures ^L	0.000	mills \$ 0
6. Refunds/Abatements ^M	0.000	mills \$ 0
7. Other ^N (specify): _____	0.000	mills \$ 0
		mills \$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	0.000	mills \$ 0

Contact person:
 (print)

Daytime
 phone: **(303) 987-0835**

Signed:

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:

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^K:

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, David Solin, hereby certify that I am the duly appointed Secretary of the CitySet Metropolitan District No. 2, 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 CitySet Metropolitan District No. 2 held on November 19, 2025.



Secretary