

RESOLUTION NO. 2025-11-03
RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF

ACC METROPOLITAN DISTRICT, ADAMS 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 ACC Metropolitan District (the “**District**”) has appointed Special District Management Services, Inc. to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body on or before October 15, 2025 for its consideration.

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 November 13, 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 ACC METROPOLITAN DISTRICT, ADAMS 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 November 13, 2025.

ACC METROPOLITAN DISTRICT

By: /s/ John Strabel
President

Attest:

By: 
Secretary

EXHIBIT A

Budget

ACC METROPOLITAN DISTRICT

2026 Budget Message

Introduction

The District was formed in November 2003 for the purpose of providing design, financing, acquisition, and construction of certain infrastructure including water improvements, street improvements, sanitary sewer, storm sewer, park and recreation improvements and landscaping improvements. These improvements have been dedicated to the City of Aurora, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2026 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2026 fiscal year based on available revenues. This budget provides for the annual debt service on the District's outstanding debt as well as the general operation of the District and capital improvements.

The District's 2025 assessed value increased to \$48,005,760 from \$47,531,670 the prior year. The District's mill levy is 37.000 mills for taxes to be collected in the 2026 fiscal year, with 1.237 mills certified to the General Fund, 34.689 mills certified to the Debt Service Fund, and 1.074 mills certified to the Aurora Regional Improvements (ARI). The ARI mill levy is required pursuant to the First Amended and Restated Service Plan.

Budgetary Basis of Accounting

The District uses Funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

General Fund is used to account for resources traditionally associated with government such as property taxes, specific ownership taxes and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. The District's primary source of operating revenue for 2026 is from property taxes and specific ownership taxes. In November, 2025, the voters of the District elected to remove the 5.25% annual revenue growth restrictions as per SB24-233 and HB24B-1001.

Debt Service Fund is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt issues. The primary source of revenue comes from property taxes, specific ownership taxes and ARI revenue.

In 2019 the District entered into a Loan Agreement pertaining to the Series 2019A Loan in the maximum amount of \$10,000,000, dated September 26, 2019, as Amended and Restated on February 7, 2024 (the "Series 2019A Loan") and a Loan Agreement pertaining to the Series 2019B Loan in the maximum amount of \$9,000,000, dated September 26, 2019, as Amended and Restated on November 11, 2022, and as further Amended and Restated on February 7, 2024 (the "Series 2019B Loan"). On February 7, 2024 the District entered into a Loan Agreement pertaining to the Series 2024 Loan in the amount of \$5,020,000 (the "Series 2024 Loan")

The following is a summary of the annual long-term debt principal and interest requirements for the District's Series 2019A, 2019B, and 2024 Loans:

Series 2019A, 2019B and 2024 Loans

Year Ending
December 31,

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	381,882	890,189	1,272,071
2026	406,882	877,015	1,283,897
2027	436,882	862,564	1,299,446
2028	505,285	848,684	1,353,969
2029	518,464	828,039	1,346,502
2030-2034	3,016,896	3,834,801	6,851,697
2035-2039	4,285,632	3,175,127	7,460,758
2040-2044	5,649,368	2,278,160	7,927,528
2045-2049	6,202,174	1,115,650	7,317,824
2050-2053	1,280,000	208,615	1,488,615
Totals	22,683,465	14,918,844	37,602,308

The District's 2026 budget does include full payment on the debt scheduled above.

Capital Projects Fund is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure.

Emergency Reserve

As required under Section 20 of Article X of the Colorado Constitution ("TABOR"), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

ACC METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 47,112,370	\$ 47,531,670	\$ 48,005,760
Mill Levy			
General Fund	1.760	1.237	1.237
Debt Service Fund	34.240	34.763	34.689
ARI Mill Levy	1.000	1.000	1.074
Total Mill Levy	37.000	37.000	37.000
Property Taxes			
General Fund	\$ 82,918	\$ 58,797	\$ 59,383
Debt Service Fund	1,613,128	1,652,343	1,665,272
ARI Mill Levy	47,112	47,532	51,558
Actual/Budgeted Property Taxes	\$ 1,743,158	\$ 1,758,672	\$ 1,776,213

ACC METROPOLITAN DISTRICT

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	\$ 141,272	\$ 138,826	\$ 108,122	\$ 26,919
REVENUE				
Property Tax Revenue	87,065	58,797	58,797	59,383
Specific Ownership Taxes	3,957	3,000	2,400	2,000
Miscellaneous Income	195	-	-	-
Interest Income	1,053	100	3,500	100
Total Revenue	92,270	61,897	64,697	61,483
Total Funds Available	233,542	200,723	172,819	88,402
EXPENDITURES				
Accounting	7,381	12,250	12,250	13,500
District Management	5,162	16,750	16,750	18,500
Audit	7,400	7,500	7,400	7,500
Election	169	1,000	1,300	1,000
Insurance/SDA Dues	4,913	5,500	5,033	5,500
Legal	6,601	20,000	20,000	20,000
Miscellaneous	1,791	2,000	2,000	3,000
Treasurer's Fees	1,247	882	882	891
Contingency	-	10,000	-	10,000
Total Expenditures	34,664	75,882	65,615	79,891
Transfers and Other Sources (Uses)				
Prior Year Abatement	1	-	-	-
Transfer to Debt Service	-	80,285	80,285	994
Transfer to Capital Projects Fund	60,757	-	-	-
Developer Advance Reimb	30,000	-	-	-
Emergency Reserve	-	1,857	-	1,844
Total Expenditures Requiring Appropriation	125,421	158,024	145,900	82,729
ENDING FUND BALANCE	\$ 108,121	\$ 42,699	\$ 26,919	\$ 5,673

ACC METROPOLITAN DISTRICT

DEBT SERVICE FUND 2026 Adopted Budget with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
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BEGINNING FUND BALANCE	\$ 750,479	\$ 1,513,711	\$ 1,337,687	\$ 1,685,688
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REVENUE

Property Tax Revenue	1,613,128	1,652,343	1,613,128	1,665,272
Specific ownership tax	79,237	25,000	40,000	25,000
ARI Revenue	47,112	47,532	47,112	51,558
Interest Income	3,710	1,000	200	1,000
Total Revenue	1,743,187	1,725,875	1,700,440	1,742,830
Total Funds Available	2,493,666	3,239,586	3,038,127	3,428,518

EXPENDITURES

Note Principal	247,921	361,882	381,882	406,882
Note Interest	839,896	571,573	890,189	877,015
Loan Issuance Costs	228,550	-	-	-
Miscellaneous	-	1,000	1,000	1,000
Paying Agent Fees	-	8,000	8,000	8,000
ARTA - one mill levy	46,406	47,532	47,112	51,558
Treasurer's Fees	24,256	24,785	24,256	24,979
Contingency	-	304,943	-	20,000
Total Expenditures	1,387,029	1,319,715	1,352,439	1,389,434

Transfers and Other Sources (Uses)

Transfer to Debt Service	-	-	-	-
Transfer to Capital Projects Fund	(4,788,950)	-	-	-
Loan Proceeds	5,020,000	-	-	-
Transfer from General Fund	-	80,285	80,285	994

Total Expenditures Requiring Appropriation	6,175,979	1,400,000	1,352,439	1,390,428
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ENDING FUND BALANCE	\$ 1,337,687	\$ 1,839,586	\$ 1,685,688	\$ 2,038,090
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ACC METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2026 Adopted Budget
with 2023 Actual, 2024 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE				
Developer Advance	-	181,000	171,370	181,000
Miscellaneous Income	16,395	-	-	-
Interest Income	2,745	-	9,630	-
Total Revenue	19,140	181,000	181,000	181,000
Total Funds Available	19,140	181,000	181,000	181,000
EXPENDITURES				
Management / Accounting	11,071	11,500	11,500	11,500
District Management	7,743	7,500	7,500	7,500
Legal	9,901	12,000	12,000	50,000
Engineering	51,182	50,000	50,000	12,000
Capital Outlay	-	-	-	-
Contingency	-	100,000	100,000	100,000
Total Expenditures	79,897	181,000	181,000	181,000
Transfers and Other Sources (Uses)				
Transfer from General Fund	60,757			
Transfer from Debt Service	4,849,707	-	-	-
Developer Advance Reimb	4,788,950	-	-	-
Total Expenditures Requiring Appropriation	4,868,847	181,000	181,000	181,000
Transfer to Debt Service	-	-	-	-
ENDING FUND BALANCE	- \$	- \$	- \$	- \$

I, David Solin, hereby certify that I am the duly appointed Secretary of the ACC Metropolitan District, 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 ACC Metropolitan District held on November 13, 2025.



Secretary

RESOLUTION NO. 2025-11-04
RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE ACC METROPOLITAN DISTRICT LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2026, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2025 YEAR

A. The Board of Directors of the ACC Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 13, 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 operating/general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt retirement/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 ACC Metropolitan District, Adams 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.

That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams 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 FOLLOWS]

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 13, 2025.

ACC METROPOLITAN DISTRICT

By: */s/ John Strabel*
President

Attest:

By: 
Secretary

EXHIBIT 1
Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO:** County Commissioners¹ of _____, Colorado.

On behalf of the _____,
 (taxing entity)^A
 the _____,
 (governing body)^B
 of the _____,
 (local government)^C

Hereby officially certifies the following mills
 to be levied against the taxing entity's GROSS \$
 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 CERTIFICATION OF VALUATION PROVIDED
 BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: _____ for budget/fiscal year _____.
 (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	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
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]	_____ mills	\$ _____

Contact person:
 (print) _____ Daytime phone: () _____

Signed: _____ Title: _____

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 ACC Metropolitan District, 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 ACC Metropolitan District held on November 13, 2025.



Secretary