

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 Conservatory Metropolitan District (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 20, 2025, at the hour of 9:30 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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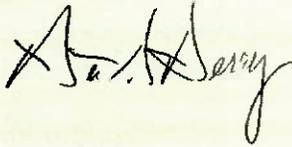
NOTICE AS TO PROPOSED 2026 BUDGET

SENTINEL
PROOF OF PUBLICATION

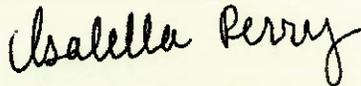
STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 2 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated October 2 A.D. 2025.

I witness whereof I have hereunto set my hand this 2nd day of October A.D. 2025



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 2nd day of October A.D. 2025.



Notary Public



**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 CONSERVATORY METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on OCTOBER 20, 2025 at 9:30 AM, 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 can be joined using the following teleconference information: <https://zoom.us/j/5657009011>

Meeting ID: 565 700 9011; Call-in Number: 719-358-4580

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112.

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.yourcmd.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
CONSERVATORY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado
/s/ WBA, PC

Publication: October 2, 2025
Sentinel

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 Arapahoe 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.

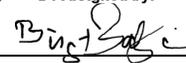
Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED OCTOBER 20, 2025.

DISTRICT:

CONSERVATORY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

DocuSigned by:
By: 

OFFICE OF THE DISTRICT

ATTEST:

Signed by:
By: 

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STATE OF COLORADO
COUNTY OF ARAPAHOE
CONSERVATORY METROPOLITAN DISTRICT

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 Monday, October 20, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of October, 2025.

Signed by:


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

CONSERVATORY METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Conservatory Metropolitan District.

Conservatory Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for 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 interest income and property taxes from the imposition of a 35.951 mill levy on property within the district for 2026, of which 17.795 mills will be dedicated to the General Fund and the balance of 18.156 mills will be allocated to the Debt Service Fund. 1.290 mills of the 17.795 mills are restricted for regional improvements per an intergovernmental agreement with the City of Aurora.

Conservatory Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 746,230	\$ 730,726	\$ 991,871	\$ 991,828	\$ 823,555
Revenues:					
Property taxes	1,052,528	1,031,536	1,012,962	1,031,500	985,028
Specific ownership taxes	60,706	72,208	27,491	55,000	68,952
Reimbursements	15,000	-	-	-	-
Interest Income	<u>63,639</u>	<u>25,033</u>	<u>18,032</u>	<u>36,000</u>	<u>25,000</u>
Total revenues	<u>1,191,873</u>	<u>1,128,777</u>	<u>1,058,485</u>	<u>1,122,500</u>	<u>1,078,980</u>
Total funds available	<u>1,938,103</u>	<u>1,859,503</u>	<u>2,050,356</u>	<u>2,114,328</u>	<u>1,902,535</u>
Expenditures:					
Accounting	20,093	21,000	11,266	22,000	23,000
ARI Mill levy (net of fees)	61,460	78,891	57,615	78,800	75,334
Audit	6,428	8,000	5,700	5,700	8,000
Capital Asset Maintenance	-	20,000	4,609	10,000	20,000
Director fees	3,200	5,000	-	5,000	5,000
District Management - landscape	17,114	50,000	1,655	22,000	50,000
District Manager	68,379	120,000	26,557	75,000	120,000
Election expense	-	20,000	2,026	2,100	-
Insurance	14,620	19,000	15,248	15,300	19,000
Landscape - Irr Maint	42,517	50,000	24,172	60,000	40,000
Landscape- Irr Upgrades	68,310	40,000	34,410	35,000	10,000
Landscape - Tree replacement	135,000	26,000	-	-	20,000
Landscape Projects	53,258	165,000	34,043	80,000	255,000
Landscaping maintenance	5,000	150,000	70,200	140,400	130,000
Legal	32,450	60,000	10,561	40,000	45,000
Miscellaneous	4,028	5,000	4,531	10,000	15,000
Natural Surface Trail maintenance	-	10,000	-	5,000	10,000
O&M Repairs and maintenance (Kiosk)	2,833	25,000	465	5,000	25,000
Pest control	-	2,000	-	-	4,000
Pet Waste	5,648	7,000	2,494	5,000	7,000
Pond maintenance	44,455	40,000	-	30,000	45,000
Public art maintenance	-	1,000	-	-	1,000
Reserve Study	-	-	-	-	-
Snow removal	19,256	35,000	7,440	20,000	30,000
Transfer to Capital Fund	100,000	200,000	-	400,000	200,000
Treasurer fees	15,798	15,473	15,196	15,473	14,775
Uninsured accident replacement	-	10,000	-	5,000	10,000
Maintenance reserve	-	-	-	-	-
Water	217,817	195,000	73,154	195,000	225,000
Electric	5,877	6,000	2,248	6,000	6,000
Website Maint	2,734	6,000	1,139	3,000	4,500
Contingency	-	436,027	-	-	453,306
Emergency reserve (3%)	-	<u>33,112</u>	-	-	<u>31,619</u>
Total expenditures	<u>946,275</u>	<u>1,859,503</u>	<u>404,729</u>	<u>1,290,773</u>	<u>1,902,535</u>
Ending fund balance	<u>\$ 991,828</u>	<u>\$ -</u>	<u>\$ 1,645,627</u>	<u>\$ 823,555</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 57,967,758</u>			<u>\$ 55,354,202</u>
Mill Levy - Operations		<u>16.505</u>			<u>16.505</u>
Mill Levy - ARI		<u>1.290</u>			<u>1.290</u>

Conservatory Metropolitan District
Adopted Budget
Debt Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 1,580,045	\$ 1,624,792	\$ 1,677,944	\$ 1,677,945	\$ 1,745,646
Revenues:					
Property taxes	1,070,212	1,052,463	1,033,511	1,052,400	1,005,011
Specific ownership taxes	61,727	73,672	28,049	56,000	70,351
Interest income	109,688	25,034	54,460	105,000	25,000
Total revenues	<u>1,241,627</u>	<u>1,151,169</u>	<u>1,116,020</u>	<u>1,213,400</u>	<u>1,100,362</u>
Total funds available	<u>2,821,672</u>	<u>2,775,961</u>	<u>2,793,964</u>	<u>2,891,345</u>	<u>2,846,008</u>
Expenditures:					
Interest expense Series 2017	659,163	635,913	317,956	635,913	611,413
Bond principal Series 2017	465,000	490,000	-	490,000	515,000
Treasurer's fees	16,064	15,787	15,504	15,786	15,075
Trustee / paying agent fees	3,500	6,000	-	4,000	6,000
Total expenditures	<u>1,143,727</u>	<u>1,147,700</u>	<u>333,460</u>	<u>1,145,699</u>	<u>1,147,488</u>
Ending fund balance	<u>\$ 1,677,945</u>	<u>\$ 1,628,261</u>	<u>\$ 2,460,504</u>	<u>\$ 1,745,646</u>	<u>\$ 1,698,520</u>
Reserve Fund requirement	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 57,967,758</u>			<u>\$ 55,354,202</u>
Mill Levy		<u>18.156</u>			<u>18.156</u>
Total Mill Levy		<u>35.951</u>			<u>35.951</u>

Conservatory Metropolitan District
Adopted Budget
Capital Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 537,279	\$ 432,004	\$ 492,539	\$ 492,538	\$ 824,788
Revenues:					
Miscellaneous Income	-	-	-	-	-
Interest income	25,327	25,000	10,455	20,000	25,000
Transfer from General Fund	<u>100,000</u>	<u>200,000</u>	<u>-</u>	<u>400,000</u>	<u>200,000</u>
Total revenues	<u>125,327</u>	<u>225,000</u>	<u>10,455</u>	<u>420,000</u>	<u>225,000</u>
Total funds available	<u>662,606</u>	<u>657,004</u>	<u>502,994</u>	<u>912,538</u>	<u>1,049,788</u>
Expenditures:					
Planning and Engineering	-	-	-	10,000	-
Stone wall /Cap repairs	25,344	30,000	4,609	20,000	200,000
Playground Improvements	32,435	-	-	-	-
Landscape replacement w/rock	112,289	20,000	3,361	5,000	75,000
Capital Reserve	-	557,004	-	-	724,788
Capital expenditures	<u>-</u>	<u>50,000</u>	<u>52,750</u>	<u>52,750</u>	<u>50,000</u>
Total expenditures	<u>170,068</u>	<u>657,004</u>	<u>60,720</u>	<u>87,750</u>	<u>1,049,788</u>
Ending fund balance	<u>\$ 492,538</u>	<u>\$ -</u>	<u>\$ 442,274</u>	<u>\$ 824,788</u>	<u>\$ -</u>