

**RESOLUTION
TO ADOPT 2026 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
CRYSTAL CROSSING METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CRYSTAL CROSSING METROPOLITAN DISTRICT, DOUGLAS 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 Crystal Crossing Metropolitan District 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 or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 5, 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 or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$180,514; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 556,886; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0-; and

WHEREAS, the 2025 valuation for assessment for the District as certified by the County Assessor of Douglas is \$ 13,922,140; and

WHEREAS, at an election held on November 2, 2004, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRYSTAL CROSSING METROPOLITAN DISTRICT OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. 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 Crystal Crossing Metropolitan District for calendar year 2026.

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

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2026 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 12.966 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2026 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 40.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2026 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2026 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of 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.

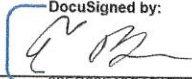
Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as 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 or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

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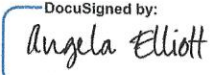
ADOPTED this 5th day of November 2025.

CRYSTAL CROSSING METROPOLITAN
DISTRICT

By:  DocuSigned by:

02ED88E16CA74D4...
President

ATTEST:

By:  DocuSigned by:

D2F394E77E9B4B1...
Secretary

Teleos Management Group
191 University Blvd # 358,
Denver, CO, 80206

AFFIDAVIT OF PUBLICATION

Public Notice
Legal Notice No. DC4301
First Publication: Oct. 23, 2025
Last Publication: Oct. 23, 2025
Publisher: Douglas County News Press

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 10/23/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: October 23, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/23/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-813004
Jean Schaffer
Notary Public
My commission ends January 16, 2028

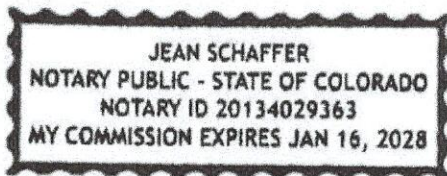


EXHIBIT A

CRYSTAL CROSSING METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

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

Crystal Crossing Metropolitan District has adopted two separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; 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 52.966 mill levy on property within the district for 2026, of which 12.966 mills will be dedicated to the General Fund and the balance of 40.000 mills will be allocated to the Debt Service Fund.

Crystal Crossing 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	\$ 84,164	\$ 161,243	\$ 34,935	\$ 34,935	\$ 77,508
Revenues:					
Property taxes	191,241	189,354	186,291	189,354	180,514
Specific ownership taxes	14,188	16,095	7,217	14,400	15,344
Misc	-	-	5,271	5,271	-
Interest income	<u>27,096</u>	<u>5,000</u>	<u>1,100</u>	<u>2,200</u>	<u>5,000</u>
Total revenues	<u>232,525</u>	<u>210,449</u>	<u>199,879</u>	<u>211,225</u>	<u>200,858</u>
Total funds available	<u>316,689</u>	<u>371,692</u>	<u>234,814</u>	<u>246,160</u>	<u>278,366</u>
Expenditures:					
Accounting	16,124	15,000	8,931	17,900	17,000
District management	21,048	19,000	9,675	19,300	19,000
Election	-	5,000	-	-	-
Insurance	12,441	13,100	7,812	7,812	8,500
Landscape maint	35,259	30,000	15,107	30,200	30,000
Snow removal	7,942	20,000	6,322	12,600	20,000
Landscape repairs	20,663	16,000	-	-	-
Landscape Enhanc/Improv	114,022	86,188	7,234	14,500	30,000
Fence repairs	2,525	35,194	-	15,000	35,194
Electrical Improvements	-	6,000	-	-	6,000
Holiday lights	3,946	7,000	-	7,000	7,000
Legal	13,135	15,000	9,221	18,400	18,000
Miscellaneous	2,599	2,000	1,544	3,100	2,000
Treasurer's fees	2,869	2,840	2,794	2,840	2,708
Utilities	29,181	40,000	5,344	20,000	30,000
Emergency reserves	-	9,370	-	-	6,762
Contingency	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>46,202</u>
Total expenditures	<u>281,754</u>	<u>371,692</u>	<u>73,984</u>	<u>168,652</u>	<u>278,366</u>
Ending fund balance	<u>\$ 34,935</u>	<u>\$ -</u>	<u>\$ 160,830</u>	<u>\$ 77,508</u>	<u>\$ -</u>
Assessed value		<u>\$ 14,603,850</u>			<u>\$ 13,922,140</u>
Mill levy		<u>12.966</u>			<u>12.966</u>

Crystal Crossing Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimate 2025	Adopted Budget 2026
Beginning fund balance	\$ 1,269,088	\$ 1,416,565	\$ 1,399,745	\$ 1,399,745	\$ 1,389,359
Revenues:					
Property taxes	653,225	646,775	636,315	646,775	556,886
Specific ownership taxes	48,461	54,976	24,651	49,300	47,335
Interest income	59,712	50,000	33,845	50,000	50,000
Total revenues	<u>761,398</u>	<u>751,751</u>	<u>694,811</u>	<u>746,075</u>	<u>654,221</u>
Total funds available	<u>2,030,486</u>	<u>2,168,316</u>	<u>2,094,556</u>	<u>2,145,820</u>	<u>2,043,580</u>
Expenditures:					
Bond Interest - 2016	396,938	387,263	193,631	387,263	377,138
Bond Principal - 2016	215,000	225,000	-	225,000	255,000
Bond Principal - Optional - 21	-	150,000	-	125,000	-
Audit	6,500	5,000	6,996	6,996	7,000
Treasurer's fees	9,803	9,702	9,545	9,702	8,353
Trustee / paying agent fees	2,500	2,500	2,500	2,500	2,500
Total expenditures	<u>630,741</u>	<u>779,465</u>	<u>212,672</u>	<u>756,461</u>	<u>649,991</u>
Ending fund balance	<u>\$ 1,399,745</u>	<u>\$ 1,388,851</u>	<u>\$ 1,881,884</u>	<u>\$ 1,389,359</u>	<u>\$ 1,393,589</u>
Assessed value		<u>\$ 14,603,850</u>			<u>\$ 13,922,140</u>
Mill levy		<u>44.288</u>			<u>40.000</u>
Total mill levy		<u>57.254</u>			<u>52.966</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments
DRAFT - PENDING CERTIFICATION

TO The County Commissioners of Douglas County, Colorado
On behalf of the Crystal Crossing Metro District
the Board of Directors
of the Crystal Crossing Metropolitan District

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$13,922,140** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$13,922,140**

DRAFT - PENDING CERTIFICATION

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	12.966 mills	\$180,514
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	12.966 mills	\$180,514
3. General Obligation Bonds and Interest	40.000 mills	\$556,886
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	52.966 mills	\$737,400

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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

- Purpose of Issue: \$8,500,000 G O Limited Tax Refunding Bonds
 Series: 2016

Date of Issue:	1/27/2016
Coupon Rate:	Varies 4.5% - 5.25%
Maturity Date:	12/1/2040
Levy:	40.000
Revenue:	\$556,886

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgements Available

Explanation of Change:

DRAFT - PENDING CERTIFICATION

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