

**SENAC SOUTH METROPOLITAN DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2026**

**SENAC SOUTH METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/26

|                                                                 | ACTUAL<br>2024 | ESTIMATED<br>2025 | BUDGET<br>2026 |
|-----------------------------------------------------------------|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES                                         | \$ -           | \$ -              | \$ -           |
| REVENUES                                                        |                |                   |                |
| Developer advance                                               | -              | -                 | 51,000         |
| Total revenues                                                  | <u>-</u>       | <u>-</u>          | <u>51,000</u>  |
| Total funds available                                           | <u>-</u>       | <u>-</u>          | <u>51,000</u>  |
| EXPENDITURES                                                    |                |                   |                |
| General and administrative                                      |                |                   |                |
| Accounting                                                      | -              | -                 | 10,000         |
| Contingency                                                     | -              | -                 | 27,750         |
| Dues and memberships                                            | -              | -                 | 250            |
| Election                                                        | -              | -                 | 500            |
| Insurance                                                       | -              | -                 | 1,500          |
| Legal                                                           | -              | -                 | 10,000         |
| Website                                                         | -              | -                 | 1,000          |
| Total expenditures                                              | <u>-</u>       | <u>-</u>          | <u>51,000</u>  |
| Total expenditures and transfers out<br>requiring appropriation | <u>-</u>       | <u>-</u>          | <u>51,000</u>  |
| ENDING FUND BALANCES                                            | <u>\$ -</u>    | <u>\$ -</u>       | <u>\$ -</u>    |

See summary of significant assumptions.

**SENAC SOUTH METROPOLITAN DISTRICT NO. 2  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/26

|                                | ACTUAL<br>2024 | ESTIMATED<br>2025 | BUDGET<br>2026  |
|--------------------------------|----------------|-------------------|-----------------|
| <b>ASSESSED VALUATION</b>      |                |                   |                 |
| Agricultural                   | \$ -           | \$ -              | \$ 3,209        |
| Other                          | -              | 698               | 675             |
| Certified Assessed Value       | <u>\$ -</u>    | <u>\$ 698</u>     | <u>\$ 3,884</u> |
| <b>MILL LEVY</b>               |                |                   |                 |
| General                        | 0.000          | 0.000             | 0.000           |
| Total mill levy                | <u>0.000</u>   | <u>0.000</u>      | <u>0.000</u>    |
| <b>PROPERTY TAXES</b>          |                |                   |                 |
| General                        | \$ -           | \$ -              | \$ -            |
| Budgeted property taxes        | <u>\$ -</u>    | <u>\$ -</u>       | <u>\$ -</u>     |
| <b>BUDGETED PROPERTY TAXES</b> |                |                   |                 |
| General                        | \$ -           | \$ -              | \$ -            |
|                                | <u>\$ -</u>    | <u>\$ -</u>       | <u>\$ -</u>     |

See summary of significant assumptions.

**SENAC SOUTH METROPOLITAN DISTRICT NO. 2**  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order on December 8, 2005, to provide financing for the design, acquisition, installation, and construction of streets, traffic and safety controls, water, sanitary sewer, parks and recreation, public transportation, mosquito control and security services and related operation and maintenance services within and without the boundaries of the District. The District's service area is located entirely within the City of Aurora (the "City"), in Arapahoe County, Colorado. Under the Service Plan, the District is a Taxing District and is related to Senac South Metropolitan District No. 1 (Senac South No. 1), which is the Operating District, Senac South Metropolitan District No. 3 (Senac South No. 3) and Senac South Metropolitan District No. 4 (Senac South No. 4), which serve as the Taxing Districts. The Operating District is responsible for management of the construction of all facilities and improvement and for operation and maintenance of all improvements not conveyed to the City. The Taxing Districts provide the funding for infrastructure improvements and the tax base needed to support ongoing operations.

On November 1, 2005, District voters approved authorization to increase property taxes up to \$500,000, annually, without limitation of rate, to pay for the operations and maintenance expenditures of the District. District electors approved revenue indebtedness of \$66,000,000 for the above listed facilities, \$66,000,000 for refunding of debt, \$66,000,000 for multi-fiscal year intergovernmental contracts and \$66,000,000 for reimbursement agreements. The voters also authorized debt of \$8,500,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property and \$40,000,000 for Aurora Regional Improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. Pursuant to the Service Plan, the total debt of the Districts is limited to \$55,000,000.

As a condition of the Service Plan Approval, the District agreed to enter into an Intergovernmental Agreement with The City of Aurora, Colorado (the "City"), Senac South No. 1, Senac South No. 3 and Senac South No. 4 (Districts 1, 2, 3 and 4 collectively the "Districts"). Under the provisions of this Intergovernmental Agreement the Districts have the responsibility, among other things, to construct certain public improvements set forth in the Service Plan and to impose a mill levy as defined in the Districts' Service Plan as the Aurora Regional Improvements Mill Levy (ARI Mill Levy). None of the Districts' debt service mill levy can exceed 50.000 mills for any portion of the Districts' debt which exceeds 50.00% of the Districts' assessed valuation ("mill levy cap").

The District as no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**SENAC SOUTH METROPOLITAN DISTRICT NO. 2  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Developer Advances**

The District is in the development stage. Advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse others from bond proceeds and other available revenue.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenditures.

**Debt and Leases**

The District has no outstanding debt, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% of fiscal year spending. As the primary source of revenue is not derived from TABOR restricted sources, the emergency reserve is \$0 for 2026.

**This information is an integral part of the accompanying budget.**