

LETTER OF BUDGET TRANSMITTAL

THIS FORM IS TO BE COMPLETED AND SUBMITTED WITH THE ADOPTED BUDGET NO LATER THAN JANUARY 31.

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Date: _____

Attached is a copy of the _____ budget for _____
in _____ County, submitted pursuant to Section 29-1-113, C.R.S. This budget
was adopted on _____. If there are any questions on the budget, please
contact _____ at _____, and _____.

I, _____,

hereby certify that the enclosed is a true and accurate copy of the _____ Adopted Budget.

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2020)

The Board of Directors of Winter Farm Metropolitan District No. 2 (the “Board”), Town of Windsor, Colorado (the “District”) held a special meeting at 250 11th Street, Windsor, Colorado, on Thursday, November 21, 2019, at the hour of 6:30 P.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 2020 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020 AND ENDING ON THE LAST DAY OF DECEMBER 2020.

WHEREAS, the Board has authorized 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 open for inspection by the public at a designated place, a public hearing was held on November 21, 2019, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2020. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2020 budget year, there is hereby levied a tax of 11.500 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2020 budget year, there is hereby levied a tax of

31.500 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2020 budget year, 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 District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2020 budget year, 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 District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Weld 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. 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.

[Remainder of page intentionally left blank.]

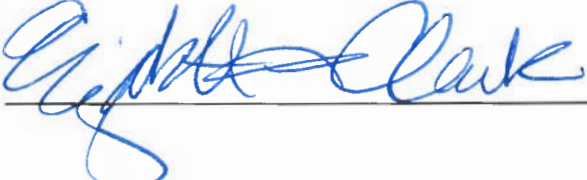
ADOPTED THIS 21ST DAY OF NOVEMBER, 2019.

WINTER FARM METROPOLITAN DISTRICT NO. 2



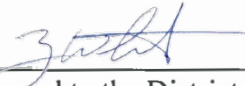
Officer of the District

ATTEST:



APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF WELD
WINTER FARM METROPOLITAN DISTRICT NO. 2

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 on Thursday, November 21, 2019, at 250 11th Street, Windsor, Colorado, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 21st day of November, 2019.




EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

WINTER FARM METROPOLITAN DISTRICT NO. 2
Town of Windsor, Weld County, Colorado
2020 Budget Narrative

The Winter Farm Metropolitan District No. 2 (the “District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2000. The District was established in order to provide services and public facilities to the Winter Farm community located in the Town of Windsor, Weld County, Colorado. The primary purpose of the District is to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements provided by the District include the types of facilities and improvements for streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance. The District also provides for the operation and maintenance of certain public improvements, including but not limited to landscaping improvements and non-potable water improvements. The District also provides covenant enforcement services.

The District has no employees at this time, and all operations and administrative functions are contracted. The District’s budget has been prepared using the Modified Accrual Accounting Basis.

GENERAL FUND

REVENUES – Operating and Maintenance

1. Property Taxes are based on the assessed value of property within the District as established by Weld County (the “County”). The General Fund mill levy is budgeted at 11.500 mills for 2020.
2. Specific ownership taxes are budgeted at 7.0% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.

EXPENDITURES – Operating and Maintenance

1. The County property tax collection fee is based on 1.5% of the property tax received.
2. Operating expenditures include, but are not limited to, administrative costs, district management, accounting and legal services, and landscape repair and maintenance.
3. TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year revenues.

**SPECIAL REVENUE FUND
REVENUES**

Revenues for the Special Fund are comprised of Irrigation Water Fees.

EXPENDITURES

Expenditures for the Special Fund includes costs to maintain the District’s non-potable water system.

DEBT SERVICE FUND

REVENUES

1. The District has budgeted a 31.500 mill levy for debt service in 2020, which is sufficient to pay the 2020 Debt Service as required by the loan. The District has an unlimited mill levy obligation for the loan.
2. Specific ownership taxes are budgeted at 6.0% of property taxes collected.
3. Interest income is budgeted on the debt service funds.

EXPENDITURES

1. The required principal and interest payments due on the District’s bonds in 2020 are budgeted. See the District’s Debt Summary included in this filing.
2. The County property tax collection fee is based on 1.5% of the property tax received.
3. Other expenses include Paying Agent Fees

**Winter Farm Metropolitan District No. 2
Debt Summary
General Obligation Refunding Bonds, Series 2019
\$8,590,000**

Year	Principal	Interest	Total
2020	\$130,000	\$370,138	\$500,138
2021	140,000	364,938	504,938
2022	145,000	359,338	504,338
2023-2027	805,000	1,705,688	2,510,688
2028-2032	1,000,000	1,511,688	2,511,688
2033-2037	1,275,000	1,235,188	2,510,188
2038-2042	1,630,000	882,938	2,512,938
2043-2050	3,465,000	547,863	4,012,863
Total	8,590,000	6,977,779	15,567,779

Winter Farm Metropolitan District No. 2
Statement of Revenues & Expenditures with Budgets
2020 Budget - General Fund
Modified Accrual Budgetary Basis

General Fund	2018 Actual	2019 Original Budget	2019 Amended Budget	2020 Proposed Budget
Beginning fund balance	-	2,000	2,000	6,324
Operating Revenues				
Property Taxes	65,694	197,932	197,932	183,398
Specific Ownership Taxes	5,075	14,845	12,823	12,838
Interest Revenue	16	-	39	-
Setup Fees	-	-	-	5,500
Architectural Review Income	-	-	-	1,000
<i>Total operating revenues</i>	<u>70,785</u>	<u>212,777</u>	<u>210,794</u>	<u>202,736</u>
Non-Potable Water System Revenues				
Irrigation water revenue	-	-	-	-
Finance Charges - Late Irrigation payments	-	-	-	-
<i>Total Non-Potable Water System Revenues</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>70,785</u>	<u>212,777</u>	<u>210,794</u>	<u>202,736</u>
Operating Expenditures				
District Management & Accounting	-	-	6,400	24,000
Audit / Audit Exemption	-	-	-	14,500
Legal - D1	-	-	-	5,000
Legal - D2	-	-	7,500	20,000
Insurance	-	-	-	9,000
Election	-	-	-	7,500
Administrative Setup Fees	-	-	-	7,300
Architectural Review Expense	-	-	-	1,000
Bank Charges	-	-	115	-
Office, dues, newsletters & other	-	-	1,300	3,500
Treasurer's Fees	986	2,969	2,969	2,751
Landscape maintenance	-	-	15,098	62,000
Landscape replacement/repair	-	-	-	15,000
Sprinkler System Repairs	-	-	-	10,000
Pest Control	-	-	200	2,000
Snow Removal	-	-	3,700	6,000
Contingency	-	-	-	13,185
<i>Total Operating Expenditures</i>	<u>986</u>	<u>2,969</u>	<u>37,282</u>	<u>202,736</u>
Non-Potable Water System Expenditures				
Utilities	-	-	16,767	-
Utility Locates	-	-	3,000	-
Irrigation system and repairs	-	-	10,000	-
Non-Potable System Management	-	-	5,000	-
<i>Total Water System Expenditures</i>	<u>-</u>	<u>-</u>	<u>34,767</u>	<u>-</u>
Total Expenditures	<u>986</u>	<u>2,969</u>	<u>72,049</u>	<u>202,736</u>
Revenues over (under) expenditures	<u>69,799</u>	<u>209,808</u>	<u>138,745</u>	<u>-</u>
Other Financing and Transfers				
Intergovernmental Service Fees	(67,799)	(209,808)	(203,411)	-
Transfers from/(to) Debt Service	-	-	18,970	-
Transfers to Capital Projects	-	-	-	-
Other Financing - Transfers from D1 Banks	-	-	50,020	-
Total Other Financing and Transfers	<u>(67,799)</u>	<u>(209,808)</u>	<u>(134,421)</u>	<u>-</u>
Revenues over (under) total expenditures	<u>2,000</u>	<u>-</u>	<u>4,324</u>	<u>-</u>
Ending fund balance	<u>2,000</u>	<u>2,000</u>	<u>6,324</u>	<u>6,324</u>
Emergency Reserve - 3% of Property Taxes	<u>1,971</u>	<u>5,938</u>	<u>5,938</u>	<u>5,502</u>
Expenditures and Transfers Requiring Appropriations	<u>68,785</u>	<u>212,777</u>	<u>275,460</u>	<u>202,736</u>

Winter Farm Metropolitan District No. 2
Statement of Revenues & Expenditures with Budgets
2020 Budget - Special Revenue - Water
Modified Accrual Budgetary Basis

General Fund	2018 Actual	2019 Original Budget	2020 Proposed Budget
Beginning fund balance	-	-	-
Non-Potable Water System Revenues			
Irrigation water revenue	-	-	170,190
Finance Charges - Late Irrigation payments	-	-	-
<i>Total Non-Potable Water System Revenues</i>	-	-	170,190
Non-Potable Water System Expenditures			
Non-Potable System Management	-	-	15,000
Irrigation system maintenance and repairs	-	-	20,000
Pumphouse Maintenance & Repairs	-	-	10,000
Bank Fees	-	-	250
Office Supplies (printing, postage)	-	-	1,500
Utilities	-	-	35,534
Utility Locates	-	-	15,000
Contingency	-	-	5,000
<i>Total Water System Expenditures</i>	-	-	102,284
Revenues over (under) expenditures	-	-	67,906
Other Financing and Transfers			
Transfers to Capital Projects	-	-	(67,906)
Ending fund balance	-	-	-
Expenditures and Transfers Requiring Appropriations	-	-	170,190

Winter Farm Metropolitan District No. 2
Statement of Revenues & Expenditures with Budgets
2020 Budget - Debt Service Fund
Modified Accrual Budgetary Basis

	2018	2019	2019	2020
	Actual	Original Budget	Amended Budget	Projected Budget
Beginning Fund Balance	269,222	307,574	289,893	11,205
Revenues				
Property Tax	458,761	461,842	461,842	502,351
Specific Ownership Tax	35,190	34,638	29,638	30,141
Interest	1,282	500	800	500
<i>Total Revenue</i>	<u>495,233</u>	<u>496,980</u>	<u>492,280</u>	<u>532,992</u>
Expenditures				
Treasurer Fees	6,883	6,928	6,928	7,535
2016 A - Principal payments	160,000	170,000	5,650,000	-
2016 A- Interest payments - <i>Fixed Rate</i>	216,780	206,225	104,544	-
2016 B - Principal Payments	-	75,000	2,750,000	-
2016 B - Interest Payments - <i>Adjustable Rate</i>	90,845	102,300	50,178	-
2019 - Principal Payments	-	-	-	130,000
2019 - Interest Payments	-	-	62,643	370,138
Interest and penalties debt retirement	-	-	531,976	-
Developer Loan Principal and Interest	-	-	978,919	-
Costs of Issuance	-	-	334,273	-
Other Expenses	54	125	11,569	7,500
<i>Total Expenditures</i>	<u>474,562</u>	<u>560,578</u>	<u>10,481,030</u>	<u>515,173</u>
Excess Revenue/(Expenses)	20,671	(63,598)	(9,988,750)	17,819
Other Source/(Uses) of Funds				
Proceeds from borrowings	-	-	9,729,032	-
Transfer ColoTrust to Operating	-	-	(18,970)	-
<i>Total Other Source/(Uses) of Funds</i>	<u>-</u>	<u>-</u>	<u>9,710,062</u>	<u>-</u>
Excess Revenue/(Expenses)	<u>20,671</u>	<u>(63,598)</u>	<u>(278,688)</u>	<u>17,819</u>
Ending Fund Balance	<u>289,893</u>	<u>243,976</u>	<u>11,205</u>	<u>29,024</u>
Expenditures and Transfers Requiring Appropriations	474,562	560,578	10,500,000	515,173

Winter Farm Metropolitan District No. 2
Statement of Revenues & Expenditures with Budgets
2020 Budget - Capital Projects Fund
Modified Accrual Budgetary Basis

	2018	2019	2019 Amended Budget	2020 Projected Budget
	Actual	Budget		
Beginning Fund Balance	-	-	-	23,300
Revenues				
Tap Fees	-	-	15,600	70,200
Other Income	-	-	-	-
Interest	-	-	-	-
<i>Total Revenue</i>	-	-	15,600	70,200
Expenditures				
Meter Installation	-	-	7,700	19,800
Principal - Lorson Note	144,652	-	19,600	34,317
Other Expenses	-	-	-	25,000
<i>Total Expenditures</i>	144,652	-	27,300	79,117
Excess Revenue/(Expenses)	(144,652)	-	(11,700)	(8,917)
Other Source/(Uses) of Funds				
Loan Proceeds	144,652	-	-	-
Asset Conveyance - From District 1	-	-	1,706,383	-
Asset Capitalization	-	-	(1,706,383)	-
Transfer from/(to) Special Fund	-	-	-	67,906
Transfer from District 1	-	-	35,000	-
<i>Total Other Source/(Uses) of Funds</i>	144,652	-	35,000	67,906
Excess Revenue/(Expenses)	-	-	23,300	58,989
Ending Fund Balance	-	-	23,300	82,289
Expenditures and Transfers Requiring Appropriations	-	-	1,733,683	79,117

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the WINTER FARM METRO DIST #2,

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Winter Farm Metropolitan District No. 2

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$15,947,640 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: \$ \$15,947,640 (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: 12/12/2020 for budget/fiscal year 2020. (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	11.500 mills	\$ 183,398
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	11.5 mills	\$ 183,398
3. General Obligation Bonds and Interest ^J	31.500 mills	\$ 502,351
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]	43.0 mills	\$ 685,749

Contact person: (print) William P. Ankele Jr Daytime phone: () 3038581800
 Signed: William P. Ankele Jr Title: General Counsel
William P. Ankele Jr (Dec 12, 2019)

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:	General Obligation Bonds
	Series:	2019
	Date of Issue:	September 24, 2019
	Coupon Rate:	4.16%
	Maturity Date:	12/1/2050
	Levy:	31.500
	Revenue:	502,351

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.