

**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**  
**(2023)**

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The Board of Directors of the Winter Farm Metropolitan District 2 (the “**Board**”), Town of Windsor, Weld County, Colorado (the “**District**”), held a regular meeting at Windsor Community Recreation Center, Maple Room, 250 11<sup>th</sup> St., Windsor, CO 80550, and via teleconference on November 3, 2022, 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 2023 BUDGET

NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET  
AND  
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the WINTER FARM METROPOLITAN DISTRICT NO. 2 (the "District"), will hold a meeting at WINDSOR COMMUNITY RECREATION CENTER, MAPLE ROOM, 250 11TH ST., WINDSOR, CO 80550 and via teleconference on NOVEMBER 3, 2022 at 6:30 P.M., for the purpose of conducting such business as may come before the Board including a public hearing on the 2023 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2022 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

https://us02web.zoom.  
us/j/88154876433?pwd=c3BVLT3RlQ05GKzQrRXRYakN1QTU2UT09  
Meeting ID: 881 5487 6433 | Passcode: 161484;  
Call in#: 1(669)900-6833

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of Centennial Consulting Group, LLC, 2619 Canton Court, Suite A, Fort Collins, Colorado, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

WINTER FARM METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

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Prairie Mountain Media, LLC

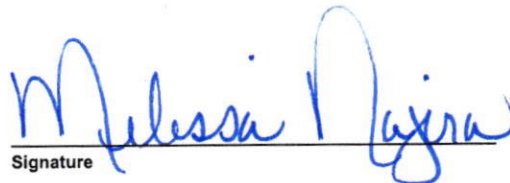
PUBLISHER'S AFFIDAVIT

County of Weld  
State of Colorado

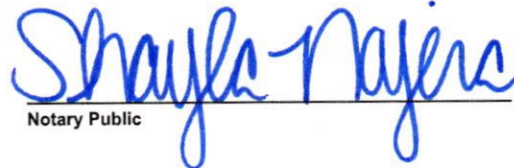
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Nov 2, 2022

  
Signature

Subscribed and sworn to me before me this  
2nd day of November 2022.

  
Notary Public

(SEAL)

SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES July 31, 2025

Account: 1051175  
Ad Number: 1930999  
Fee: \$36.08

WHEREAS, the Board has designated 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 and interested electors were given the opportunity to register their protest to the proposed budget prior to the 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 2023. 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 2023 budget year, there is hereby levied a tax of 9.250 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 2023 budget year, there is hereby levied a tax of 28.750 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 2023 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 2023 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. 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 7. 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 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. 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 10. 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 THIS NOVEMBER 3, 2022.

**DISTRICT:**

**WINTER FARM METROPOLITAN DISTRICT NO. 2**, a quasi-municipal corporation and political subdivision of the State of Colorado


By:   
Bryan Wischer (Jan 21, 2023 06:58 MST)  
Officer of the District

Attest:

By: *Preston C. Pierson*  
Preston C. Pierson (Jan 26, 2023 08:59 MST)

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 at the Windsor Community Recreation Center, Maple Room, 250 11<sup>th</sup> St., Windsor, CO 80550, and via teleconference on Thursday, November 3, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 26th day of January, 2023.

*Preston C. Pierson*  
Preston C. Pierson (Jan 26, 2023 08:59 MST)

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**WINTER FARM METROPOLITAN DISTRICT NO. 2**  
**Weld County, CO**  
**2023 Budget Narrative**

The Winter Farm Metropolitan District No. 2 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 as part of a “Multiple District Structure” for the Winter Farm community located in the Town of Windsor, Weld County, Colorado. Along with its companion district, District No. 1 (“Service District”), this Financing District was organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements to be provided by the Districts are proposed to 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 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 General Fund mill levy is budgeted at 9.250 mills for 2023.
2. Specific ownership taxes are budgeted at 6.0% 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 administrative costs, District management, legal fees, and landscape repair and maintenance costs.
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 28.750 mill levy for debt service in 2023, which is sufficient to pay the 2023 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.

**EXPENDITURES**

1. The required principal and interest payments due to the Bank in 2023 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 District No. 2  
Debt Summary**

**Series 2019 General Obligation Refunding Bonds, \$8,590,000**

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
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
<b>Total</b>	<b>8,175,000</b>	<b>5,883,365</b>	<b>14,058,365</b>

**CAPITAL FUND**

The District has established a Capital Fund to plan for major repairs to the District’s non-potable water system.

**Winter Farm Metropolitan District No. 2**

**2023 Budget**

**General Operating Fund**

Accounting Basis: Modified Accrual	2022			
	2021 Actual	2022 Budget	Estimated Actual	2023 Budget
<b>Beginning Fund Balance</b>	43,331	43,331	85,593	125,400
<b>Income</b>				
Fines	100	-	225	-
NSF Fees	-	-	20	-
Interest Revenue	566	-	1,995	-
Design Review Fees	1,140	1,000	1,400	1,400
Setup and Transfer Fees	11,700	10,000	14,000	14,000
Property Taxes	186,111	163,129	163,129	155,542
Specific Ownership Taxes	9,339	9,788	9,788	9,333
Intergovernmental Revenue	-	-	-	-
Transfer In	-	32,308	32,308	37,405
Tax Related Interest	139	-	81	-
<b>Total Income</b>	209,095	216,225	222,946	217,680
<b>Expense</b>				
<i>General and Administrative</i>				
Management & Accounting Services	25,800	27,840	27,840	31,200
Design Review Fees	1,100	1,000	1,400	1,400
Setup & Transfer Fees	11,700	10,000	14,000	14,000
Setup & Transfer Fees - District	800	-	-	-
Legal	11,257	15,000	12,500	15,000
Audit/Tax Prep	8,500	10,750	8,000	8,250
Election	-	7,500	1,661	7,500
Fees	-	-	10	-
Insurance	8,163	8,571	8,210	8,621
Treasurers Fees	2,794	2,447	2,448	2,333
Bank Fees	-	-	-	-
Office	2,153	2,000	2,200	2,000
Dues and Compliance	576	605	450	473
Contingency	-	5,000	-	5,000
<b>Total G&amp;A</b>	72,843	90,713	78,719	95,777
<i>Landscape</i>				
Landscape Contract	63,726	70,099	66,275	72,903
Landscape - Repairs	2,712	15,000	3,000	15,000
Landscape Projects	4,650	10,000	10,000	10,000
Snow Removal	3,195	6,000	6,000	6,000
Pest Control	2,589	3,000	3,000	3,000
Sprinklers	12,770	10,000	10,000	10,000
Trees/ Bushes	4,348	5,000	5,000	5,000
Erosion Control	-	-	1,145	-
<b>Total Landscape</b>	93,990	119,099	104,420	121,903
<b>Total Expenses</b>	166,833	209,812	183,139	217,680
<b>Excess Revenue (Expenses)</b>	42,262	6,413	39,807	-
Gain (loss) transfer of operations	-	-	-	-
<b>Ending Fund Balance</b>	85,593	49,744	125,400	125,400

**Winter Farm Metropolitan District No. 2  
2023 Budget**

**Special Fund**

Accounting Basis: Modified Accrual	2021 Actual	2022 Budget	2022	2023
			Estimated Actual	Budget
<b>Beginning Fund Balance</b>	42,673	61,482	63,414	63,414
<b>Income</b>				
Irrigation Water Fees	170,672	170,495	170,495	170,495
Late Fees	-	-	-	-
Interest Charges	1,263	-	560	-
Interest Revenue	11	-	1,786	-
Other Income	-	-	375	-
<b>Total Income</b>	<b>171,946</b>	<b>170,495</b>	<b>173,216</b>	<b>170,495</b>
<b>Expense</b>				
<i>General and Administration</i>				
Management	18,600	20,160	20,160	22,560
Mgmt Software Fee	-	-	-	-
Bank Fees	-	100	-	-
Bad Debt	66	-	-	-
Office Expenses	799	1,500	685	1,500
Contingency	-	5,870	-	5,000
<b>Total G&amp;A</b>	<b>19,465</b>	<b>27,630</b>	<b>20,845</b>	<b>29,060</b>
<i>Utilities</i>				
Electric	32,707	38,057	35,000	35,700
<b>Total Utilities</b>	<b>32,707</b>	<b>38,057</b>	<b>35,000</b>	<b>35,700</b>
<i>Non-potable Water System</i>				
Irrigation System Repairs	1,662	20,000	20,000	20,000
Irrigation System Monitoring	1,030	2,000	2,500	2,000
Pumphouse	1,473	10,000	5,000	10,000
Meter Equipment	340	-	-	-
Utility Locates	4,528	5,500	1,550	4,000
Transfer Out - Operating	-	32,308	32,308	37,405
Transfer Out - Capital Projects	90,000	35,000	50,000	29,500
<b>Total non-potable Water System</b>	<b>99,033</b>	<b>104,808</b>	<b>111,358</b>	<b>102,905</b>
<b>Total Expenses</b>	<b>151,205</b>	<b>170,495</b>	<b>167,203</b>	<b>167,665</b>
<b>Excess Revenues (Expenses)</b>	<b>20,741</b>	<b>-</b>	<b>6,013</b>	<b>2,830</b>
<b>Ending Fund Balance</b>	<b>63,414</b>	<b>61,482</b>	<b>69,427</b>	<b>66,244</b>

**Winter Farm Metropolitan District No. 2  
2023 Budget**

**Debt Service Fund**

Accounting Basis: Modified Accrual	2021 Actual	2022	2022	2023
		Budget	Estimated Actual	Budget
<b>Beginning Fund Balance</b>	56,840	65,505	65,379	65,379
<b>Income</b>				
Interest Revenue	35	-	3,964	-
Property Tax	496,028	489,387	489,388	483,440
Specific Ownership Tax	24,889	29,363	28,965	29,006
Tax Related Interest	371	-	242	-
<b>Total Income</b>	521,323	518,750	522,559	512,446
<b>Expense</b>				
Treasurers Fees	7,446	7,341	7,344	7,252
Paying Agent Fees	400	-	400	400
Principal - Bonds	140,000	145,000	145,000	150,000
Interest - Bonds	364,938	359,338	359,338	353,538
Insurance	-	-	-	-
Costs of Issuance	-	-	-	-
Bank fees	-	-	-	-
Contingency	-	2,500	-	2,500
<b>Total Expenses</b>	512,784	514,179	512,082	513,690
<b>Excess Revenues (Expenses)</b>	8,539	4,571	10,477	(1,244)
<b>Bond Proceeds</b>	-	-	-	-
<b>Premium on Bonds</b>	-	-	-	-
<b>Bond Refunding</b>	-	-	-	-
<b>Ending Fund Balance</b>	65,379	70,076	75,856	64,135

**Winter Farm Metropolitan District No. 2  
2023 Budget**

**Capital Fund**

Accounting Basis: Modified Accrual	2021 Actual	2022	2022	2023
		Budget	Esatimated Actual	Budget
<b>Beginning Fund Balance</b>	142,733	247,738	220,811	222,822
<b>Income</b>				
Tap Fees	31,200	-	-	-
Interest Revenue	38	-	1,928	-
Gain transfer of operations			-	-
Transfer In	90,000	35,000	50,000	29,500
<b>Total Income</b>	121,238	35,000	51,928	29,500
<b>Expense</b>				
Principal	25,000	-	14,917	-
Contingency	-	-	-	5,000
Irrigation System Repairs	-	54,636	25,000	62,376
Earthwork	12,275	-	-	-
Meter Equipment	5,885	10,000	10,000	-
<b>Total Exepenses</b>	43,160	64,636	49,917	67,376
<b>Excess Revenues (Expenses)</b>	78,078	(29,636)	2,011	(37,876)
<b>Ending Fund Balance</b>	220,811	218,102	222,822	184,946