

**RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025**

The Board of Directors of Waters' Edge Metropolitan District No. 2 (the "Board"), City of Fort Collins, Larimer County, Colorado (the "District"), held a regular meeting, via teleconference on December 11, 2024, at the hour of 12:00 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 of Public Hearing on
Amended 2024 Budget and Proposed
2025 Budget

NOTICE OF PUBLIC HEARING ON
THE AMENDED 2024 BUDGETS
AND

NOTICE OF PUBLIC HEARING ON
THE PROPOSED 2025 BUDGETS

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the "Boards") of the Waters' Edge Metropolitan District Nos. 1 and 2 (collectively the "Districts"), will hold a public hearing via teleconference on Wednesday, December 11, 2024, at 12:00 Noon, to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/87002447329?pwd=zojtULHEcRaprDW9jtAcCZxfiApzb.1>

Meeting ID: 870 0244 7329

Passcode: 312083

By telephone: (720) 707 2699

The Amended Budgets and the Proposed Budgets are on file in the office of Simmons and Wheeler, P.C., 304 Inverness Way S #490, Englewood, CO 80112, where the same are open for public inspection. Any interested elector of the Districts may file any objections to the Amended 2024 Budgets and Proposed 2025 Budgets at any time prior to final adoption of the Amended 2024 Budgets and Proposed 2025 Budgets by the Boards. This meeting is open to the public and the agenda for any meeting may be obtained by calling 303-818-9365.

BY ORDER OF THE BOARDS OF DIRECTORS:

WATERS' EDGE METROPOLITAN DISTRICT NOS. 1 and 2, quasi-municipal corporations and political subdivisions of the State of Colorado
/s/ White Bear Ankele Tanaka & Waldron

Attorneys at Law

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AFFIDAVIT OF PUBLICATION

#358
Waters Edge Metropolitan Distr
191 University Blvd. #358, Den #358
Denver CO 80206

STATE OF WISCONSIN, COUNTY OF BROWN

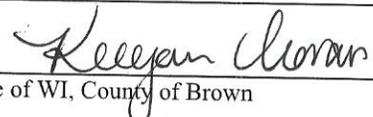
The Fort Collins Coloradoan, a daily newspaper printed and published in the city of Fort Collins, Larimer County, State of Colorado, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

11/20/2024

and that the fees charged are legal.
Sworn to and subscribed before on 11/20/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires 2/14/28

Publication Cost:	\$83.66	
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Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

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 2025. 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 2025 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 Larimer 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 DECEMBER 11, 2024.

DISTRICT:

WATERS' EDGE METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

DocuSigned by:
Joe Knopinski
By: _____
70790FDE66EB34AD...
Officer of the District

ATTEST:

DocuSigned by:
Angela Elliott
By: _____
D2F394E77E9B4B1...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law
Signed by:
Audrey Johnson

12623E8C4E13460...
General Counsel to the District

STATE OF COLORADO
COUNTY OF LARIMER
WATERS' EDGE 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 via teleconference on Wednesday, December 11, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 12/18/2024 day of December, 2024.

DocuSigned by:
Angela Elliott

D2F394E77E9B4B1...
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

WATERS EDGE METROPOLITAN DISTRICT NO. 2
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for the Waters Edge Metropolitan District No. 2.

Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for transfers to Waters Edge Metropolitan District No. 2; 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 source of revenue for the district in 2025 will be facilities fees and property taxes from the imposition of a 54.750 mill levy on property within the district, of which 10.950 mills will be dedicated to the General Fund and the balance of 43.800 mills will be allocated to the Debt Service Fund.

Waters Edge Metropolitan District No. 2
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 16	\$ -	\$ 4,449	\$ 4,449	\$ -
Revenues:					
Property taxes	4,638	43,284	23,217	40,000	62,055
Specific ownership taxes	334	2,164	1,318	2,600	3,103
Misc Income	-	-	1,142	1,150	-
Interest income	4,433	-	1,993	2,000	-
Developer advances	-	243	-	-	243
Total revenues	<u>9,405</u>	<u>45,691</u>	<u>27,670</u>	<u>45,750</u>	<u>65,401</u>
Total funds available	<u>9,421</u>	<u>45,691</u>	<u>32,119</u>	<u>50,199</u>	<u>65,401</u>
Expenditures:					
Transfer to District No. 1	4,879	42,823	24,074	49,399	63,993
Treasurer fees	93	866	464	800	1,241
Contingency	-	130	-	-	130
Emergency reserve (3%)	-	26	-	-	37
Total expenditures	<u>4,972</u>	<u>43,845</u>	<u>24,538</u>	<u>50,199</u>	<u>65,401</u>
Ending fund balance	<u>\$ 4,449</u>	<u>\$ 1,846</u>	<u>\$ 7,581</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation	<u>\$ -</u>	<u>\$ 4,077,226</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,667,118</u>
Mill Levy	<u>-</u>	<u>10.616</u>	<u>-</u>	<u>-</u>	<u>10.950</u>

Waters Edge Metropolitan District No. 2
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 165,542	\$ 169,542	\$ 156,347	\$ 156,347	\$ -
Revenues:					
Interest income	<u>6,879</u>	<u>-</u>	<u>4,880</u>	<u>8,000</u>	<u>-</u>
Total revenues	<u>6,879</u>	<u>-</u>	<u>4,880</u>	<u>8,000</u>	<u>-</u>
Total funds available	<u>172,421</u>	<u>169,542</u>	<u>161,227</u>	<u>164,347</u>	<u>-</u>
Expenditures:					
Transfer to District 1	<u>16,074</u>	<u>169,542</u>	<u>-</u>	<u>164,347</u>	<u>-</u>
Total expenditures	<u>16,074</u>	<u>169,542</u>	<u>-</u>	<u>164,347</u>	<u>-</u>
Ending fund balance	<u>\$ 156,347</u>	<u>\$ -</u>	<u>\$ 161,227</u>	<u>\$ -</u>	<u>\$ -</u>

Waters Edge Metropolitan District No. 2
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual 6/30/2024	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 27,135	\$ 611	\$ 45,099	\$ 45,099	\$ 44,729
Revenues:					
Property taxes	18,551	173,135	92,869	160,000	248,220
Specific ownership taxes	1,337	10,276	5,273	10,500	14,893
Facilities fees	85,000	310,500	20,000	310,500	310,500
Interest income	-	-	14	30	-
Total revenues	<u>104,888</u>	<u>493,911</u>	<u>118,156</u>	<u>481,030</u>	<u>573,613</u>
Total funds available	<u>132,023</u>	<u>494,522</u>	<u>163,255</u>	<u>526,129</u>	<u>618,342</u>
Expenditures:					
Bond interest expense	78,552	479,000	-	479,000	557,000
Treasurer's fees	372	3,460	1,858	2,400	4,961
Trustee / paying agent fees	<u>8,000</u>	<u>4,000</u>	<u>-</u>	<u>-</u>	<u>4,000</u>
Total expenditures	<u>86,924</u>	<u>486,460</u>	<u>1,858</u>	<u>481,400</u>	<u>565,961</u>
Ending fund balance	<u>\$ 45,099</u>	<u>\$ 8,062</u>	<u>\$ 161,397</u>	<u>\$ 44,729</u>	<u>\$ 52,381</u>
Assessed valuation		<u>\$ 4,077,226</u>			<u>\$ 5,667,118</u>
Mill Levy		<u>42.464</u>			<u>43.800</u>
Total Mill Levy		<u>53.080</u>			<u>54.750</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

On behalf of the Waters' Edge Metro District No. 2
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Waters' Edge Metro District No. 2
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,667,118 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: \$ 5,667,118 (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: _____ for budget/fiscal year 2025
(not 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	10.950 mills	\$ 62,055
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.950 mills	\$ 62,055
3. General Obligation Bonds and Interest ^J	43.800 mills	\$ 248,220
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]	54.750 mills	\$ 310,275

Contact person: _____ Daytime phone: (303) 689-0833
(print) Diane K Wheeler
Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-115 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

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:	\$14,335,000 Limited Tax General Obligation Bonds
	Series:	2021(3)
	Date of Issue:	June 10, 2021
	Coupon Rate:	5.000%
	Maturity Date:	December 1, 2051
	Levy:	43.800
	Revenue:	\$248,220

CONTRACTS^K:

2.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____
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.