

## **BUDGET MESSAGE**

Buckhorn Valley Metropolitan District No. 2 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Eagle County on May 15, 2000 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the boundaries of the Town of Gypsum in Eagle County, Colorado.

The District is repaying debt issued in March 2003, February 2008 and May 2010 to finance the construction of streets and safety controls, park and recreation, water facilities, sanitary sewer, and storm drainage within the District. The District also funds the cost of maintaining the irrigation system servicing the parks and open spaces throughout District.

For the collection year 2024, the District adopted a mill levy of 5.098 for operations and 58.149 for debt service, with a total budget of \$1,291,400. The District's assessed valuation increased \$6,247,370 (or 44.1%) to \$20,418,930 from the prior year. Of that change, \$1,011,480 of the valuation increase is related to new construction.

The District is in the development stage. Through September 30, 2023, 411 (or 49%) of the 835 platted lots within the District remain undeveloped.

The District has no employees and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**CERTIFICATION OF BUDGET FOR**  
**BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2**

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Buckhorn Valley Metropolitan District No. 2, for the budget year ending December 31, 2024, as adopted on October 23, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Buckhorn Valley Metropolitan District No 2 in Eagle County, Colorado, this 9<sup>th</sup> day of January 2024.

DocuSigned by:

*Nick Viau*

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Nickolas Viau, President

# BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2

GYPSUM  
EAGLE COUNTY, COLORADO



**2024 Budget**

**(Adopted on October 23, 2023)**



8354 Northfield Blvd  
Building G, Suite 3700  
Denver, Colorado 80238  
Telephone (720) 541-7725

### Accountant's Report

Board of Directors  
Buckhorn Valley Metropolitan District No. 2  
Gypsum, Colorado

The accompanying forecasted budget of revenues, expenditures and fund balances of the Buckhorn Valley Metropolitan District No. 2 for the General Fund, Debt Service Fund and Capital Project Fund for the year ending December 31, 2024 and the forecasted estimate of comparative information for the year ending December 31, 2023 were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them.

Substantially all of the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

A handwritten signature in black ink that reads "Charles Wolfersberger". The signature is written in a cursive style with a long, sweeping underline.

Charles Wolfersberger, CPA  
District Manager  
Henderson, CO

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**SUMMARY**  
**FORECASTED 2024 BUDGET AS PROPOSED**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCE</b>	\$ 269,759	\$ 308,512	\$ 345,400
<b>REVENUES</b>			
Property taxes	849,242	893,600	1,291,400
Specific ownership taxes	45,806	50,900	64,600
Water service fees	-	-	370,300
Storage lot rental fees	16,800	24,000	24,000
Other income	2,764	-	-
Interest income	5,161	12,188	11,500
<b>Total Revenues</b>	<b>919,773</b>	<b>980,688</b>	<b>1,760,800</b>
<b>OTHER FINANCING SOURCES</b>			
Interfund transfers	-	-	144,300
<b>Total Funds Available</b>	<b>1,189,532</b>	<b>1,289,200</b>	<b>2,251,500</b>
<b>EXPENDITURES</b>			
General and administration	37,193	21,400	24,200
Water services	-	-	226,000
Storage lot expenses	16,800	24,000	24,000
Litigation costs	25,020	77,400	77,400
Debt service			
a) Direct and indirect collection costs	96,807	67,700	87,200
b) Bond principal payments	-	-	-
c) Bond interest payments	705,200	753,300	1,193,900
Capital project expenses	-	-	30,000
<b>Total Expenditures</b>	<b>881,020</b>	<b>943,800</b>	<b>1,662,700</b>
<b>OTHER FINANCING USES</b>			
Transfer to Buckhorn Valley Metro District No 1	-	-	-
Interfund transfers	-	-	144,300
Total expenditures and transfers out requiring appropriation	881,020	943,800	1,807,000
<b>ENDING FUND BALANCE</b>	<b>\$ 308,512</b>	<b>\$ 345,400</b>	<b>\$ 444,500</b>
<b>EMERGENCY EXPENSE RESERVE</b>	<b>\$ 8,600</b>	<b>\$ 8,600</b>	<b>\$ 10,600</b>
<b>TOTAL DEBT RESERVES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CASH HELD BY BUCKHORN VALLEY METRO DISTRICT 1</b>	<b>262,598</b>	<b>262,598</b>	<b>262,598</b>
<b>TOTAL RESTRICTED FUNDS</b>	<b>\$ 211,198</b>	<b>\$ 211,198</b>	<b>\$ 273,198</b>

This financial information should be read only in connection with the summary of significant assumptions.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**PROPERTY TAX SUMMARY INFORMATION**  
 For the Years Ended and Ending December 31,

	ADOPTED 2022	ADOPTED 2023	ADOPTED 2024
<b>ASSESSED VALUATION – EAGLE COUNTY</b>			
Residential	\$ 12,257,990	\$ 12,727,650	\$ 18,395,140
Vacant Land	1,488,280	1,336,030	1,924,180
State Assessed	104,820	107,880	99,610
<b>Certified Taxable Value</b>	<b>\$ 13,851,090</b>	<b>\$ 14,171,560</b>	<b>\$ 20,418,930</b>
<b>MILL LEVY</b>			
General Fund	6.810	7.000	5.098
Debt Service Fund	54.489	56.057	58.149
<b>Total Mill Levy</b>	<b>61.299</b>	<b>63.057</b>	<b>63.247</b>
<b>PROPERTY TAXES</b>			
General Fund	\$ 94,300	\$ 99,200	\$ 104,100
Debt Service Fund	754,700	794,400	1,187,300
	<b>\$ 849,000</b>	<b>\$ 893,600</b>	<b>\$ 1,291,400</b>

This financial information should be read only in connection with the summary of significant assumptions.

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND EXPENDITURE DETAILS**  
**FORECASTED 2024 BUDGET AS PROPOSED**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**

For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCE</b>	\$ 269,759	\$ 310,134	\$ 317,000
<b>REVENUES</b>			
Property taxes	94,346	99,200	104,100
Specific ownership taxes	5,088	5,600	5,200
Water service fees	-	-	370,300
Storage lot rental fees	16,800	24,000	24,000
Other income	2,764	-	-
Interest income	390	866	500
<b>Total Revenues</b>	<b>119,388</b>	<b>129,666</b>	<b>504,100</b>
<b>Total Funds Available</b>	<b>389,147</b>	<b>439,800</b>	<b>821,100</b>
<b>EXPENDITURES</b>			
General & administrative expenses	37,193	21,400	24,200
Water services	-	-	226,000
Storage lot expenses	16,800	24,000	24,000
Litigation costs	25,020	77,400	77,400
<b>Total Expenditures</b>	<b>79,013</b>	<b>122,800</b>	<b>351,600</b>
<b>OTHER FINANCING USES AND TRANSFERS OUT</b>			
Transfer to Buckhorn Valley Metro District No 1	-	-	-
Transfers to capital project fund	-	-	144,300
<b>Total expenditures and financing (sources) uses requiring appropriation</b>	<b>79,013</b>	<b>122,800</b>	<b>495,900</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 310,134</b>	<b>\$ 317,000</b>	<b>\$ 325,200</b>
<b>EMERGENCY EXPENSE RESERVE</b>	<b>\$ 8,600</b>	<b>\$ 8,600</b>	<b>\$ 10,600</b>
<b>CASH HELD BY BUCKHORN VALLEY METRO DISTRICT 1</b>	<b>\$ 262,598</b>	<b>\$ 262,598</b>	<b>\$ 262,598</b>

This financial information should be read only in connection with the summary of significant assumptions.

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND EXPENDITURE DETAILS**  
**FORECASTED 2024 BUDGET AS PROPOSED**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**

For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>General &amp; Administrative Expenses</b>			
District management fees	\$ 40,229	\$ 40,000	\$ 40,000
Administrative costs	1,191	1,500	3,000
Collection fees – County Treasurer (3% of PropTax)	2,833	3,000	3,200
Audit fees	7,150	7,200	7,500
Insurance	2,354	1,900	3,000
Legal fees – general	56,167	10,000	10,000
Newsletter	869	1,100	2,500
Election services	-	-	-
Contingency	-	-	4,000
Indirect collection cost allocation to debt fund (67%)	( 73,600)	( 43,300)	( 49,000)
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 37,193</b>	<b>\$ 21,400</b>	<b>\$ 24,200</b>
<b>Water Services</b>			
Employee payroll costs	\$ -	\$ -	\$ 85,000
Billing/collection costs	-	-	15,000
Utilities	-	-	12,000
Repairs and maintenance	-	-	50,000
Water rights fees	-	-	10,000
Property insurance	-	-	7,000
Water engineering/validation study	-	-	30,000
Water system reserve study	-	-	20,000
Contingency	-	-	7,000
<b>Total Water Service Costs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 226,000</b>

This financial information should be read only in connection with the summary of significant assumptions.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**DEBT SERVICE FUND**  
**FORECASTED 2024 BUDGET AS PROPOSED**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCE</b>	\$ -	(\$ 1,622)	\$ 28,400
<b>REVENUES</b>			
Property taxes	754,896	794,400	1,187,300
Specific ownership taxes	40,718	45,300	59,400
Interest income	4,771	11,322	11,000
<b>Total Revenues</b>	<b>800,385</b>	<b>851,022</b>	<b>1,257,700</b>
<b>FUND TRANSFERS IN</b>			
Transfers from the General Fund	-	-	-
<b>Total Funds Available</b>	<b>800,385</b>	<b>849,400</b>	<b>1,286,100</b>
<b>EXPENDITURES</b>			
Direct and indirect collection costs	96,807	67,700	87,200
Bond principal – 2003 Series Bonds	-	-	-
Bond principal – 2008 Series Bonds	-	-	-
Bond principal – 2010 Series Bonds	-	-	-
Bond interest – 2003 Series Bonds	-	143,100	226,800
Bond interest – 2008 Series Bonds	-	-	-
Bond interest – 2010 Series Bonds	705,200	610,200	967,100
<b>Total Expenditures</b>	<b>802,007</b>	<b>821,000</b>	<b>1,281,100</b>
<b>OTHER FINANCING USES AND TRANSFERS OUT</b>			
Fund transfers out	-	-	-
<b>Total expenditures and financing uses requiring appropriation</b>	<b>802,007</b>	<b>821,000</b>	<b>1,281,100</b>
<b>ENDING FUND BALANCE</b>	<b>(\$ 1,622)</b>	<b>\$ 28,400</b>	<b>\$ 5,000</b>
BOND FUND	\$ -	\$ -	\$ -
RESERVE FUND	-	-	-
SURPLUS FUND	-	-	-
<b>TOTAL DEBT RESERVE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

This financial information should be read only in connection with the summary of significant assumptions.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**DEBT SERVICE FUND - DIRECT AND INDIRECT  
 COLLECTION COST DETAILS**  
**FORECASTED 2024 BUDGET AS PROPOSED  
 WITH 2022 ACTUAL AND 2023 ESTIMATED**  
 For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>Direct and Indirect Collection Costs</b>			
Indirect collection cost allocation	\$ 73,600	\$ 43,300	\$ 49,000
Administrative costs	190	-	-
Collection fees – County Treasurer (3% of PropTax)	22,667	23,900	35,700
Trustee fees	350	500	500
Contingency	-	-	2,000
<b>Total Direct and Indirect Collection Costs</b>	<b>\$ 96,807</b>	<b>\$ 67,700</b>	<b>\$ 87,200</b>

This financial information should be read only in connection with the summary of significant assumptions.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**CAPITAL PROJECT FUND**  
**FORECASTED 2024 BUDGET AS PROPOSED**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCES</b>	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Net investment income	-	-	-
<b>Total Revenues</b>	-	-	-
<b>OTHER FINANCING SOURCES</b>			
Transfers in from operating fund	-	-	144,300
<b>Total Funds Available</b>	-	-	144,300
<b>EXPENDITURES</b>			
Capital improvement expenditures	-	-	30,000
<b>Total Expenditures</b>	-	-	30,000
<b>Total expenditures requiring appropriation</b>	-	-	30,000
<b>ENDING FUND BALANCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,300</b>

This financial information should be read only in connection with the summary of significant assumptions.

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Buckhorn Valley Metropolitan District No. 2 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on May 15, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a consolidated service plan (which also governs Buckhorn Valley Metropolitan District No. 1) approved by the Town of Gypsum (Town) on January 11, 2000 and amended and restated with Town approval on July 14, 2009. The District's service area is located in Eagle County, Colorado entirely within the boundaries of the Town and is comprised of approximately 368 acres of land zoned for residential development. The District was established to provide financing for the design, acquisition, construction and installation of water, sanitation, street improvements, parks and recreational facilities, television relay and translation, mosquito control and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was created to provide certain essential public-purpose facilities for the use and benefit of all its anticipated residents and taxpayers of real property located within the boundaries of the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organizations elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**Accounting Basis**

The District prepares its budget on the modified accrual basis of accounting.

**Litigation**

On November 01, 2022, the District filed a lawsuit against Buckhorn Valley Metropolitan District No 1 (BVMD1) and individual defendants. A primary objective of this lawsuit is to obtain control and ownership of the public irrigation water system servicing all property owners of the District and associated water rights from BVMD1 to pull water from the Eagle River and Abrams Creek. Generally, the District is seeking to remedy prior acts of mismanagement, breach of fiduciary duty and misappropriation of public funds. The case is docketed in the Eagle County District Court as case #22CV30208.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

On November 07, 2000, District voters authorized the District to assess property taxes at no more than \$500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

The District's Service Plan establishes a Maximum Operating Mill levy the District is permitted to impose on taxable property within the District for funding the District's operations. The Maximum Operating Mill Levy is 5.375 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 1, 2000. As of January 11, 2000, the ratio was 9.74%. The ratio for 2024 is 6.700%, which caused the District's Maximum Operating Mill Levy for 2024 to be 7.814.

The District's Service Plan establishes a Maximum Debt Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District's total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 40 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 1, 2000. As of January 11, 2000, the ratio was 9.74%. The ratio for 2024 is 6.700%, which caused the District's Maximum Debt Mill Levy for debt service for 2024 to be 58.149.

For the collection year 2024, the District adopted a mill levy of 5.098 for operations and 58.149 for debt service. The calculation is reflected on page 2 of the budget. The District's 2024 adopted mill levy for general operations is expected to generate \$104,100 in property tax revenue, which is \$395,900 below the annual property tax assessment limit established by the voters to fund District operations.

**Specific Ownership Taxes**

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. The 2024 budget projects the District's share of specific ownership taxes received from the State will be equal to approximately 5.0% of total property taxes collected.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

The District allocates specific ownership tax revenue proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

**Water Service Fees**

The District is currently in litigation with BVMD1 in which the District seeks control and ownership of the public irrigation water system and associated water rights from BVMD1 to pull water from the Eagle River and Abrams Creek. For budgetary purposes, the District anticipates assuming ownership of the water rights and ownership and maintenance responsibilities of the public irrigation system designed to service the landscaping on and around (1) all 835 residential lots within the District, (2) approximately 12.3 acres of parks and open spaces within the District and (3) the Holy Cross distribution station. The primary assets comprising the District's irrigation system are (1) two pump stations, (2) approximately 26,000 feet of JPO ditches and headgates, (3) approximately 20,000 feet of water main lines and (4) nine control valves. This infrastructure was installed in 2006.

The District anticipates incurring certain fixed costs each year related to the public irrigation system regardless of the number of residential lots connected to the irrigation system. Such costs include (1) routine maintenance of the irrigation system, (2) unscheduled major repairs to the system not funded from the capital project fund, (3) contributions to the capital project fund for the purpose of funding long-term, planned replacements and upgrades to the public irrigation system, (4) legal costs to defend the District's water rights, (5) property insurance premiums and (6) utility, maintenance and other costs (including winterization of the system) related to providing irrigation water to the public parks and open spaces across the District. Variable costs incurred by the District directly related to providing irrigation services to residential lots connected to the irrigation system include (1) a portion of the utility costs related to running the pump stations and (2) scheduled and unscheduled repairs and maintenance of irrigation systems located on residential lots.

Pursuant to CRS 32-1-1001(1)(j) and (k), the District is authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the District. If the water irrigation system is transferred to the District, the District will consider (1) establishing a policy of proportionally allocating the fixed costs of maintaining the District's irrigation system among the 835 residential lots (both developed and undeveloped Lots) based on the average lot size of each subdivision within the District and (2) assessing monthly service fees on each of the 835 residential lots within the District to fund the fixed costs of maintaining the District's irrigation system.

**Storage Lot Rental Fees**

The District owns certain land within the District totaling 2.4 acres and has converted this land into a recreational vehicle (RV) storage lot. The RV storage lot contains 50 separate storage spaces. For 2024, the rental rate for storage spaces is \$40/month per storage space and renters may enter into contracts to lock in the rental rate for up to 12 months.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of less than 3.5%.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and board meeting expenses.

**County Treasurer's Fees**

Eagle County Treasurer's collection fees are fixed by Colorado statute at 3.0% of property taxes collected.

**Direct and Indirect Collection Costs**

Collection costs incurred by the District related to the collection of property taxes includes all costs incurred by the District that enable and support the District's ability to collect property taxes revenue. Generally, such costs include (a) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (b) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (c) costs related to managing the District's annual property tax assessment process and (d) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2024 year, the District will allocate indirect collection costs between its general fund (33% cost allocation) and its debt fund (67% cost allocation). Direct collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

**Agreements**

**District Facilities Construction and Service Agreement**

On March 3, 2003, the District entered into the First Amended and Restated District Facilities Construction and Service Agreement (DFCS Agreement) with Buckhorn Valley Metropolitan District No. 1 (BVMD1). Per the DFCS Agreement, the District agreed to fund public infrastructure constructed by BVMD1 and BVMD1 agreed to provide all management and accounting services for the District.

As of December 31, 2022, cumulative payments by the District to BVMD1 under the DFCS Agreement for management and accounting services exceeded BVMD1 service charges by \$211,964, and BVMD1 reported public infrastructure costs incurred by BVMD1 but not yet reimbursed by the District under the DFCS Agreement totaled \$3,889,366.

As of November 8, 2020, all unused debt authority granted to the District by its voters expired and, per Colorado constitutional and statutory restrictions, the District may not incur additional debt without first obtaining voter approval to incur additional debt.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Series 2003 Bond**

On March 01, 2003, the District issued \$2,500,000 General Obligation Limited Tax Bonds, Series 2003 (the 2003 Bond). The 2003 Bond bears interest at 7.000% and is payable semi-annually on June 1 and December 1, beginning on June 1, 2003. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2003 Bond matures on December 1, 2023.

The 2003 Bond is secured by and payable solely from Pledged Revenue, net of any costs of collection, which is comprised of the following:

- a) all Property Tax Revenues generated by the imposition of the Required Mill Levy;
- b) all Specific Ownership Taxes attributable to the Required Mill Levy;
- c) all amounts on deposit in the 2010 Reserve Fund;
- d) all amounts on deposit in the 2010 Surplus Fund; and
- e) any other legally available amounts that the District determines, in its absolute discretion, to credit to the Bond Fund.

Amounts on deposit in the 2010 Reserve Fund and amounts on deposit in the 2010 Surplus Fund also secure payment of the 2003 Bond.

The District's debt service schedule for its Senior Bonds is provided on page 14.

**Series 2008 Subordinate Bond**

On February 13, 2008, the District issued a \$8,500,000 General Obligation Bond, Series 2008 (the 2008 Subordinate Bond) to Roark Partners LLLP ("Developer") to reimburse the Developer for amounts advanced by the Developer to Buckhorn Valley Metropolitan District No. 1. The 2008 Subordinate Bond accrues simple interest at the rate of 6.000% per annum and is payable annually on December 15, beginning December 15, 2008, from, and to the extent of, Subordinate Pledged Revenue available, if any, and matures on December 15, 2038. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The 2008 Subordinate Bond is secured by and payable from Subordinate Pledged Revenue, net of any costs of collection, which includes:

- a) all Subordinate Property Taxes generated by the imposition of the Subordinate Required Mill Levy;
- b) all Subordinate Specific Ownership Taxes attributable to the Subordinate Required Mill Levy; and
- c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Series 2010 Bonds**

On May 25, 2010, the District issued \$7,370,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2010 (the 2010 Bonds). The proceeds from the sale of the Senior Bonds were used as follows: (a) paying or reimbursing a portion of the costs of acquiring, constructing, relocating, and installing certain public improvements and facilities; (b) refunding a portion of the District’s outstanding Series 2008 subordinate bonds and refunding the Original Developer Note; (c) funding the 2010 Reserve Fund and; (d) paying the costs of issuance of the Series 2010 bonds.

The Senior Bonds were issued as two term bonds that bear interest at 7.250% and 8.500%, and are payable semi-annually on June 1 and December 1, beginning on December 1, 2010. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2012. The 2010 Bonds mature on December 1, 2039.

The 2010 Bonds are secured by and payable solely from Pledged Revenue, net of any costs of collection, which is comprised of the following:

- a) all Property Tax Revenues generated by the imposition of the Required Mill Levy;
- b) all Specific Ownership Taxes attributable to the Required Mill Levy;
- c) all amounts on deposit in the 2010 Reserve Fund;
- d) all amounts on deposit in the 2010 Surplus Fund; and
- e) any other legally available amounts that the District determines, in its absolute discretion, to credit to the Bond Fund.

Amounts on deposit in the 2010 Reserve Fund and amounts on deposit in the 2010 Surplus Fund also secure payment of the 2010 Bonds.

**Leases**

The District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending, excluding spending appropriations for bonded debt service for 2024 as defined under TABOR.

**Series 2010 Bonds – Reserve Fund**

The 2010 Reserve Fund was established as additional security for the Series 2003 and 2010 Bonds and is used to fund any deficiencies in the amounts required to pay bond principal and interest when due. The District is required to maintain this reserve at a balance of \$300,000. Any withdrawals from this fund will be repaid in the following year from any remaining Pledged Revenue net of annual payments due that year on the 2003 and 2010 Bonds.

The District estimates the 2010 Reserve Fund balance will remain fully depleted in 2024.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Series 2010 Bonds – Surplus Fund**

The 2010 Surplus Fund was established as additional security for the bonds and will be used to fund any deficiencies in the amounts required to pay bond principal and interest when due. The 2010 Surplus Fund will be funded solely from any Pledged Revenue remaining after annual payments on the 2003 and 2010 Bonds are fully satisfied and the 2010 Reserve Fund is fully funded. In accordance with the 2010 Bond Indenture, the 2010 Surplus Fund will be funded up to the Maximum Surplus Amount of \$500,000. Any amount remaining in the 2010 Surplus Fund upon termination of such fund is pledged to the payment of the 2008 Bond.

The District anticipates the 2010 Surplus Fund will remain fully depleted in 2024.

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

The District's repayment schedule for its general obligation bonds is as follows:

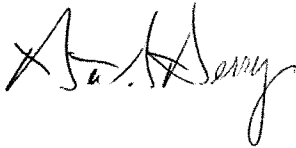
Year Ended Dec. 31,	General Obligation Bonds Series 2003			General Obligation Bonds Series 2010			General Obligation Bonds Series 2008			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
<b>2024</b>	\$2,055,000	\$ 853,168	\$ 2,908,168	\$1,373,000	\$ 3,493,280	\$ 4,866,280	-	\$ 3,521,150	\$ 3,521,150	\$ 3,428,000	\$ 7,867,598	\$ 11,295,598
<b>2025</b>	-	-	-	170,000	498,950	668,950	-	326,930	326,930	170,000	825,880	995,880
<b>2026</b>	-	-	-	185,000	484,500	669,500	-	326,930	326,930	185,000	811,430	996,430
<b>2027</b>	-	-	-	200,000	468,775	668,775	-	326,930	326,930	200,000	795,705	995,705
<b>2028</b>	-	-	-	215,000	451,775	666,775	-	326,930	326,930	215,000	778,705	993,705
<b>2029</b>	-	-	-	235,000	433,500	668,500	-	326,930	326,930	235,000	760,430	995,430
<b>2030</b>	-	-	-	315,000	413,525	728,525	-	326,930	326,930	315,000	740,455	1,055,455
<b>2031</b>	-	-	-	350,000	386,750	736,750	-	326,930	326,930	350,000	713,680	1,063,680
<b>2032</b>	-	-	-	380,000	357,000	737,000	-	326,930	326,930	380,000	683,930	1,063,930
<b>2033</b>	-	-	-	425,000	324,700	749,700	-	326,930	326,930	425,000	651,630	1,076,630
<b>2034</b>	-	-	-	460,000	288,575	748,575	-	326,930	326,930	460,000	615,505	1,075,505
<b>2035</b>	-	-	-	500,000	249,475	749,475	-	326,930	326,930	500,000	576,405	1,076,405
<b>2036</b>	-	-	-	535,000	206,975	741,975	-	326,930	326,930	535,000	533,905	1,068,905
<b>2037</b>	-	-	-	585,000	161,500	746,500	-	326,930	326,930	585,000	488,430	1,073,430
<b>2038</b>	-	-	-	630,000	111,775	741,775	-	326,930	326,930	630,000	438,705	1,068,705
<b>2039</b>	-	-	-	685,000	58,225	743,225	5,488,836	326,930	5,815,766	6,173,836	385,155	6,558,991
	<b>\$2,055,000</b>	<b>\$ 853,168</b>	<b>\$ 2,908,168</b>	<b>\$7,243,000</b>	<b>\$ 8,389,280</b>	<b>\$15,632,280</b>	<b>\$5,448,836</b>	<b>\$ 8,425,100</b>	<b>\$ 13,913,936</b>	<b>\$ 14,786,836</b>	<b>\$ 17,667,548</b>	<b>\$ 32,454,384</b>

SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 5 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated October 5 A.D. 2023.

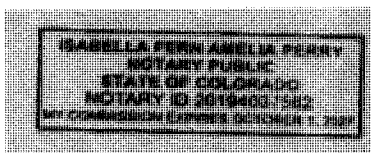
I witness whereof I have hereunto set my hand this 5th day of October A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 5th day of October A.D. 2023.



Notary Public



NOTICE CONCERNING PROPOSED  
2024 BUDGET OF BLICKHORN VALLEY  
METROPOLITAN DISTRICT NO 2

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of Blickhorn Valley Metropolitan District No. 2 for the ensuing year of 2024, that a copy of such proposed budget has been filed in the office of Wolfenberger, L.L.C., 8025a Northfield Blvd., Building G, Suite 3700, Denver, Colorado 80238, where the same is open for public inspection, and that such proposed budget will be considered at a public hearing of the Board of Directors of the District to be held online on Monday October 23, 2023 at 8:00 a.m. at the following video conference site. The online video conference site will be held at the following online location: <https://www.colorado.gov/DistrictBoard/the-wing/Room2>. Members of the public may also participate via phone using the dial-in number (844) 743-3112 and access code 4034-031-373. Any citizen within the District may, at any time prior to the final adoption of the budget, inspect the budget and file or register any objections thereto.

BLICKHORN VALLEY  
METROPOLITAN DISTRICT NO 2  
By: Chelsea Wolfenberger  
District Manager

Publication: October 5, 2023  
Sentinel

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
RESOLUTION TO ADOPT 2024 BUDGET**

WHEREAS, the Board of Directors (“Board”) of Buckhorn Valley Metropolitan District No. 2 (“District”) has appointed Wolfersberger, LLC (“District Manager”) to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Manager has submitted the proposed budget to the Board for its consideration prior to October 15; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on October 23, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Buckhorn Valley Metropolitan District No. 2:

1. That estimated expenditures and fund transfers for each fund are as follows:

General Fund	\$ 495,900
Debt Service Fund	1,352,900
Capital Projects Fund	30,000

2. That estimated revenues and fund transfers for each fund are as follows:

<b>General Fund:</b>	
From unappropriated surpluses	\$ 317,000
From sources other than general property tax	400,000
From general property tax	104,100
<b>Subtotal</b>	<b>\$ 821,100</b>

<b>Debt Service Fund:</b>	
From unappropriated surpluses	\$ 28,400
From sources other than general property tax	70,400
From general property tax	1,187,300
<b>Subtotal</b>	<b>\$ 1,286,100</b>

<b>Capital Projects Fund:</b>	
From unappropriated surpluses	\$ -
From sources other than general property tax	-
From fund transfers	144,300
<b>Subtotal</b>	<b>\$ 144,300</b>

3. That the budget, as submitted and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Buckhorn Valley Metropolitan District No. 2 for the 2024 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the District Manager to all appropriate agencies and is made a part of the public records of the District.

### **TO SET MILL LEVIES**

WHEREAS, the amount of tax revenues necessary to balance the budget for general operating expenses is \$104,100; and

WHEREAS, the amount of tax revenues necessary to balance the budget for debt service expenses is \$1,187,300; and

WHEREAS, the amount of tax revenues necessary to balance the budget for capital project expenses is \$0; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$20,418,930.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Buckhorn Valley Metropolitan District No. 2:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax of 5.098 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$104,100.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, there is hereby levied a property tax of 58.149 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,187,300.

3. That the District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set.

**TO APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

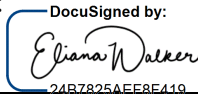
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Buckhorn Valley Metropolitan District No. 2 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$ 495,900
Debt Service Fund	1,281,100
Capital Projects Fund	30,000

Adopted this 23<sup>rd</sup> day of October 2023.

BUCKHORN VALLEY METROPOLITAN  
DISTRICT NO. 2

By:   
68444158BB1048E...  
Nickolas Viau, President

ATTEST:  
By:   
24B7825AEF8E419...  
Eliana Walker, Secretary

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: The County Commissioners of EAGLE COUNTY, Colorado

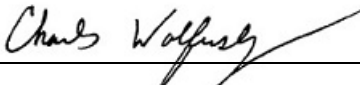
On behalf of the BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
(taxing entity)  
 the BOARD OF DIRECTORS  
(governing body)  
 of the BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
(local government)

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 20,418,930  
(GROSS assessed valuation, Line 2 of the Certification of Valuation Form DLG 57)

**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: \$ 20,418,930  
(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 01/09/2024 for the budget/fiscal year 2024  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY	REVENUE
1. General Operating Expenses	5.098 mills	\$ 104,095
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	n/a mills	n/a
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>5.098 mills</b>	<b>104,095</b>
3. General Obligation Bonds and Interest	58.149 mills	1,187,341
4. Contractual Obligations	n/a mills	n/a
5. Capital Expenditures	n/a mills	n/a
6. Refunds/Abatements	n/a mills	n/a
7. Other (specify):	n/a mills	n/a
<b>TOTAL:</b> Sum of General Operating Subtotal and Lines 3 to 7	<b>63.247 mills</b>	<b>\$ 1,291,436</b>

Contact person: Charles Wolfersberger Daytime phone: (720) 541-7725  
 Signed:  Title: District Manager

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) 866-2156.

**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:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Reimbursement of infrastructure costs</u>   |
|    | Series:           | <u>General Obligation Limited Tax Bonds, Series 2003</u>   |
|    | Date of Issue:    | <u>March 01, 2003</u>  |
|    | Coupon Rate:      | <u>7.00%</u>   |
|    | Maturity Date:    | <u>December 31, 2023</u>   |
|    | Levy:             | <u>11.048</u>  |
|    | Revenue:          | <u>\$ 225,594</u>  |
|    |                   |  |
| 2. | Purpose of Issue: | <u>Paying or reimbursing a portion of the costs of acquiring, constructing, relocating, and installing certain public improvements and facilities; refunding a portion of the District's outstanding Subordinate General Obligation Limited Tax Bonds, Series 2008 (the "2008 Subordinate Bonds") and refunding the Original Developer Note (collectively, the "Refunded Bonds"); funding the 2010 Reserve Fund; and paying the costs of issuance of the Bonds and refunding the Refunded Bonds.</u> |
|    | Series:           | <u>General Obligation Limited Tax Refunding and Improvement Bonds, Series 2010</u>   |
|    | Date of Issue:    | <u>May 25, 2010</u>  |
|    | Coupon Rate:      | <u>\$1,500,000 at 7.25% due December 21, 2024</u>  |
|    | Maturity Date:    | <u>\$5,870,000 at 8.50% due December 21, 2039</u>  |
|    | Levy:             | <u>47.101</u>  |
|    | Revenue:          | <u>\$ 1,065,842</u>  |

**CONTRACTS:**

- |    |                      |            |
|----|----------------------|------------|
| 1. | Purpose of Contract: | <u>n/a</u> |
|    | Title:               | <u>n/a</u> |
|    | Date:                | <u>n/a</u> |
|    | Principal Amount:    | <u>n/a</u> |
|    | Maturity Date:       | <u>n/a</u> |
|    | Levy:                | <u>n/a</u> |
|    | Revenue:             | <u>n/a</u> |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.