

## **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 2025, the District adopted a mill levy of 16.354 for operations and 39.849 for debt service, with a total budget of \$1,397,700. The District's assessed valuation increased \$3,624,160 (or 17.1%) to \$24,868,780 from the prior year. Of that change, \$743,070 of the valuation increase is related to new construction.

The District is in the development stage. Through December 31, 2024, 457 (or 48.6%) of the 899 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, 2026, as adopted on December 10, 2025.

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 10<sup>th</sup> day of December 2025.

DocuSigned by:  
*Nick Viau*  
68444158BB1948E...

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Nickolas Viau, President

# BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2

GYPSUM  
EAGLE COUNTY, COLORADO



**2026 Budget (DRAFT)**

**Public Hearing Date: October 21, 2025**



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, 2026 and the forecasted estimate of comparative information for the year ending December 31, 2025 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

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**SUMMARY**  
**FORECASTED 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
 For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>BEGINNING FUND BALANCE</b>	\$ 213,118	\$ 8,329	\$ 670,600
<b>REVENUES</b>			
Property taxes	1,298,427	1,409,900	1,397,700
Specific ownership taxes	63,031	70,800	71,000
Storage lot rental fees	21,600	22,000	24,000
Facility fees	-	13,800	80,200
Interest income	20,043	21,571	13,000
<b>Total Revenues</b>	<b>1,403,101</b>	<b>1,538,071</b>	<b>1,585,900</b>
<b>OTHER FINANCING SOURCES</b>			
Proceeds from Series 2025 Bonds	-	15,125,000	-
Series 2025 Bond premium	-	133,400	-
Gain from litigation settlement	-	8,345,200	-
Interfund transfers	-	735,700	517,100
<b>Total Funds Available</b>	<b>1,616,219</b>	<b>25,885,700</b>	<b>2,773,600</b>
<b>EXPENDITURES</b>			
General and administration	20,584	18,600	26,500
Storage lot expenses	39,860	22,000	24,000
Litigation costs	300,832	51,200	-
Open space maintenance	-	-	20,000
Engineering, land use & water rate studies	-	88,000	200,000
Debt service			
a) Direct and indirect collection costs	79,798	89,100	87,500
b) Bond principal payments	-	14,746,900	125,000
c) Bond interest payments	1,166,816	8,905,900	762,900
d) Bond refinancing costs	-	482,700	-
Capital project expenses	-	-	517,100
<b>Total Expenditures</b>	<b>1,607,890</b>	<b>24,404,400</b>	<b>1,763,000</b>
<b>OTHER FINANCING USES</b>			
Buckhorn Valley Metro District No 1 funding	-	75,000	251,000
Interfund transfers	-	735,700	517,100
<b>Total expenditures and transfers out requiring appropriation</b>	<b>1,607,890</b>	<b>25,215,100</b>	<b>2,531,100</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 8,329</b>	<b>\$ 670,600</b>	<b>\$ 242,500</b>
<b>EMERGENCY EXPENSE RESERVE</b>	<b>\$ 8,328</b>	<b>\$ 5,300</b>	<b>\$ 15,700</b>
<b>TOTAL DEBT RESERVES</b>	<b>-</b>	<b>N/A</b>	<b>N/A</b>
<b>TOTAL RESTRICTED FUNDS</b>	<b>\$ 8,329</b>	<b>\$ 5,300</b>	<b>\$ 15,700</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 2024	ADOPTED 2025	ADOPTED 2026
<b>ASSESSED VALUATION – EAGLE COUNTY</b>			
Residential	\$ 18,395,140	\$ 18,851,340	\$ 22,309,910
Vacant Land	1,924,180	2,299,240	2,472,010
State Assessed	99,610	94,040	86,860
<b>Certified Taxable Value</b>	<b>\$ 20,418,930</b>	<b>\$ 21,244,620</b>	<b>\$ 24,868,780</b>
<b>MILL LEVY</b>			
General Fund	5.098	5.465	16.354
Debt Service Fund	58.149	60.902	39.849*
<b>Total Mill Levy</b>	<b>63.247</b>	<b>66.367</b>	<b>56.203**</b>
<b>PROPERTY TAXES</b>			
General Fund	\$ 104,100	\$ 116,100	\$ 406,700
Debt Service Fund	1,187,300	1,293,800	991,000
<b>Total Property Tax Revenue</b>	<b>\$ 1,291,400</b>	<b>\$ 1,409,900</b>	<b>\$ 1,397,700</b>

\* - The Maximum Debt Mill Levy of 60.341 would generate \$1,501,200 in tax revenue (\$510,200 higher than the tax revenue to be generated under the 2026 required debt mill levy)

\*\* - Total mill levy for 2026 is 15.5% lower than the 2025 mill levy. For a \$500,000 house, the annual property taxes paid to the District in 2026 will be approximately \$1,756, which is \$223 (or 11.5%) lower than \$1,979 in property taxes paid to the District in 2025.

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 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**

For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>BEGINNING FUND BALANCE</b>	\$ 209,640	(\$ 10,322)	\$ 627,400
<b>REVENUES</b>			
Property taxes	104,659	116,100	406,700
Specific ownership taxes	5,082	6,200	21,500
Storage lot rental fees	21,600	22,000	24,000
Interest income	9,973	12,522	9,000
<b>Total Revenues</b>	<b>141,314</b>	<b>156,822</b>	<b>461,200</b>
<b>OTHER FINANCING SOURCES</b>			
Transfers in from Debt Fund	-	735,700	-
<b>Total Funds Available</b>	<b>350,954</b>	<b>882,200</b>	<b>1,088,600</b>
<b>EXPENDITURES</b>			
General & administrative expenses	20,584	18,600	26,500
Storage lot expenses	39,860	22,000	24,000
Litigation costs	300,832	51,200	-
Open space maintenance	-	-	20,000
Engineering, land use & water rate studies	-	88,000	200,000
<b>Total Expenditures</b>	<b>361,276</b>	<b>179,800</b>	<b>270,500</b>
<b>OTHER FINANCING USES AND TRANSFERS OUT</b>			
Buckhorn Valley Metro District No 1 funding	-	75,000	251,000
Transfer to Capital Reserve Fund	-	-	517,100
<b>Total expenditures and financing (sources) uses requiring appropriation</b>	<b>361,276</b>	<b>254,800</b>	<b>1,038,600</b>
<b>ENDING FUND BALANCE</b>	<b>(\$ 10,322)</b>	<b>\$ 627,400</b>	<b>\$ 50,000</b>
<b>EMERGENCY EXPENSE RESERVE</b>	<b>\$ 8,328</b>	<b>\$ 5,300</b>	<b>\$ 15,700</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 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**

For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>General &amp; Administrative Expenses</b>			
District management fees	\$ 39,996	\$ 40,000	\$ 42,000
Administrative costs	1,462	2,200	2,500
Collection fees – County Treasurer (3% of PropTax)	3,143	3,500	12,200
Audit fees	8,500	8,500	8,500
Insurance	1,623	2,800	3,000
Legal fees – general	9,160	10,000	10,000
Election services	-	1,600	-
Contingency	-	-	2,000
Indirect collection cost allocation to debt fund (62%)	( 43,300)	( 50,000)	( 53,700)
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 20,584</b>	<b>\$ 18,600</b>	<b>\$ 26,500</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 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
 For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>BEGINNING FUND BALANCE</b>	\$ 3,478	\$ 18,651	\$ 43,200
<b>REVENUES</b>			
Property taxes	1,193,768	1,293,800	991,000
Specific ownership taxes	57,949	64,600	49,500
Facility fees	-	13,800	80,200
Interest income	10,070	9,049	4,000
<b>Total Revenues</b>	<b>1,261,787</b>	<b>1,381,249</b>	<b>1,124,700</b>
<b>OTHER FINANCING SOURCES</b>			
Proceeds from Series 2025 Bonds	-	15,125,000	-
Series 2025 Bond premium	-	133,400	-
Gain from litigation settlement	-	8,345,200	-
<b>Total Funds Available</b>		<b>25,003,500</b>	<b>1,167,900</b>
<b>EXPENDITURES</b>			
Direct and indirect collection costs	79,798	89,100	87,500
Bond principal – 2003 Series Bonds	-	2,055,000	-
Bond principal – 2008 Series Bonds	-	5,448,900	-
Bond principal – 2010 Series Bonds	-	7,243,000	-
Bond principal – 2025 Series Bonds	-	-	125,000
Bond interest – 2003 Series Bonds	221,674	582,000	-
Bond interest – 2008 Series Bonds	-	4,709,200	-
Bond interest – 2010 Series Bonds	945,142	3,402,800	-
Bond interest – 2025 Series Bonds	-	211,900	762,900
Bond refinancing costs	-	482,700	-
<b>Total Expenditures</b>	<b>1,246,614</b>	<b>24,224,600</b>	<b>975,400</b>
<b>OTHER FINANCING USES AND TRANSFERS OUT</b>			
Fund transfers out	-	735,700	-
<b>Total expenditures and financing uses requiring appropriation</b>	<b>1,246,614</b>	<b>24,960,300</b>	<b>975,400</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 18,651</b>	<b>\$ 43,200</b>	<b>\$ 192,500</b>
BOND FUND	\$ 18,651	N/A	N/A
RESERVE FUND	-	N/A	N/A
SURPLUS FUND	-	N/A	N/A
<b>TOTAL DEBT RESERVE</b>	<b>\$ 18,651</b>	<b>N/A</b>	<b>N/A</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 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
 For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>Direct and Indirect Collection Costs</b>			
Indirect collection cost allocation	\$ 43,300	\$ 50,000	\$ 53,700
Collection fees – County Treasurer (3% of PropTax)	35,848	38,900	29,800
Trustee fees	650	200	2,000
Contingency	-	-	2,000
<b>Total Direct and Indirect Collection Costs</b>	<b>\$ 79,798</b>	<b>\$ 89,100</b>	<b>\$ 87,500</b>

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

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**CAPITAL RESERVE FUND**  
**FORECASTED 2026 BUDGET AS PROPOSED**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
 For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
<b>BEGINNING FUND BALANCES</b>	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Net investment income	-	-	-
<b>Total Revenues</b>	-	-	-
<b>OTHER FINANCING SOURCES</b>			
Transfers in from General Fund	-	-	517,100
<b>Total Funds Available</b>	-	-	517,100
<b>EXPENDITURES</b>			
Capital improvement expenditures	-	-	517,100
<b>Total Expenditures</b>	-	-	-
<b>Total expenditures requiring appropriation</b>	-	-	-
<b>ENDING FUND BALANCES</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**  
**2026 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.

**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,

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 2026 is 6.250%, which caused the Maximum Operating Mill Levy for 2026 to be 8.108.

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% with no exemptions to actual property values. The ratio for 2025 is 6.250%, which caused the Maximum Debt Mill Levy for 2026 to be 60.341.

For the collection year 2026, the District adopted a mill levy of 16.354 for operations and 39.849 for debt service. The calculation is reflected on page 2 of the budget. The District's 2026 adopted mill levy for general operations is expected to generate \$406,700 in property tax revenue, which is \$93,300 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 2026 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.

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.

**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 2026, 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.

**Facility Fees**

In connection with the 2025 DFCS Agreement (defined below), the District and BVMD1 have jointly approved the imposition of the following Facility Fees on undeveloped lots within the District:

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

<b>Lot location (Subdivision)</b>	<b>Lot Type</b>	<b># of Lots Subject to the Fee</b>	<b>Facility Fee</b>	<b>Total Facility Fee Revenue</b>
Villages of Buckhorn	Multi-family	72	\$2,750/Lot	\$ 198,000
Villages of Buckhorn	Single family	30	\$4,500/Lot	\$ 135,000
Subdivision Phase 9	Single family	20	\$4,175/Lot	\$ 83,500
Subdivision Phase 10	Single family	20	\$4,175/Lot	\$ 83,500
All remaining undeveloped subdivision phases within the District	Single family	239	\$10,000/Lot	\$ 2,390,000
<b>Total Facility Fees</b>				<b>\$ 2,890,000</b>

All Facility Fees are pledged towards the repayment of the District’s existing bond debt. Facility Fees are payable to the District upon either (1) the sale of the lot or unit or (2) issuance of a Certificate of Occupancy to a new owner.

**Capital Facility Fees**

In connection with the 2025 DFCS Agreement (defined below), the District and BVMD1 have jointly approved the imposition of the following Capital Facility Fees on undeveloped lots within the District:

<b>Lot location (Subdivision)</b>	<b>Lot Type</b>	<b># of Lots Subject to the Fee</b>	<b>Facility Fee</b>	<b>Total Facility Fee Revenue</b>
All undeveloped home lots not otherwise located in Villages of Buckhorn subdivision or subdivisions phases 9 and 10	Single family	239	\$5,000/Lot	\$ 1,195,000
<b>Total Capital Facility Fees</b>				<b>\$ 1,195,000</b>

All Capital Facility Fees are pledged towards funding the District’s Capital Reserve Fund. Capital Facility Fees are payable to the District upon either (1) the sale of the lot or unit or (2) issuance of a Certificate of Occupancy to a new owner.

**Net Investment Income**

Interest earned on the District's available funds is estimated based on an average interest rate of less than 4.0%.

**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.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 2026 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 May 03, 2025, the District entered into the Second Amended and Restated District Facilities Construction and Service Agreement (DFCS Agreement) with Buckhorn Valley Metropolitan District No. 1 (BVMD1). The DFCS Agreement supersedes the prior District Facilities Construction and Service Agreement and related first amendment executed in July 2000 and March 2003, respectively.

The DFCS Agreement was executed as one of the conditions to a May 13, 2025 Settlement Agreement between the District and BVMD1 that ended litigation between the two entities. Per the terms of the DFCS Agreement, both districts agreed to the following:

- The boundaries of BVMD1 would be changed to another location within the District that is comprised of land owned by BV Firewheel (the land Developer); and
- District will remit no less than \$75,000 to BVMD1 for the purpose of funding repairs to the Irrigation System; and
- Adopt a resolution attaching certain one-time Facility Fees and Capital Facility Fees (see fee revenue descriptions above) to undeveloped home lots located within the District for the purpose of funding repayment of the District’s debt and funding the District’s Capital Reserve Fund; and
- District agrees to create an Irrigation System Enterprise Fund for the purpose of funding the operation, maintenance and repairs to the Irrigation System serving all homeowners within the District; and

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2**  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

- Transitioning ownership and maintenance responsibilities for the Irrigation System from BVMD1 to the District over a three-year period beginning in 2025 and ending on January 01, 2028; and
- Beginning in 2026, the District shall assume from BVMD1 ownership and maintenance responsibilities of the 67.66 acres of open space near the Irrigation System’s primary reservoir; and
- Beginning in 2028, the District will fund BVMD1’s costs necessary for BVMD1 to fulfill its basic governance responsibilities until BVMD1 is dissolved; and
- BVMD1 agrees to transfer any residual water rights owned by BVMD1 to the District upon dissolution of BVMD1.

**Debt and Leases**

**Series 2025 Bonds**

On August 21, 2025, the District issued \$15,125,000 General Obligation Limited Tax Refunding Bonds, Series 2025 (Series 2025 Bonds). The Series 2025 Bonds bear interest at rates between 5.00% and 5.25% and are payable semi-annually on June 1 and December 1, beginning on December 01, 2025. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The Series 2025 Bond mature on December 01, 2055.

The Series 2025 Bonds are secured by and payable solely from Pledged Revenue, net of any Direct Costs of Collection, which is comprised of revenues generated from the Limited Mill Levy. The “Limited Mill Levy” is defined in the Bond Resolution a rate of ad valorem property tax levy expressed in mills (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium, if any, and interest on the Series 2025 Bonds and any Parity Obligations as the same become due and payable, but not in excess of 40 mills (“Maximum Limited Mill Levy”). The Maximum Limited Mill Levy is adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 11, 2000, which was 9.74%. The ratio for 2026 is 6.250%, which caused the Maximum Limited Mill Levy for 2026 to be 60.341.

The 2025 Bonds are insured and, therefore, the District is not required to maintain any minimum cash reserves in its Debt Fund.

The Series 2025 Bonds are subject to redemption prior to maturity, at the option of the District on December 01, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium (%)	Redemption Premium (\$)
December 01, 2030, to November 30, 2031	3.0%	\$ 213,900
December 01, 2031, to November 30, 2032	2.0%	\$ 142,600
December 01, 2032, to November 30, 2033	1.0%	\$ 71,300
December 01, 2033, and thereafter	0.0%	\$ -

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

The District's debt service schedule for its Series 2025 Bonds is provided on page 14.

**Leases**

The District has no operating or capital leases.

<b>Reserve Funds</b>
----------------------

**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 2026 as defined under TABOR.

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

The District’s repayment schedule for its Series 2025 general obligation bonds is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2026	\$ 125,000	\$ 762,825	5.00% to 5.25%	\$ 887,825
2027	240,000	756,575	5.00% to 5.25%	996,575
2028	250,000	744,575	5.00% to 5.25%	994,575
2029	265,000	732,075	5.00% to 5.25%	997,075
2030	275,000	718,825	5.00% to 5.25%	993,825
2031	290,000	705,075	5.00% to 5.25%	995,075
2032	305,000	690,575	5.00% to 5.25%	995,575
2033	320,000	675,325	5.00% to 5.25%	995,325
2034	335,000	659,325	5.00% to 5.25%	994,325
2035	355,000	642,575	5.00% to 5.25%	997,575
2036	370,000	624,825	5.00% to 5.25%	994,825
2037	390,000	606,325	5.00% to 5.25%	996,325
2038	410,000	586,825	5.00% to 5.25%	996,825
2039	430,000	566,325	5.00% to 5.25%	996,325
2040	450,000	544,825	5.00% to 5.25%	994,825
2041	475,000	522,325	5.00% to 5.25%	997,325
2042	500,000	497,387	5.00% to 5.25%	997,387
2043	525,000	471,138	5.00% to 5.25%	996,138
2044	550,000	443,575	5.00% to 5.25%	993,575
2045	580,000	414,700	5.00% to 5.25%	994,700
2046	610,000	384,250	5.00%	994,250
2047	640,000	353,750	5.00%	993,750
2048	675,000	321,750	5.00%	996,750
2049	705,000	288,000	5.00%	993,000
2050	740,000	252,750	5.00%	992,750
2051	780,000	215,750	5.00%	995,750
2052	820,000	176,750	5.00%	996,750
2053	860,000	135,750	5.00%	995,750
2054	905,000	92,750	5.00%	997,750
2055	950,000	47,500	5.00%	997,500
<b>Total</b>	<b>\$15,125,000</b>	<b>\$14,846,896</b>		<b>\$ 29,971,896</b>

The original face value of these bonds totaled \$15,125,000. Interest is payable each year on June 1<sup>st</sup> and December 1<sup>st</sup>, and principal payments are due each year on December 1<sup>st</sup>. Beginning December 1, 2030, the District may redeem the outstanding bond balance at any time subject to paying a redemption premium to the bond holders. Beginning December 1, 2033, the District may redeem the outstanding bond balance at any time without any redemption premium payable to the bond holders.

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

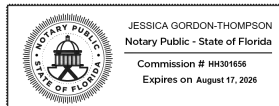
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Vail Daily (Eagle Valley Enterprise Alternative), that the same weekly newspaper printed, in whole or in part and published in the County of Eagle, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Eagle for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, 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 of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated October 9, 2025.

That said newspaper was regularly issued and circulated on the below dates.

**PUBLICATION DATES:** October 9, 2025**NOTICE ID:** hxzrcZJMJR9oaKHG3EJv**PUBLISHER ID:** 381223**NOTICE NAME:** 8CD09 Budget Notice Buckhorn Valley MD**Total cost for publication:** 28.81*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 10/10/2025



Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE CONCERNING PROPOSED 2026  
BUDGET AND PROPOSED 2025 BUDGET  
AMENDMENT HEARING FOR BUCKHORN  
VALLEY METROPOLITAN DISTRICT NO 2**

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of Buckhorn Valley Metropolitan District No. 2 for the ensuing year of 2026; that a copy of such proposed 2026 budget and the proposed 2025 budget amendment has been filed in the office of Wolfersberger, LLC, 8354 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 Tuesday October 21, 2025 at 6:00 p.m. at the following video conference site. The online video conference site will be held at the following online location: <https://meet.goto.com/Wolfersberger>. Any elector 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.

**BUCKHORN VALLEY METROPOLITAN DISTRICT  
NO 2**

By: Charles Wolfersberger  
District Manager

**PUBLISHED IN THE VAIL DAILY ON THURSDAY,  
OCTOBER 9, 2025.**

**BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
RESOLUTION TO ADOPT 2026 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 2026 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 21, 2025, 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	\$ 1,038,600
Debt Service Fund	975,400
Capital Projects Fund	517,100

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

<b>General Fund:</b>	
From unappropriated surpluses	\$ 627,400
From sources other than general property tax	54,500
From general property tax	406,700
<b>Subtotal</b>	<b>\$ 1,088,600</b>

<b>Debt Service Fund:</b>	
From unappropriated surpluses	\$ 43,200
From sources other than general property tax	133,700
From general property tax	991,000
<b>Subtotal</b>	<b>\$ 1,167,900</b>

<b>Capital Projects Fund:</b>	
From unappropriated surpluses	\$ -
From sources other than general property tax	-
From fund transfers	517,100
<b>Subtotal</b>	<b>\$ 517,100</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 2026 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 \$406,700; and

WHEREAS, the amount of tax revenues necessary to balance the budget for debt service expenses is \$991,000; and

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

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$24,868,780.

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 2026 budget year, there is hereby levied a property tax of 16.354 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$406,700.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a property tax of 39.849 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$991,000.

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.

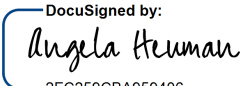
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Buckhorn Valley Metropolitan District No. 2 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$ 1,038,600
Debt Service Fund	975,400
Capital Projects Fund	517,100

Adopted this 10<sup>th</sup> day of December 2025.

BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 2

By:  Nickolas Viau, President

ATTEST:  Angela Heuman, Treasurer

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: The County Commissioners of EAGLE COUNTY, Colorado

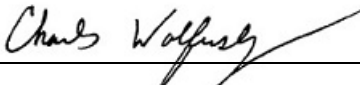
On behalf of the BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
(taxing entity)  
 the BOARD OF DIRECTORS  
(governing body)  
 of the BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2  
(local government)

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 24,868,780  
(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: \$ 24,868,780  
(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/10/2025 for the budget/fiscal year 2026  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY	REVENUE
1. General Operating Expenses	16.354 mills	\$ 406,704
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	n/a mills	n/a
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>16.354 mills</b>	<b>406,704</b>
3. General Obligation Bonds and Interest	39.849 mills	990,996
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>56.203 mills</b>	<b>\$ 1,397,700</b>

Contact person: Charles Wolfersberger Daytime phone: (720) 541-7725  
(print)  
 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>Funding Developer's costs to install public infrastructure on raw land</u> |
|    | Series:           | <u>General Obligation Limited Tax Refunding Bonds, Series 2025</u>            |
|    | Date of Issue:    | <u>August 21, 2025</u>  |
|    | Coupon Rate:      | <u>5.00% and 5.25%</u>  |
|    | Maturity Date:    | <u>December 31, 2055</u>  |
|    | Levy:             | <u>39.849</u>   |
|    | Revenue:          | <u>\$ 990,996</u>   |
|    |                   |   |
| 2. | Purpose of Issue: | <u>n/a</u>  |
|    | Series:           | <u>n/a</u>  |
|    | Date of Issue:    | <u>n/a</u>  |
|    | Coupon Rate:      | <u>n/a</u>  |
|    | Maturity Date:    | <u>n/a</u>  |
|    | Levy:             | <u>n/a</u>  |
|    | Revenue:          | <u>n/a</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.