

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024

The Board of Directors of Mead Place Metropolitan District No. 2 (the “**Board**”), Town of Mead, Weld County, Colorado (the “**District**”), held a regular meeting, via teleconference on October 4, 2023, at the hour of 11:00 am.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2024 BUDGET

**NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGETS
AND
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGETS**

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the “**Boards**”) of the MEAD PLACE METROPOLITAN DISTRICT NOS. 1 - 5 (collectively the “**Districts**”), will hold a meeting via teleconference on October 4, 2023 at 11:00 am, for the purpose of conducting such business as may come before the Boards including a public hearing on the 2024 proposed budgets (the “**Proposed Budgets**”). The necessity may also arise for an amendment to the 2023 budgets (the “**Amended Budgets**”). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/81395247717>; Meeting ID: 813 9524 7717; Call-In: 720-707-2699

NOTICE IS FURTHER GIVEN that the Proposed Budgets and Amended Budgets (if applicable) have been submitted to the Districts. A copy of the Proposed Budgets and Amended Budgets are on file in the office of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111, where the same are open for public inspection.

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

BY ORDER OF THE BOARD OF DIRECTORS:

**MEAD PLACE METROPOLITAN DISTRICT NOS. 1 -
5**, quasi-municipal corporations and political subdivisions of
the State of Colorado

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

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 11.449 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 3.434 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Weld County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED OCTOBER 4, 2023.

DISTRICT:

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

By: *Don Summers*
Don Summers (Oct 12, 2023 14:23 MDT)

Officer of the District

Attest:

By: *George R Hanlon, Jr.*
George R Hanlon, Jr. (Oct 24, 2023 11:23 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

BAW Dh
General Counsel to the District

STATE OF COLORADO
COUNTY OF WELD
MEAD PLACE 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 October 4, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 24th day of October, 2023.

George R Hanlon, Jr.
George R Hanlon, Jr. (Oct 24, 2023 11:23 MDT)

Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

MEAD PLACE METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**MEAD PLACE METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	2,143	1,581	657
Property taxes - Town O&M	-	474	197
Specific ownership taxes	277	100	39
Specific ownership taxes - Town O&M	-	30	12
TIF revenue	-	493	259
TIF revenue - Town O&M	-	143	78
Developer advance	-	-	40,000
Interest income	97	-	-
Other revenue	-	-	500
Total revenues	2,517	2,821	41,742
Total funds available	2,517	2,821	41,742
EXPENDITURES			
General and administrative			
Accounting	-	-	20,000
Website	-	-	1,200
County Treasurer's fee	48	26	10
County Treasurer's fee - Town O&M	-	7	3
Dues and membership	-	-	1,000
Insurance	-	-	750
Legal	-	-	15,000
Town O&M	-	588	284
Transfers to other districts	2,469	2,200	-
Contingency	-	-	1,753
Total expenditures	2,517	2,821	40,000
Total expenditures and transfers out requiring appropriation	2,517	2,821	40,000
ENDING FUND BALANCES	\$ -	\$ -	\$ 1,742
EMERGENCY RESERVE	\$ -	\$ -	\$ 100
AVAILABLE FOR OPERATIONS	-	-	1,642
TOTAL RESERVE	\$ -	\$ -	\$ 1,742

No assurance provided. See summary of significant assumptions.

MEAD PLACE METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/7/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 97,950	\$ 73,460	\$ -
Agricultural	52,120	47,440	22,940
State assessed	690	2,740	1,110
Oil and Gas	28,090	27,320	39,860
Personal property	37,700	56,820	16,460
	216,550	207,780	80,370
Adjustments	(60,536)	(49,645)	(22,970)
Certified Assessed Value	\$ 156,014	\$ 158,135	\$ 57,400

MILL LEVY

General	20.000	10.000	11.449
ARI	0.000	3.000	3.434
Total mill levy	20.000	13.000	14.883

PROPERTY TAXES

General	\$ 3,120	\$ 1,581	\$ 657
Town O&M	-	474	197
	3,120	2,055	854
Levied property taxes	3,120	2,055	854
Adjustments to actual/rounding	(977)	-	-
Budgeted property taxes	\$ 2,143	\$ 2,055	\$ 854

BUDGETED PROPERTY TAXES

General	\$ 2,143	\$ 1,581	\$ 657
Town O&M	-	474	197
Budgeted property taxes	\$ 2,143	\$ 2,055	\$ 854

**MEAD PLACE METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Weld County on November 2008, 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 City of Commerce City, Adams County, Colorado.

The District was established for the purpose of providing various public infrastructure improvements necessary to provide for development within the District. The District encompasses approximately 4 acres located entirely within the Town of Mead in Weld County.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenue

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.

Senate Bill 21B-001 among other things, adjusted the assessment rate and residential property actual value adjustment. For tax collection year 2024, the assessment rate for all residential property decreases to 6.70%. In addition, the residential property actual value adjustment increases from \$15,000 to \$55,000.

The calculation of the taxes levied is displayed on Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6.00% of the property taxes collected.

**MEAD PLACE METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections

Debt and Leases

The District has no outstanding debt, nor operating or capital leases.

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% of fiscal year spending. Since the District does not anticipate generating any revenue nor incurring any expense, an emergency reserve is not reflected.

This information is an integral part of the accompanying budget.