

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2 HELD DECEMBER 6, 2017

A Special Meeting of the Board of Directors of the Great Western Park Metropolitan District No. 2 (referred to hereafter as "Board") was convened on Wednesday, the 6<sup>th</sup> day of December, 2017, at 1:00 P.M., at the offices of the District, 141 Union Boulevard, Suite 150, Lakewood, Colorado. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Charles Church McKay, President  
Gregg Bradbury  
Jeffrey L. Nading  
Brandon Dooling

##### Also In Attendance Were:

AJ Beckman; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

#### DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Attorney Becher noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Becher noted that the Directors' Disclosure Statements for all of the Directors have been filed, and no additional conflicts were disclosed at the meeting.

#### ADMINISTRATIVE MATTERS

Agenda: The Board reviewed and discussed the proposed Agenda for the District's Special Meeting.

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Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of the time, date and location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

**Acknowledgement of Resignation:** The Board discussed the resignation of Stuart Horsfall from the Board of Directors.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board acknowledged the resignation of Stuart Horsfall from the Board of Directors.

**Minutes:** The Board reviewed the Minutes from the November 15, 2016 Special Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Minutes from the November 15, 2016 Special Meeting were approved.

**Resolution No. 2017-12-01, Resolution Establishing Regular Meeting Dates, Times and Location and Designating Locations for Posting for 72-Hour and 24-Hour Posting Notices:** The Board considered Resolution No. 2017-12-01, Resolution Establishing Regular Meeting Dates, Times and Location and Designating Locations for Posting for 72-Hour and 24-Hour Posting Notices.

Mr. Beckman reviewed the business to be conducted in 2018 to meet the statutory compliance requirements. The Board, determined to meet on the fourth Tuesday of June and November, 2018 at 8:30 a.m. at Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado.

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Following review, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board adopted Resolution No. 2017-12-01, Resolution Establishing Regular Meeting Dates, Times and Location and Designating Locations for Posting for 72-Hour and 24-Hour Posting Notices, subject to verification of posting locations.

### FINANCIAL MATTERS

**Claims:** The Board considered ratifying approval of the payment of claims for the periods ending as follows:

	Period Ending Dec. 15, 2016	Period Ending Jan. 9, 2017	Period Ending Feb. 9, 2017	Period Ending March 15, 2017
General Fund	\$ 2,290.86	\$ 2,158.62	\$ 5,629.05	\$ 4,621.81
Capital Fund	\$ 1,346.86	\$ 1,335.04	\$ 1,588.68	\$ 2,992.00
<b>Total Claims:</b>	<b>\$ 3,637.72</b>	<b>\$ 3,493.66</b>	<b>\$ 7,217.73</b>	<b>\$ 7,613.81</b>

	Period Ending April 11, 2017	Period Ending Nov. 28, 2017
General Fund	\$ 2,882.65	\$ 19,396.31
Capital Fund	\$ 757.50	\$ -0-
<b>Total Claims:</b>	<b>\$ 3,640.15</b>	<b>\$ 19,396.31</b>

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** Mr. Beckman reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending November 30, 2017.

Following review, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the unaudited financial statements for the period ending November 30, 2017 were accepted, subject to modifications as noted.

**2016 Budget Amendment Hearing:** The President opened the public hearing to consider Resolution No. 2017-12-02 to Amend the 2016 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of Resolution No. 2017-12-02 to Amend the 2016 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation

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within the District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Following review and discussion, Director Bradbury moved to adopt Resolution No. 2017-12-02 to Amend the 2016 Budget, Director Dooling seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2017-12-02 to Amend the 2016 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**Preparation of 2016 Audit:** The Board discussed the preparation of the 2016 Audit.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board ratified the engagement of Simmons & Wheeler, P.C. to perform the 2016 Audit.

**2016 Audit:** Mr. Beckman reviewed the 2016 Audit with the Board.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, the Board ratified the approval and filing of the 2016 Audit and the authorization of the execution of the Representations Letter.

**Preparation of 2017 Audit:** The Board discussed the preparation of the 2017 Audit.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, the Board approved the engagement of Simmons & Wheeler, P.C. to perform the 2017 Audit, for an amount not to exceed \$4,000.

**2018 Budget Preparation:** The Board discussed the preparation of the 2018 Budget.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board ratified the appointment of the District Accountant to prepare the 2018 Budget.

**2017 Budget Amendment Hearing:** The President opened the public hearing to consider Resolution No. 2017-12-03 to Amend the 2017 Budget and discuss related issues.

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It was noted that publication of Notice stating that the Board would consider adoption of Resolution No. 2017-12-03 to Amend the 2017 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Following discussion, the Board determined that an amendment to the 2017 Budget was not necessary.

**2018 Budget Hearing:** The President opened the public hearing to consider the proposed 2018 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2018 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Mr. Beckman reviewed the estimated 2017 expenditures and the proposed 2018 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2017-12-04 to Adopt the 2018 Budget and Appropriate Sums of Money and Resolution No. 2017-12-05 to Set Mill Levies, for the General Fund at 5.392 mills and the Debt Service Fund at 46.185 mills, for a total mill levy of 51.577 mills. Upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, Resolution Nos. 2017-12-04 and 2017-12-05 were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2017. Mr. Beckman was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners and the Division of Local Government, not later than December 15, 2017. Mr. Beckman was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2018. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

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Following discussion, upon motion duly made by Director Dooling, seconded by Director Bradbury and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

### LEGAL MATTERS

**Resolution No. 2017-12-06; Calling a Regular Election for Directors on May 8, 2018:** The Board discussed the upcoming election and Resolution No. 2017-12-06; Calling a Regular Election for Directors on May 8, 2018.

Following discussion, upon motion duly made by Director Nading, seconded by Director Dooling and, upon vote, unanimously carried, the Board adopted Resolution No. 2017-12-06; Calling a Regular Election for Directors on May 8, 2018, appointment of the Designated Election Official, and authorizing the Designated Election Official to perform all tasks required for the May 8, 2018 Regular Election for Directors for the conduct of a polling place or a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**First Amendment to Operation Funding Agreement between the District and Great Western Park, LLC:** The Board reviewed the First Amendment to Operation Funding Agreement between the District and Great Western Park, LLC.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, the Board ratified approval of the First Amendment to Operation Funding Agreement between the District and Great Western Park, LLC.

**Second Amendment to Operation Funding Agreement between the District and Great Western Park, LLC:** The Board reviewed the Second Amendment to Operation Funding Agreement between the District and Great Western Park, LLC.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, the Board approved the Second Amendment to Operation Funding Agreement between the District and Great Western Park, LLC.

**Payment for District Eligible Costs associated with Off-Site Improvements, pursuant to the Agreement Regarding Allocation of Development Costs (Lantana) between Great Western Park, LLC and Taylor Morrison of Colorado, Inc., as consented to by Great Western Park Metropolitan District Nos. 1-3:** The Board discussed the payment for District Eligible Costs associated

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with Off-Site Improvements, pursuant to the Agreement Regarding Allocation of Development Costs (Lantana) between Great Western Park, LLC and Taylor Morrison of Colorado, Inc., as consented to by Great Western Park Metropolitan District Nos. 1-3.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board acknowledged the letter from Great Western Park, LLC directing the District to pay Taylor Morrison of Colorado, Inc. directly in the amount \$347,322.34, for those District Eligible Costs associated with certain off-site Shared Improvements.

### OTHER BUSINESS

**Consideration of cancelling or rescheduling December 26, 2017 meeting:**

Following discussion, the Board determined to cancel the December 26, 2017 meeting.

**§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2018:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2018.

Following discussion, the Board determined to post the required transparency notice information on the Special District Association's website.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

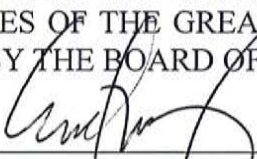
Respectfully submitted,

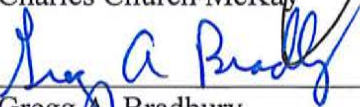
By   
Secretary for the Meeting

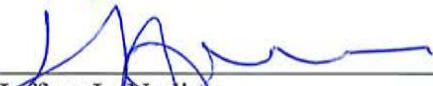
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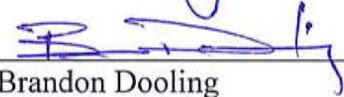
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THESE MINUTES APPROVED AS THE OFFICIAL DECEMBER 6, 2017  
MINUTES OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT  
NO. 2 BY THE BOARD OF DIRECTORS SIGNING BELOW:

  
\_\_\_\_\_  
Charles Church McKay

  
\_\_\_\_\_  
Gregg A. Bradbury

  
\_\_\_\_\_  
Jeffrey L. Nading

  
\_\_\_\_\_  
Brandon Dooling



**RESOLUTION NO. 2017-12-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2  
ESTABLISHING REGULAR MEETING DATES, TIME AND LOCATION, AND  
DESIGNATING LOCATIONS FOR POSTING OF 72-HOUR AND 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the place at which notice will be posted at least 24 hours prior to each meeting.

C. Pursuant to Section 32-1-903, C.R.S., special districts are required to post notices of regular and special meetings at three (3) public places within the district and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting.

D. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

E. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Great Western Park Metropolitan District No. 2 of the City and County of Broomfield, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the "**District Board**") has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the Directors and consultants of the District in that they live and/or work outside the twenty (20) mile radius requirement.

3. That regular meetings of the District Board of the Great Western Park Metropolitan District No. 2 for the year 2018 shall be held on fourth Tuesday in June and November at 8:30 a.m., at the offices of Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado in Jefferson County, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each Director.

5. That, until circumstances change and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s), location(s) and any such objections shall be considered by the District Board in setting future meetings.

7. Notice of Meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location:

(a) Median at Skystone Pkwy & W. Montane Drive

8. Notices of regular and special meetings required to be posted at three (3) public places within the District and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall be made pursuant to Section 32-1-903, C.R.S., at the following locations:

- (a) Median at Skystone Pkwy & W. Montane Drive
- (b) Southeast Corner of Graphite Street & Meadowlark Lane
- (c) Corner of Red Fox Way & Meadowlark Lane

9. Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado, or his/her designee, is hereby appointed to post the above-referenced notices.

RESOLUTION APPROVED AND ADOPTED on December 6, 2017.

**GREAT WESTERN PARK  
METROPOLITAN DISTRICT NO. 2**

By: \_\_\_\_\_

President

Attest:

Secretary

THIRD RESOLUTION TO AMEND 2016 BUDGET  
GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

WHEREAS, the Board of Directors of the Great Western Park Metropolitan District No. 2 budgeted and appropriated funds for the fiscal year 2016 as follows:

General Fund	\$	69,100
Debt Service Fund	\$	12,600,000
Capital Projects Fund	\$	8,300,000

WHEREAS, the necessity has arisen for additional expenditures in the Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2016; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from transfers from Debt Service Fund.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Great Western Park Metropolitan District No. 2 shall and hereby does amend the amended Budget for the fiscal year 2016 and adopts a supplemental budget and appropriation for the Capital Projects Fund for the fiscal year 2016, as follows:

Capital Projects Fund	\$	10,840,756
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 6th day of December, 2017.

GREAT WESTERN PARK METROPOLITAN  
DISTRICT NO. 2

By: \_\_\_\_\_

Secretary

RESOLUTION NO. 2017 - 12 - 03  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2  
TO ADOPT THE 2018 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Great Western Park Metropolitan District No. 2 ("District") has appointed the District Accountant to prepare and submit a proposed 2018 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2017, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 6, 2017, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; 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 the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Great Western Park Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Great Western Park Metropolitan District No. 2 for the 2018 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of December, 2017.



  
Secretary

EXHIBIT A  
(Budget)



Certified Public Accountants and Business Consultants

### Accountant's Compilation Report

Board of Directors  
Great Western Park Metropolitan District No. 2  
City and County of Broomfield, Colorado

Management is responsible for the accompanying budget of revenues, expenditures and fund balances of Great Western Park Metropolitan District No. 2 for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, the actual comparative information for the year ending December 31, 2016, and the adopted budget for the year ending December 31, 2017 in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the Budget Message included in the budget submission to the State of Colorado which describes that the budgetary basis of accounting is the modified accrual basis in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Great Western Park Metropolitan District No. 2.

*Barnes Griggs & Associates, PC*

Lakewood, Colorado  
January 11, 2018

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Barnes Griggs & Associates, PC

12136 West Bayaud Ave., Suite 300 • Lakewood, Colorado 80228  
303.202.1800 Office • 303.237.0155 Fax • [www.barnesgriggs.com](http://www.barnesgriggs.com)

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

## 2018 Budget Message

### **Introduction**

The District was formed in December 2008 for the purpose of providing design, financing, acquisition, and construction of certain infrastructure improvements.

The 2018 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2018 fiscal year based on available revenues. This budget provides for the general operation of the District and facilitation of capital project expenditures.

The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the "Gallagher Adjustment"). The Gallagher Adjustment and the District's Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District's revenue is neither diminished nor enhanced.

The District's 2017 assessed value increased by \$3,850,430 (or 68%), to \$9,552,510. The District certified a 2017 mill levy of 51.577 mills, for collection in 2018 with 5.392 mills dedicated to the General Fund and 46.185 mills to the Debt Service Fund.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.



### **Fund Summaries**

**The General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax, and expenditures which include District administration, legal services, and other expenses related to statutory operations of a local government.

**The Debt Service Fund** is used to account for principal and interest and associated costs for long term debt. The primary revenue source is property taxes along with specific ownership taxes and interest income. In 2016 the District issued 2016A General Obligation Bonds and 2016B Subordinate Cash Flow Bonds. The combined schedule of principal and interest is presented below:

Great Western Park Metropolitan District No. 2			
\$11,045,000			
Bonds Principal and Interest Maturing in the Year Ending December 31,	Series 2016A GO and \$ 1,555,000 2016B Subordinate Cash Flow Bonds*		
	Principal	Interest	Total
2018	\$ -	\$ 653,338	\$ 653,338
2019	-	653,338	653,338
2020	55,000	653,338	708,338
2021	145,000	651,138	796,138
2022	165,000	645,338	810,338
2023-2027	1,035,000	3,116,888	4,151,888
2028-2032	1,500,000	2,835,938	4,335,938
2033-2038	2,120,000	2,402,188	4,522,188
2038-2042	2,940,000	1,794,188	4,734,188
2043-2046	4,640,000	848,450	5,488,450
	<u>\$ 12,600,000</u>	<u>\$ 14,254,138</u>	<u>\$ 26,854,138</u>

\*2016B are Subordinate Cash Flow Bonds

**The Capital Projects Fund** is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure. The primary source of revenue is monies from the project fund that was established with the 2016 Bond issuance.

### **Emergency Reserve**

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

**GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2018 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 2,968,340	\$ 5,702,080	\$ 9,552,510
<b>Mill Levy</b>			
General Fund	5.000	5.000	5.392
Debt Service Fund	35.232	42.827	46.185
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Total Mill Levy</b>	<u>40.232</u>	<u>47.827</u>	<u>51.577</u>
<b>Property Taxes</b>			
General Fund	\$ 14,842	\$ 28,510	\$ 51,507
Debt Service Fund	104,581	244,203	441,183
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 119,423</u>	<u>\$ 272,713</u>	<u>\$ 492,690</u>

**GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

**GENERAL FUND**

**2018 Adopted Budget**

with 2016 Actual, 2017 Adopted Budget, and 2017 Estimated

	2016 Actual	2017 Adopted Budget	2017 Estimated	2018 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	\$ 170	\$ 1,773	\$ -	\$ 11,030
<b>REVENUE</b>				
Property Tax Revenue	14,842	28,510	28,510	51,507
Specific Ownership Taxes	824	810	1,850	1,850
Developer Advance	24,051	6,892	17,000	-
Interest Income	5	30	225	30
<b>Total Revenue</b>	<b>39,722</b>	<b>36,242</b>	<b>47,585</b>	<b>53,387</b>
<b>Total Funds Available</b>	<b>39,892</b>	<b>38,015</b>	<b>47,585</b>	<b>64,417</b>
<b>EXPENDITURES</b>				
Accounting	3,194	7,500	12,850	7,500
Audit	-	-	5,414	5,500
Election	13	-	-	1,000
Insurance/SDA Dues	408	2,000	3,363	3,500
Legal	19,817	15,000	10,200	11,000
Management	4,034	10,500	2,800	10,500
Miscellaneous	1,431	1,500	1,500	1,500
Treasurer's Fees	223	428	428	773
<b>Total Expenditures</b>	<b>29,121</b>	<b>36,928</b>	<b>36,555</b>	<b>41,273</b>
<b>Transfers and Other (Uses)</b>				
Transfer to District No. 1	10,771	-	-	-
Emergency Reserve	-	1,087	-	1,602
<b>Total Expenditures Requiring Appropriation</b>	<b>39,892</b>	<b>38,015</b>	<b>36,555</b>	<b>42,874</b>
<b>ENDING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,030</b>	<b>\$ 21,543</b>

**GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

**DEBT SERVICE FUND**

**2018 Adopted Budget**

with 2016 Actual, 2017 Adopted Budget, and 2017 Estimated

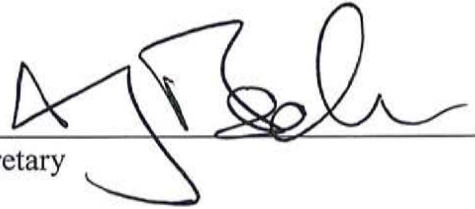
	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
BEGINNING FUND BALANCE	\$ -	\$ 1,952,122	\$ 1,992,377	\$ 1,687,704
<b>REVENUE</b>				
Property Tax Revenue	104,579	244,203	244,203	441,183
Specific Ownership Taxes	5,809	12,699	15,950	28,500
Interest Income	7,083	3,000	21,000	10,000
Transfer from Capital Projects	2,138,868	-	-	-
Transfer from District No. 1	-	-	76,675	-
<b>Total Revenue</b>	<b>2,256,339</b>	<b>259,902</b>	<b>357,828</b>	<b>479,683</b>
<b>Total Funds Available</b>	<b>2,256,339</b>	<b>2,212,024</b>	<b>2,350,205</b>	<b>2,167,387</b>
<b>EXPENDITURES</b>				
2016 A Interest	187,708	540,600	540,600	540,600
2016 B Interest	-	112,738	112,738	112,738
Paying Agent/Trustee Fees	-	5,500	5,500	5,500
Treasurer's Fees	1,569	3,663	3,663	6,618
Transfer to District No. 1	74,685	-	-	-
<b>Total Expenditures</b>	<b>263,962</b>	<b>662,501</b>	<b>662,501</b>	<b>665,456</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>263,962</b>	<b>662,501</b>	<b>662,501</b>	<b>665,456</b>
ENDING FUND BALANCE	\$ 1,992,377	\$ 1,549,523	\$ 1,687,704	\$ 1,501,931

**GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

**CAPITAL PROJECTS FUND  
2018 Adopted Budget  
with 2016 Actual, 2017 Adopted Budget, and 2017 Estimated**

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
BEGINNING FUND BALANCE	\$ -	\$ 2,000,000	\$ 2,050,575	\$ 2,066,590
<b>REVENUE</b>				
Developer Advance	48,176	-	-	-
Interest Income	6,826	10,000	21,235	10,000
Bond Proceeds	12,600,000	-	-	-
Bond Premium	236,330	-	-	-
<b>Total Revenue</b>	<b>12,891,331</b>	<b>10,000</b>	<b>21,235</b>	<b>10,000</b>
<b>Total Funds Available</b>	<b>12,891,331</b>	<b>2,010,000</b>	<b>2,071,810</b>	<b>2,076,590</b>
<b>EXPENDITURES</b>				
Accounting	1,874	-	800	-
Bond Issuance Costs	164,995	-	-	-
Bond Discount	267,550	-	-	-
Legal	13,880	-	300	-
Management	1,497	-	120	-
Capital Outlay	-	2,010,000	4,000	2,076,590
Developer Reimbursement	48,176	-	-	-
Transfer to District No. 1	8,203,916	-	-	-
<b>Total Expenditures</b>	<b>8,701,888</b>	<b>2,010,000</b>	<b>5,220</b>	<b>2,076,590</b>
<b>Transfers and Other (Uses)</b>				
Transfer to Debt Service	2,138,868	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	<b>10,840,756</b>	<b>2,010,000</b>	<b>5,220</b>	<b>2,076,590</b>
ENDING FUND BALANCE	\$ 2,050,575	\$ -	\$ 2,066,590	\$ -

I, AJ Beckman, hereby certify that I am the duly appointed Secretary of the Great Western Park Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2018, duly adopted at a meeting of the Board of Directors of the Great Western Park Metropolitan District No. 2 held on December 6, 2017.

By:  \_\_\_\_\_  
Secretary

RESOLUTION NO. 2017 - 12-04  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Great Western Park Metropolitan District No. 2 ("District") has adopted the 2018 annual budget in accordance with the Local Government Budget Law on December 6, 2017; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2018 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Great Western Park Metropolitan District No. 2:

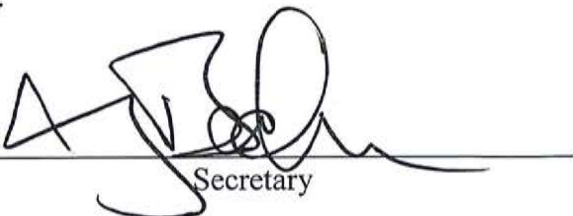
1. That for the purposes of meeting all general fund expenses of the District during the 2018 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2018 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of The City and County of Broomfield, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of December, 2017.



  
Secretary

**EXHIBIT A**  
(Certification of Tax Levies)



**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of City and County of Broomfield, Colorado.

**On behalf of the** Great Western Park Metropolitan District No. 2,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the Great Western Park Metropolitan District No. 2  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 9,552,510 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 9,552,510 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/15/2017 for budget/fiscal year 2018  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	<u>5.392</u> mills	\$ <u>51,507</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< <u>          </u> > mills	\$ < <u>          </u> >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>5.392</u> mills</b>	<b>\$ <u>51,507</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>46.185</u> mills	\$ <u>441,183</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>51.577</u> mills</b>	<b>\$ <u>492,690</u></b>

Contact person: (print) AJ Beckman Daytime phone: (303) 987-0835  
Signed: Eric S. Barnes Title: Accountant

*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) 864-7720.*

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.)**. Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1.	Purpose of Issue:	<u>Limited Tax ( Convertible to Unlimited Tax) General Obligation Bonds</u>
	Series:	<u>2016 A</u>
	Date of Issue:	<u>7/25/16</u>
	Coupon Rate:	<u>4.00% to 4.65%</u>
	Maturity Date:	<u>12/1/2046</u>
	Levy:	<u>38.215</u>
	Revenue:	<u>\$ 365,049</u>

2.	Purpose of Issue:	<u>Limited Tax General Obligation Subordinate Bonds</u>
	Series:	<u>2016 B</u>
	Date of Issue:	<u>7/25/16</u>
	Coupon Rate:	<u>4.00% to 7.25%</u>
	Maturity Date:	<u>12/15/2046</u>
	Levy:	<u>7.970</u>
	Revenue:	<u>\$ 76,134</u>

**CONTRACTS<sup>K</sup>:**

3.	Purpose of Contract:	<hr/>
	Title:	<hr/>
	Date:	<hr/>
	Principal Amount:	<hr/>
	Maturity Date:	<hr/>
	Levy:	<hr/>
	Revenue:	<hr/>

4.	Purpose of Contract:	<hr/>
	Title:	<hr/>
	Date:	<hr/>
	Principal Amount:	<hr/>
	Maturity Date:	<hr/>
	Levy:	<hr/>
	Revenue:	<hr/>

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

RESOLUTION NO. 2017-12-05

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2  
CALLING A REGULAR ELECTION FOR DIRECTORS  
ON MAY 8, 2018 (THE "ELECTION")**

A. The term of the office of Director Jeffrey L. Nading shall expire upon the election of his successor at the regular election, to be held on May 8, 2018, and upon such successor taking office.

B. The term of the office to which Director Brandon E. Dooling has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act ("Act") and the Uniform Election Code ("Code"), the Election must be conducted to elect one (1) Directors to serve until the next regular election, to occur May 5, 2020, and two (2) Directors to serve until the second regular election, to occur May 3, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Great Western Park Metropolitan District No. 2 (the "District") of the City and County of Broomfield, Colorado:

1. Date and Time of Election. The Election shall be held on May 8, 2018, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, one (1) Directors shall be elected to serve until the next regular election, to occur May 5, 2020, and two (2) Directors shall be elected to serve until the second regular election, to occur May 3, 2022.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. AJ Beckman shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (May 1, 2018).

6. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms are available at the office of the Designated Election Official located at the above address. All candidates must file a self-nomination and acceptance form with the Designated Election Official no earlier than January 1, 2018 and no later than the close of business on March 2, 2018.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at the close of business on March 6, 2018 or at any time thereafter, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

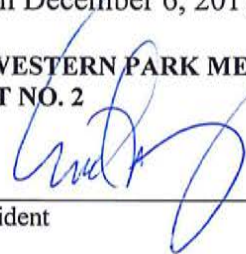
10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

RESOLUTION APPROVED AND ADOPTED on December 6, 2017.

**GREAT WESTERN PARK METROPOLITAN  
DISTRICT NO. 2**

By: \_\_\_\_\_

President



Attest:

Secretary

