

RESOLUTION NO. 2025-10-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF 232 METROPOLITAN
DISTRICT, TOWN OF ERIE, WELD COUNTY, COLORADO, PURSUANT TO
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY
FOR THE BUDGET YEAR 2026**

A. The Board of Directors of 232 Metropolitan District (the “**District**”) has appointed The Morain Corporation d/b/a Morain Bakarich, CPAs (“**Morain Bakarich**”) to prepare and submit a proposed budget to said governing body at the proper time.

B. Morain Bakarich has submitted a proposed budget to this governing body for its consideration.

C. 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 October 14, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF 232 METROPOLITAN DISTRICT, TOWN OF ERIE, WELD COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is 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. 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.

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on October 14, 2025.

232 METROPOLITAN DISTRICT

By: Fred Orr
President

Attest:

By: Gerrine V. Nisp
Secretary

EXHIBIT A

Budget

232 METROPOLITAN DISTRICT
Adopted Budget
For Year Ending December 31, 2026

MORAIN | BAKARICH
CERTIFIED PUBLIC ACCOUNTANTS

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
232 Metropolitan District
Weld County, Colorado

Management is responsible for the accompanying general fund budget of estimated revenues, expenditures, and fund balances of 232 Metropolitan District for the year ending December 31, 2026, including estimated comparative information for the year ending December 31, 2025, and the actual comparative information for the year ending December 31, 2024, 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 budgets, 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 budgets.

The budgeted results may not be achieved as there will generally be differences between the budgeted and actual results. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

The accompanying budgets and this report were prepared for the purpose of determining the mill levy and estimating revenues, expenditures and fund balances as required by governmental entities within the State of Colorado in accordance with C.R.S. 29-1-105, and should not be used for any other purpose. The accompanying budgets are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

Morain Bakarich, CPAs

MORAIN BAKARICH CPAs
December 12, 2025

232 METROPOLITAN DISTRICT

Weld County, Colorado

Assessed Valuation, Taxes and Mill Levy Information

PROPERTY TAXES	2024 ACTUAL	2025 ADOPTED	2025 ACTUAL (Through 9/30/25)	2025 ESTIMATED	2026 ADOPTED
Assessed Valuation	\$ 27,493,360	\$ 11,617,040	\$ 11,617,040	\$ 11,617,040	\$ 8,529,150
Mill Levy - Operating	50.000	50.000	50.000	50.000	50.000
Mill Levy - Abatements	0.000	0.000	0.000	0.000	0.000
Total Mill Levy	50.000	50.000	50.000	50.000	50.000
Total Property Taxes	\$ 1,437,815	\$ 580,852	\$ 728,891	\$ 728,891	\$ 426,458
Specific Ownership Taxes	\$ 49,766	\$ 29,000	\$ 17,012	\$ 26,712	\$ 21,300
Treasurer's Fee (@ 1.5% statutory fee)	\$ 21,567	\$ 8,713	\$ 8,713	\$ 8,713	\$ 6,397

232 METROPOLITAN DISTRICT

Weld County, Colorado

GENERAL FUND DRAFT 2026 BUDGET

	2024 ACTUAL	2025 ADOPTED	2025 ACTUAL (Through 9/30/25)	2025 ESTIMATED	2026 ADOPTED
Beginning Fund Balance	\$ 4,616,680	\$ 6,313,066	\$ 6,354,377	\$ 6,354,377	\$ 7,338,986
REVENUE:					
Property Taxes	\$ 1,437,815	\$ 580,852	\$ 728,891	\$ 728,891	\$ 426,458
Specific Ownership Taxes	49,766	29,000	17,012	26,712	21,300
Interest	296,169	150,000	222,466	285,000	250,000
Total Revenues	1,783,750	759,852	968,369	1,040,603	697,758
Total Funds Available	\$ 6,400,430	\$ 7,072,918	\$ 7,322,746	\$ 7,394,980	\$ 8,036,744
EXPENDITURES:					
Accounting and Auditing	\$ 11,309	\$ 20,000	\$ 9,871	\$ 15,000	\$ 25,000
Bank Fees	-	500	-	150	500
Consulting	375	10,000	-	10,000	10,000
County Treasurer Fees	21,567	8,713	8,713	8,713	6,397
Dues	701	1,000	-	1,000	1,000
Election Expense	-	10,000	-	-	-
Insurance	2,520	4,000	2,966	3,000	5,000
Infrastructure Design and Permitting	-	100,000	-	-	250,000
Legal	9,581	50,000	10,258	15,000	50,000
Office Supplies	-	2,500	-	1,000	2,500
Website	-	3,000	96	500	3,000
Capital Expenditures:					
Sanitary Sewer Mainline	-	2,500,000	-	-	2,500,000
Other Infrastructure Improvements	-	-	-	-	1,500,000
Contingency	-	125,000	-	-	125,000
TABOR Reserve	-	85,041	957	1,631	134,352
Total Expenditures Requiring Appropriation	\$ 46,053	\$ 2,919,754	\$ 32,861	\$ 55,994	\$ 4,612,749
Estimated Change in Fund Balance	\$ 1,737,697	\$ (2,159,902)	\$ 935,508	\$ 984,609	\$ (3,914,991)
Ending Fund Balance	\$ 6,354,377	\$ 4,153,164	\$ 7,289,885	\$ 7,338,986	\$ 3,423,995

**232 METROPOLITAN DISTRICT
2026 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this summary as presented by the Directors, are those that are believed to be significant to the accompanying budgets but are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2026 annual budgets. Actual results may differ from the prospective and budgeted figures contained in the budgets.

I. DISTRICT SERVICES

The District was formed on November 24, 2015, for the purpose of providing the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, television relay, and translation improvements and services, as well as to provide covenant enforcement and design review, and security services.

II. BASIS OF ACCOUNTING

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. The District's 2026 budget includes projected revenues and expenditures for the general operating fund.

III. IMPORTANT FEATURES OF THE BUDGET

REVENUES

The District has property included within its boundaries with an assessed valuation of \$8,529,150 and has certified a mill levy of 50.00 mills for general operations. The District's total mill levy of 50.00 mills is expected to generate property tax revenues of approximately \$426,458. The District also anticipates receiving specific ownership taxes of \$21,300 and net interest earnings of \$250,000 in 2025.

EXPENDITURES

The general fund provides for normal administrative and operating expenses related to the statutory operations of a local government. The District has budgeted expenditures for the year ending December 31, 2026 totaling \$4,612,749, of which, \$4,000,000 is budgeted for the design and construction of sanitary sewer infrastructure within the District.

LONG-TERM DEBT

The District does not currently have any outstanding indebtedness and does not anticipate any borrowings during 2026.

LEASE PURCHASE TRANSACTIONS

The District is not a party to any lease purchase agreements, nor does it contemplate entering into any lease purchase transactions in 2026.

**232 METROPOLITAN DISTRICT
2026 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

III. IMPORTANT FEATURES OF THE BUDGET (Continued)

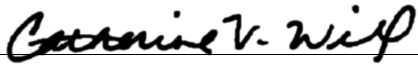
EMERGENCY RESERVES

As required by Section 20 of Article X of the Colorado Constitution ("TABOR"), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

IV. PROJECTS

The District is in the process of completing infrastructure development, design and permitting for signalization, roadways, and sewer systems within its boundaries, with construction anticipated in 2026. The District intends to fund the infrastructure development and design through accumulated reserves without assuming debt.

I, Catherine Will, hereby certify that I am the duly appointed Secretary of the 232 Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the 232 Metropolitan District held on October 14, 2025.


Secretary