

**WATERSTONE METROPOLITAN DISTRICT NO. 2 ANNUAL REPORT  
TO THE CITY OF AURORA  
FOR THE YEAR ENDED DECEMBER 31, 2023**

I. ANNUAL REPORT REQUIREMENT

Pursuant to Section VIII of the Waterstone Metropolitan District No. 2 Service Plan (approved by the City on August 1, 2005), the District is required to provide an annual report to the Manager of the Office of Development Assistance of the City of Aurora's Manager's Office no later than August 1st. Such annual report shall include information concerning the following matters:

- 1) Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
- 2) Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.
- 3) Copies of the District's rules and regulations, if any as of December 31 of the prior year.
- 4) A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.
- 5) Status of the District's construction of the Public Improvements as of December 31 of the prior year.
- 6) A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.
- 7) The assessed valuation of the District for the current year.
- 8) Current year budget including a description of the Public Improvements to be constructed in such year.
- 9) Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.
- 10) Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.
- 11) Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

II. FOR THE YEAR ENDED DECEMBER 31, 2023 THE DISTRICT REPORTS THE FOLLOWING:

- A. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.

No boundary changes were made or proposed to/by the District in 2023.

- B. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

No new Intergovernmental Agreements have been entered into between the District and any other governmental agencies.

- C. Copies of the District's rules and regulations, if any, as of December 31 of the prior year.

The Board adopted no new policies during the year:

The Board updated none of its existing policies during the year.

- D. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

None.

- E. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

In 2023, the land within the District remains undeveloped.

- F. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

None

- G. The assessed valuation of the District for the current year.

For 2024, the County-assessed valuation of all real property within the District is \$44,785 – an increase of \$785 from the prior year's valuation.

- H. Current year budget including a description of the Public Improvements to be constructed in such year.

See **Exhibit A** attached to this report.

The District does not anticipate any Public Improvements to be constructed within the District boundaries in 2024.

- I. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The District will file an audit exemption report for the 2023 year with the Colorado State Auditor's Office no later than March 31, 2024.

- J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

N/A – The District currently has no outstanding debt obligations.

- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

N/A – The District currently has no outstanding debt obligations.

**EXHIBIT A**  
**2024 BUDGET**

**CERTIFICATION OF BUDGET FOR**  
**WATERSTONE 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 Waterstone Metropolitan District No. 2, for the budget year ending December 31, 2024, as adopted on October 19, 2023.

Also, attached hereto, are true and accurate copies of the District's 2024 budget resolution and budget message.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Waterstone Metropolitan District No. 2 in Arapahoe County, Colorado, this 6<sup>th</sup> day of January 2024.

DocuSigned by:

*Sharon Faircloth*

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Sharon Faircloth, Chairman

# **WATERSTONE METROPOLITAN DISTRICT NO 2**



**CITY OF AURORA  
ARAPAHOE COUNTY, COLORADO**

**2024 Budget**

**(Adopted October 19, 2023)**



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

### Accountant's Report

Board of Directors  
Waterstone Metropolitan District No. 2  
Aurora, Colorado

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

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

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

Charles Wolfersberger, CPA  
Henderson, CO  
October 08, 2023

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

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCES</b>	\$ 3,952	\$ 3,606	\$ 400
<b>REVENUES</b>			
Property taxes	-	-	-
Specific ownership taxes	-	-	-
Net investment income	-	94	-
<b>Total Revenues</b>	-	94	-
<b>OTHER FINANCING SOURCES</b>			
Developer advances	15,350	7,300	62,800
Fund transfers in	-	-	-
<b>Total Funds Available</b>	19,302	11,000	63,200
<b>EXPENDITURES</b>			
Accounting and management fees	6,000	6,000	6,000
Legal fees	-	2,000	2,000
Insurance	2,024	2,100	2,800
Administrative costs	172	500	500
Director fees	7,500	-	-
Contingency	-	-	50,000
Debt service	-	-	-
Capital projects	-	-	-
<b>Total Expenditures</b>	15,696	10,600	61,300
<b>OTHER FINANCING USES</b>			
Developer advance repayments	-	-	-
Fund transfers out	-	-	-
<b>Total expenditures and financing uses requiring appropriation</b>	15,696	10,600	61,300
<b>ENDING FUND BALANCES</b>	<b>\$ 3,606</b>	<b>\$ 400</b>	<b>\$ 1,900</b>
<b>EMERGENCY RESERVE</b>	<b>\$ 1,900</b>	<b>\$ 400</b>	<b>\$ 1,900</b>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.



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

	ACTUAL 2022	ADOPTED 2023	ADOPTED 2024
<b>ASSESSED VALUATION – ADAMS COUNTY</b>			
Residential	\$ -	\$ -	\$ -
Vacant Land	38,125	44,047	44,785
Personal Property	-	-	-
State Assessed	-	-	-
<b>Certified Assessed Value</b>	<b>\$ 38,125</b>	<b>\$ 44,047</b>	<b>\$ 44,785</b>
<b>MILL LEVY</b>			
GENERAL FUND	0.000	0.000	0.000
DEBT SERVICE FUND	0.000	0.000	0.000
<b>Total Mill Levy</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>PROPERTY TAXES</b>			
GENERAL FUND	\$ -	\$ -	\$ -
DEBT SERVICE FUND	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCES</b>	\$ 3,952	\$ 3,606	\$ 400
<b>REVENUES</b>			
Property taxes	-	-	-
Specific ownership taxes	-	-	-
Net investment income	-	94	-
<b>Total Revenues</b>	-	94	-
<b>OTHER FINANCING SOURCES</b>			
Developer advances	15,350	7,300	62,800
Fund transfers in	-	-	-
<b>Total Funds Available</b>	19,302	11,000	63,200
<b>EXPENDITURES</b>			
Accounting and management fees	6,000	6,000	6,000
Legal fees	-	2,000	2,000
Insurance	2,024	2,100	2,800
Administrative costs	172	500	500
Director fees	7,500	-	-
Contingency	-	-	50,000
<b>Total Expenditures</b>	15,696	10,600	61,300
<b>TRANSFERS OUT</b>			
	-	-	-
<b>Total expenditures and transfers out requiring appropriation</b>	15,696	10,600	61,300
<b>ENDING FUND BALANCES</b>	<b>\$ 3,606</b>	<b>\$ 400</b>	<b>\$ 1,900</b>
<b>EMERGENCY RESERVE</b>	<b>\$ 1,900</b>	<b>\$ 400</b>	<b>\$ 1,900</b>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCES</b>	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property taxes	-	-	-
Specific ownership taxes	-	-	-
Net investment income	-	-	-
<b>Total Revenues</b>	-	-	-
<b>TRANSFERS IN</b>	-	-	-
<b>Total Funds Available</b>	-	-	-
<b>EXPENDITURES</b>			
Debt service	-	-	-
<b>Total Expenditures</b>	-	-	-
<b>TRANSFERS OUT</b>	-	-	-
<b>Total expenditures and transfers out requiring appropriation</b>	-	-	-
<b>ENDING FUND BALANCES</b>	\$ -	\$ -	\$ -

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	ADOPTED 2024
<b>BEGINNING FUND BALANCES</b>	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Net investment income	-	-	-
<b>Total Revenues</b>	-	-	-
<b>TRANSFERS IN</b>	-	-	-
<b>Total Funds Available</b>	-	-	-
<b>EXPENDITURES</b>			
Capital project costs	-	-	-
<b>Total Expenditures</b>	-	-	-
<b>TRANSFERS OUT</b>	-	-	-
<b>Total expenditures and transfers out requiring appropriation</b>	-	-	-
<b>ENDING FUND BALANCES</b>	\$ -	\$ -	\$ -

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

**Services Provided**

Waterstone Metropolitan District No. 2 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 28, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by City of Aurora (City) in August 2005. The District's service area is located in Arapahoe County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation, sanitary sewer, storm drainage and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was also established to (1) maintain various open spaces within the District (not otherwise owned and maintained by the City), (2) maintain perimeter fencing, and (3) provide covenant enforcement and architectural review services.

The District currently encompasses one 0.2-acre parcel of land located approximately ¼-mile east of South Gun Club Road between East Alameda Avenue and East Mississippi Avenue. Per the District's Service Plan, the District may expand the District's boundaries to include certain additional undeveloped land parcels with an approximate size of 79.56 acres.

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 1, 2005, District voters authorized the District to assess property taxes at no more than \$5,000,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

For the collection year 2024, the District adopted a mill levy of 0.000 for operations and 0.000 for debt service. The calculation is reflected on page 2 of the budget.

**Specific Ownership Taxes**

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. The 2024 budget projects the District's share of specific ownership taxes received from the State will be equal to approximately 6.5% 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.

**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 meeting expenses. Additionally, funds have been appropriated for estimated landscaping maintenance of open spaces and maintenance and operation of the District's recreational facilities.

**Capital Projects**

The District has no planned capital projects for 2024.

**Debt and Leases**

The District has not issued any debt nor entered into any operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

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

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

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

**Developer Advances - Operations**

On January 02, 2006, the District and Murphy Creek Estates, LLC (the Developer) entered into an Advance and Reimbursement Agreement (the AR Agreement), pursuant to which the Developer acknowledged the advancement of certain funds to the District to pay for certain accounting and legal consultant's costs incurred on behalf of the District in connection with District operations, and the District's obligation to reimburse such amounts to the Developer, subject to available revenues (the "Developer Advances"). The AR Agreement is subject to annual appropriation and is not multiple-fiscal year obligation for the purposes of Article X, Section 20 of the Colorado Constitution. Interest accrues on amounts advanced to the District at the rate of 7% per annum.

For the 6-year period ended December 31, 2024, the rollforward of actual and projected activity in Developer Advances and related accrued interest is as follows:

<b>Developer Advance Rollforward - Advances</b>				
	<b>Balance as of January 1<sup>st</sup></b>	<b>Advances</b>	<b>Repayments</b>	<b>Balance as of December 31<sup>st</sup></b>
2019 (Actual)	\$ 87,185	\$ 10,500	\$ -	\$ 97,685
2020 (Actual)	\$ 97,685	\$ 9,700	\$ -	\$ 107,385
2021 (Actual)	\$ 107,385	\$ 9,500	\$ -	\$ 116,885
2022 (Actual)	\$ 116,885	\$ 15,350	\$ -	\$ 132,235
2023 (Projected)	\$ 132,235	\$ 7,300	\$ -	\$ 139,535
2024 (Projected)	\$ 139,535	\$ 62,800	\$ -	\$ 202,335

<b>Developer Advance Rollforward – Accrued Interest</b>				
	<b>Balance as of January 1<sup>st</sup></b>	<b>Accrued Interest</b>	<b>Repayments</b>	<b>Balance as of December 31<sup>st</sup></b>
2019 (Actual)	\$ 38,236	\$ 6,470	\$ -	\$ 44,706
2020 (Actual)	\$ 44,706	\$ 7,177	\$ -	\$ 51,883
2021 (Actual)	\$ 51,883	\$ 7,850	\$ -	\$ 59,733
2022 (Actual)	\$ 59,733	\$ 12,363	\$ -	\$ 72,097
2023 (Projected)	\$ 72,097	\$ 14,303	\$ -	\$ 86,400
2024 (Projected)	\$ 86,400	\$ 15,815	\$ -	\$ 102,215

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. These financial statements should be read only in connection with the summary of significant assumptions.

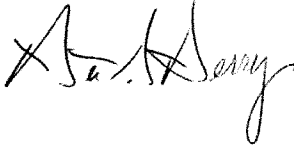
SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

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

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated September 21 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated September 21 A.D. 2023.

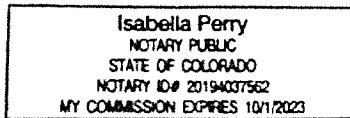
I witness whereof I have hereunto set my hand this 21st day of September A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 21st day of September A.D. 2023.



Notary Public



NOTICE CONCERNING PROPOSED  
2024 BUDGET FOR WATERSTONE  
METROPOLITAN DISTRICT NO. 2

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of Waterstone Metropolitan District No. 2 for the ensuing year of 2024; that a copy of such proposed budget has been filed in the office of Viehensberger LLC, 8364 Northfield Blvd, Building 13, 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 on Thursday October 19, 2023, at 1:00pm. The online video conference meeting will be held at the following online location: <https://www.gotomeet.me/Viehensberger>. Members of the public may also participate via phone using the dial-in number (571) 317-3112 and access code 1937-865-597. 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.

WATERSTONE METROPOLITAN DIS-  
TRICT NO. 2  
By: Charles Viehensberger  
District Manager

Publication: September 21, 2023  
Sentinel



**WATERSTONE METROPOLITAN DISTRICT NO. 2  
RESOLUTION TO ADOPT 2024 BUDGET**

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

WHEREAS, such budget committee 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 19, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

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

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

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

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

General Fund	\$ 61,300
Debt Service Fund	-
Capital Projects Fund	-

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

<b>General Fund:</b>	
From unappropriated surpluses	\$ 400
From sources other than general property tax	62,800
From fund transfers	-
From general property tax	-
<b>Subtotal</b>	<b>\$ 63,200</b>

<b>Debt Service Fund:</b>	
From unappropriated surpluses	\$ -
From sources other than general property tax	-
From fund transfers	-
From general property tax	-
<b>Subtotal</b>	<b>\$ -</b>

<b>Capital Projects Fund:</b>	
From unappropriated surpluses	\$ -
From sources other than general property tax	-
From fund transfers	-
From general property tax	-
<b>Subtotal</b>	<b>\$ -</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 Waterstone Metropolitan District No. 2 for the 2024 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District 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 \$0; and

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

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

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$44,785.

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

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, there is hereby levied a property tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe 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 Waterstone 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	\$ 61,300
Debt Service Fund	-
Capital Projects Fund	-

Adopted this 19<sup>th</sup> day of October 2023.

WATERSTONE METROPOLITAN DISTRICT NO. 2

By:  Sharon Faircloth, Chairperson

ATTEST:  Katherine McCracken, Secretary

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: The County Commissioners of ARAPAHOE COUNTY, Colorado

On behalf of the WATERSTONE METROPOLITAN DISTRICT NO. 2  
(taxing entity)

the BOARD OF DIRECTORS  
(governing body)

of the WATERSTONE METROPOLITAN DISTRICT NO. 2  
(local government)

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 44,785  
(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: \$ 44,785  
(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 01/06/2024 for the budget/fiscal year 2024  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY	REVENUE
1. General Operating Expenses	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	n/a mills	n/a
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>0.000 mills</b>	<b>\$ 0</b>
3. General Obligation Bonds and Interest	0.000 mills	\$ 0
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>0.000 mills</b>	<b>\$ 0</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:           n/a            
Series:           n/a            
Date of Issue:           n/a            
Coupon Rate:           n/a            
Maturity Date:           n/a            
Levy:           n/a            
Revenue:           n/a
  
- 2. Purpose of Issue:           n/a            
Series:           n/a            
Date of Issue:           n/a            
Coupon Rate:           n/a            
Maturity Date:           n/a            
Levy:           n/a            
Revenue:           n/a

**CONTRACTS:**

- 1. Purpose of Contract:           n/a            
Title:           n/a            
Date:           n/a            
Principal Amount:           n/a            
Maturity Date:           n/a            
Levy:           n/a            
Revenue:           n/a
  
- 2. Purpose of Contract:           n/a            
Title:           n/a            
Date:           n/a            
Principal Amount:           n/a            
Maturity Date:           n/a            
Levy:           n/a            
Revenue:           n/a

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