

**RESOLUTION NO. 2022-10-04**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE FAIRWAYS METROPOLITAN DISTRICT**  
**TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Fairways Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2023 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, 2022, 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 October 10, 2022, 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 Fairways Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Fairways Metropolitan District for the 2023 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 10th day of October, 2022.



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Secretary

EXHIBIT A  
(Budget)

# FAIRWAYS METROPOLITAN DISTRICT

## 2023 Budget Message

### Introduction

The 2023 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2023 fiscal year based on available revenues. This budget provides for the general operations of the District as well as a business-like enterprise for the collection and treatment of sewage, capital repair and replacement and repayment of loans.

The District's assessed value decreased to \$24,552,440 from \$25,089,131 in the prior year. The District's mill levy is 3.545 mills for collection in fiscal year 2023, and all taxes are dedicated to the General Fund.

The District was formed in 1964 for the purpose of providing sewage collection and treatment services. The District currently serves 344 customers in the service area which is located in Boulder County. No change in the level of service is anticipated during 2023.

### Budgetary Basis of Accounting

The District uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total District budget. The District's General Fund is considered a Governmental Fund and is reported using the current financial resources and the modified accrual basis of accounting. The District's Sanitation Enterprise Fund is also reported using the current financial resources and the modified accrual basis of accounting. Revenues are recorded when earned and expenses recorded when the liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

### Fund Summaries

The **General Fund** is used to account for revenue traditionally associated with government such as property taxes and specific ownership tax. Expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. The General Fund's primary sources of revenue are property taxes and specific ownership taxes.

The **Enterprise Fund** is used to account for the operations that are financed and operated in a manner similar to a private business enterprise, where the intent is that costs of providing services to the public on a continuing basis be financed primarily through user charges. In 2013 the District received an interest free loan from the Colorado Water Resources and Power Development Authority in the amount of \$1,563,694. In 2016 the District received an additional interest free loan in the amount of \$332,000. The loan proceeds will be used to upgrade the waste water treatment facility to comply with Regulation 84, Reclaimed Water Control Regulation as approved by the Colorado Department of Public Health and Environment.

Principal payments are due in equal amounts on May 1 and November 1 annually through the final payment in 2033. Below is a loan payment schedule through 2033.

Fairways Metropolitan District			
2013 Loan, \$1,563,694, 2016 Loan, \$332,000 and 2018 Loan, \$185,000			
Loan Principal and Interest in the Year Ending December 31,	Principal	Interest	Total
2023	104,035	-	104,035
2024-2028	520,174	-	520,174
2029-2033	520,174	-	520,174
2034-2038	91,425	-	91,425
	\$ 1,235,808	\$ -	\$ 1,235,808

**Emergency Reserve**

As required by the TABOR amendment to 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.

**FAIRWAYS METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2021 Actual</b>	<b>2022 Adopted Budget</b>	<b>2023 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 21,825,995	\$ 25,089,131	\$ 24,552,440
<b>Mill Levy</b>			
General Fund	3.545	3.545	3.545
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Total Mill Levy</b>	<u>3.545</u>	<u>3.545</u>	<u>3.545</u>
<b>Property Taxes</b>			
General Fund	\$ 77,373	\$ 88,941	\$ 87,038
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 77,373</u>	<u>\$ 88,941</u>	<u>\$ 87,038</u>

## FAIRWAYS METROPOLITAN DISTRICT

### GENERAL FUND 2023 Adopted Budget with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	2021 Actual	2022 Adopted Budget	2022 Estimated	2023 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	\$ 104,947	\$ 114,947	\$ 130,383	\$ 254,204
<b>REVENUE</b>				
Property Taxes	77,373	88,941	88,941	87,038
Specific Ownership Taxes	3,832	3,500	3,500	3,500
Interest Income	76	100	200	300
<b>Total Revenue</b>	81,281	92,541	92,641	90,838
<b>Total Funds Available</b>	186,228	207,488	223,024	345,042
<b>EXPENDITURES</b>				
Accounting	13,230	17,850	17,850	19,300
Administrative Services	18,347	23,100	23,100	25,000
Audit	4,900	5,775	4,900	5,300
Billing Service	6,700	6,825	6,825	7,400
Director's Fees	1,185	1,200	1,200	1,200
Election	-	2,000	723	1,000
Insurance & Bonds	3,406	7,725	7,217	7,725
Legal	3,044	7,500	7,500	7,500
Payroll Taxes	99	92	92	92
Miscellaneous	1,403	1,500	1,500	1,500
Supplies and Expenses	2,370	2,500	2,500	2,500
Treasurer's Fees	1,161	1,334	1,334	1,306
Contingency	-	20,000	-	20,000
<b>Total Expenditures</b>	55,845	97,401	74,741	99,823
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Emergency Reserve	-	(2,776)	-	(2,725)
Transfer from Enterprise Fund	-	-	179,188	-
Transfer to Enterprise	-	-	(73,267)	-
<b>Total Expenditures Requiring Appropriation</b>	55,845	100,177	148,008	102,548
<b>ENDING FUND BALANCE</b>	\$ 130,383	\$ 107,311	\$ 254,204	\$ 242,494

## FAIRWAYS METROPOLITAN DISTRICT

### ENTERPRISE FUND 2023 Adopted Budget

with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	2021 Actual	2022 Adopted Budget	2022 Estimated	2023 Adopted Budget
BEGINNING FUND BALANCE	\$ 256,162	\$ 197,557	\$ 237,948	\$ (31,765)
<b>REVENUE</b>				
Sewer Service Fees	284,210	297,560	297,560	297,560
Tap Fees	3,650	-	-	-
Interest	59	50	50	50
<b>Total Revenue</b>	<b>287,919</b>	<b>297,610</b>	<b>297,610</b>	<b>297,610</b>
<b>Total Funds Available</b>	<b>544,081</b>	<b>495,167</b>	<b>535,558</b>	<b>265,845</b>
<b>EXPENDITURES</b>				
Engineering	10,669	15,000	15,000	15,000
Insurance & Bonds	3,690	4,500	4,500	4,500
Plant Maintenance & Repair	101,425	65,000	65,000	65,000
Plant Operator	12,991	18,000	18,000	18,000
Permits and Testing	14,248	15,000	15,000	15,000
Chemicals	7,639	10,000	10,000	10,000
Jetting & Televising	1,100	20,000	20,000	20,000
Collection System Repair	-	15,000	15,000	15,000
LVGC Maintenance Agreement	6,600	6,600	6,600	6,600
Utilities	28,736	35,000	35,000	35,000
2013 CWPA Loan Principal	78,185	78,185	78,185	78,185
2016 CWPA Loan Principal	16,600	16,600	16,600	16,600
2018 CWPS Loan Principal	9,250	-	9,250	9,250
Plant & System Upgrades	15,000	40,000	40,000	40,000
Capital Contingency	-	40,000	40,000	40,000
<b>Total Expenditures</b>	<b>306,132</b>	<b>378,885</b>	<b>388,135</b>	<b>388,135</b>
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Transfer from General Fund	-	-	73,267	-
Transfer to General Fund	-	-	(179,188)	-
<b>Total Expenditures Requiring Appropriation</b>	<b>306,132</b>	<b>378,885</b>	<b>567,323</b>	<b>388,135</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 237,948</b>	<b>\$ 116,282</b>	<b>\$ (31,765)</b>	<b>\$ (122,290)</b>



I, Steve Beck, hereby certify that I am the duly appointed Secretary of the Fairways Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the Fairways Metropolitan District held on October 10, 2022.

By:   
Secretary

**RESOLUTION NO. 2022-10-05**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE FAIRWAYS METROPOLITAN DISTRICT**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Fairways Metropolitan District (“District”) has adopted the 2023 annual budget in accordance with the Local Government Budget Law on October 10, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 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 Fairways Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2023 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 2023 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 District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Boulder County, 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 10th day of October, 2022.



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Secretary

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

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of Boulder County, Colorado.

On behalf of the Fairways Metropolitan District,  
 (taxing entity)<sup>A</sup>  
 the Board of Directors,  
 (governing body)<sup>B</sup>  
 of the Fairways Metropolitan District,  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 24,552,440 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: \$ 24,552,440 (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:** 12/12/2022 for budget/fiscal year 2023  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	3.545 mills	\$ 87,038
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>3.545 mills</b>	<b>\$ 87,038</b>
3. General Obligation Bonds and Interest <sup>J</sup>	0.000 mills	\$ 0
4. Contractual Obligations <sup>K</sup>	0.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	0.000 mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	0.000 mills	\$ 0
7. Other <sup>N</sup> (specify): _____	0.000 mills	\$ 0
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>3.545 mills</b>	<b>\$ 87,038</b>

Contact person: (print) James H. Ruthven Daytime phone: (303) 987-0835  
 Signed:  Title: District 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: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

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

- 3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

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