

RESOLUTION NO. 2025-10-02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE FAIRWAYS METROPOLITAN DISTRICT
TO ADOPT THE 2026 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 2026 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, 2025, 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 28, 2025, 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 2026 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 28th day of October, 2025.



Secretary

EXHIBIT A
(Budget)

FAIRWAYS METROPOLITAN DISTRICT

2026 Budget Message

Introduction

The 2026 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2026 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 \$30,350,866 from \$33,418,076 in the prior year. The District's mill levy is 3.651 less a temporary mill levy reduction of <0.873> mills, for a net certified mill levy of 2.778 mills for collection in fiscal year 2026, 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 2026.

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 were used to upgrade the wastewater 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 2038. Below is a loan payment schedule through 2038.

Fairways Metropolitan District			
Loan Principal and Interest in the Year	2013 Loan, \$1,563,694, 2016 Loan, \$332,000 and 2018 Loan, \$185,000		
Ending December 31,	Principal	Interest	Total
2026	104,035	-	104,035
2027	104,035	-	104,035
2028 - 2032	520,171	-	520,171
2033 - 2037	199,134	-	199,134
2038	4,625	-	4,625
	\$ 932,000	\$ -	\$ 932,000

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

	2024 Adopted Budget	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 33,420,707	\$ 33,418,076	\$ 30,350,866
Mill Levy			
General Fund	2.484	2.863	3.651
Temporary Mill Levy Reduction	-	-	0.873
Refunds and Abatements	-	-	-
Total Mill Levy	2.484	2.863	2.778
Property Taxes			
General Fund	\$ 83,017	\$ 95,676	\$ 110,811
Temporary Mill Levy Reduction	-	-	26,496
Refunds and Abatements	-	-	-
Actual/Budgeted Property Taxes	\$ 83,017	\$ 95,676	\$ 84,315

FAIRWAYS METROPOLITAN DISTRICT

GENERAL FUND
2026 Adopted Budget
with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 184,805	\$ 196,343	\$ 216,929	\$ 236,940
REVENUE				
Property Taxes	82,994	95,676	95,676	137,307
Specific Ownership Taxes	3,461	2,500	5,000	3,000
Interest Income	11,937	3,000	9,000	2,500
Other Revenue	3,094	-	-	-
Total Revenue	101,486	101,176	109,676	142,807
Total Funds Available	286,291	297,519	326,605	379,747
EXPENDITURES				
Accounting	22,909	28,500	28,500	30,000
Administrative Services	17,362	18,000	18,000	20,000
Audit	5,300	5,750	5,500	5,750
Billing Service	10,263	9,250	9,250	10,000
Director's Fees	1,285	1,200	1,700	1,500
Election	169	3,000	1,647	2,000
Insurance & Bonds	4,103	9,000	9,183	11,000
Legal	4,871	10,000	10,000	10,000
Payroll Taxes	222	368	450	450
Miscellaneous	1,113	1,500	1,500	1,500
Supplies and Expenses	519	2,500	2,500	2,500
Treasurer's Fees	1,246	1,435	1,435	2,060
Contingency	-	20,000	-	20,000
Total Expenditures	69,362	110,503	89,665	116,760
TRANSFERS AND OTHER SOURCES (USES)				
Emergency Reserve	-	3,035	-	4,284
Transfer to Enterprise	-	40,000	-	50,000
Total Expenditures Requiring Appropriation	69,362	153,538	89,665	171,044
ENDING FUND BALANCE	\$ 216,929	\$ 143,981	\$ 236,940	\$ 208,703

FAIRWAYS METROPOLITAN DISTRICT

ENTERPRISE FUND

2026 Adopted Budget

with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 90,450	\$ 63,782	\$ 127,865	\$ 89,995
REVENUE				
Sewer Service Fees	334,216	341,265	341,265	350,718
Interest	371	50	-	50
Total Revenue	334,587	341,315	341,265	350,768
Total Funds Available	425,037	405,097	469,130	440,763
EXPENDITURES				
Engineering	180	25,000	-	25,000
Insurance & Bonds	4,445	5,000	-	-
Supplies and Expenses	-	-	1,500	1,500
Plant Maintenance & Repair	49,935	60,000	120,000	100,000
Plant Operator	12,991	20,000	20,000	24,000
Permits and Testing	7,781	10,000	10,000	12,000
Chemicals	18,977	25,000	25,000	28,000
Jetting & Televising	37,837	18,000	5,000	15,000
Collection System Repair	8,635	16,000	16,000	10,000
LVGC Maintenance Agreement	6,600	6,600	6,600	6,600
Utilities	45,757	46,000	46,000	46,000
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 CWPA Loan Principal	9,250	9,250	9,250	9,250
Plant & System Upgrades	-	20,000	20,000	20,000
Capital Imp Collection System	-	5,000	5,000	5,000
Contingency	-	40,000	-	40,000
Total Expenditures	297,173	400,635	379,135	437,135
TRANSFERS AND OTHER SOURCES (USES)				
Transfer from General Fund	-	40,000	-	50,000
Total Expenditures Requiring Appropriation	297,173	400,635	379,135	437,135
ENDING FUND BALANCE	\$ 127,865	\$ 44,462	\$ 89,995	\$ 53,628

I, David Solin, 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 2026, duly adopted at a meeting of the Board of Directors of the Fairways Metropolitan District held on October 28, 2025.

By: 
Secretary

RESOLUTION NO. 2025-10-03
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 2026 annual budget in accordance with the Local Government Budget Law on October 28, 2025; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2026 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 2026 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 2026 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 28th day of October, 2025.



Secretary

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO:** County Commissioners¹ of _____, Colorado.

On behalf of the _____,
 (taxing entity)^A
 the _____,
 (governing body)^B
 of the _____,
 (local government)^C

Hereby officially certifies the following mills
 to be levied against the taxing entity's GROSS \$
 assessed valuation of:

(GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation
 (AV) different than the GROSS AV due to a Tax
 Increment Financing (TIF) Area^F 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:

(NET^G 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: _____ for budget/fiscal year _____.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	_____ mills	\$ _____
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	_____ mills	\$ _____

Contact person:
 (print) _____ Daytime phone: (_____) _____
 Signed: _____ Title: _____

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.

¹ 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.

² 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^J:

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^K:

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.

I, David Solin, 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 Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Fairways Metropolitan District held on October 28, 2025.



Secretary