

**RESOLUTION NO. 2023-11-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**

**RESOLUTION OF THE BOARD OF DIRECTORS OF PIONEER METROPOLITAN DISTRICT NO. 2, 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 2024**

A. The Board of Directors of Pioneer Metropolitan District No. 2 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2023 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 November 20, 2023, 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 PIONEER METROPOLITAN DISTRICT NO. 2, 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.

RESOLUTION APPROVED AND ADOPTED on November 20, 2023.

**PIONEER METROPOLITAN DISTRICT  
NO. 2**

By: Joel Farkas  
President

Attest:

By: Lisa Jacoby  
Secretary

**EXHIBIT A**

Budget

**PIONEER METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**PIONEER METRO DISTRICT NO. 2  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31, 2024**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	37,668	4,821,278	3,351,477
Specific ownership taxes	2,229	172,610	134,059
Other revenue	-	-	14,464
Total revenues	<u>39,897</u>	<u>4,993,888</u>	<u>3,500,000</u>
Total funds available	<u>39,897</u>	<u>4,993,888</u>	<u>3,500,000</u>
EXPENDITURES			
General Fund	8,859	1,155,964	810,000
Debt Service Fund	31,038	3,837,924	2,690,000
Total expenditures	<u>39,897</u>	<u>4,993,888</u>	<u>3,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>39,897</u>	<u>4,993,888</u>	<u>3,500,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**PIONEER METRO DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31, 2024**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential	\$ 25,950	\$ 25,230	\$ 31,980
Industrial	-	-	5,380
Agricultural	12,300	11,210	12,650
State assessed	311,820	363,800	152,690
Oil & Gas	207,530	73,822,580	51,326,770
Certified Assessed Value	<u>\$ 557,600</u>	<u>\$ 74,222,820</u>	<u>\$ 51,529,470</u>
<b>MILL LEVY</b>			
General	10.000	10.000	10.006
Debt Service	50.000	50.003	50.031
Regional Mill Levy	5.000	5.000	5.003
Total mill levy	<u>65.000</u>	<u>65.003</u>	<u>65.040</u>
<b>PROPERTY TAXES</b>			
General	\$ 5,576	\$ 742,228	\$ 515,604
Debt Service	27,880	3,711,364	2,578,071
Regional Mill Levy	2,788	371,114	257,802
Levied property taxes	36,244	4,824,706	3,351,477
Adjustments to actual/rounding	1,420	-	-
Refunds and abatements	-	(3,432)	-
Budgeted property taxes	<u>\$ 37,664</u>	<u>\$ 4,821,274</u>	<u>\$ 3,351,477</u>
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 80	\$ 70	\$ -
Certified Assessed Value	<u>\$ 80</u>	<u>\$ 70</u>	<u>\$ -</u>
<b>MILL LEVY</b>			
Debt Service	50.000	50.003	0.000
Total mill levy	<u>50.000</u>	<u>50.003</u>	<u>0.000</u>
<b>PROPERTY TAXES</b>			
Debt Service	\$ 4	\$ 4	\$ -
Levied property taxes	4	4	-
Budgeted property taxes	<u>\$ 4</u>	<u>\$ 4</u>	<u>\$ -</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 5,794	\$ 741,700	\$ 515,604
Debt Service	28,976	3,708,728	2,578,071
Regional Mill Levy	2,897	370,850	257,802
Budgeted property taxes	<u>\$ 37,668</u>	<u>\$ 4,821,278</u>	<u>\$ 3,351,477</u>

No assurance provided. See summary of significant assumptions.

**PIONEER METRO DISTRICT NO. 2  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31, 2024**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	8,364	1,112,550	773,406
Specific ownership taxes	495	43,414	30,936
Other revenue	-	-	5,658
Total revenues	<u>8,859</u>	<u>1,155,964</u>	<u>810,000</u>
Total funds available	<u>8,859</u>	<u>1,155,964</u>	<u>810,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	125	16,688	11,601
Contingency	-	-	5,658
Transfers to Community Authority Board	8,734	1,139,276	792,741
Total expenditures	<u>8,859</u>	<u>1,155,964</u>	<u>810,000</u>
Total expenditures and transfers out requiring appropriation	<u>8,859</u>	<u>1,155,964</u>	<u>810,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PIONEER METRO DISTRICT NO. 2  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31, 2024**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	29,304	3,708,728	2,578,071
Specific ownership taxes	1,734	129,196	103,123
Other revenue	-	-	8,806
Total revenues	<u>31,038</u>	<u>3,837,924</u>	<u>2,690,000</u>
Total funds available	<u>31,038</u>	<u>3,837,924</u>	<u>2,690,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	440	55,631	38,671
Contingency	-	-	8,806
Transfers to District No. 3	30,598	2,397,516	-
Transfers to Community Authority Board	-	1,384,777	2,642,523
Total expenditures	<u>31,038</u>	<u>3,837,924</u>	<u>2,690,000</u>
Total expenditures and transfers out requiring appropriation	<u>31,038</u>	<u>3,837,924</u>	<u>2,690,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



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

**Services Provided**

The District was organized by court order dated August 21, 2006, recorded with the Weld County Clerk and Recorder on August 29, 2006, to provide financing for the design, acquisition, construction and installation of essential public-purpose facilities such as water, sanitation, streets, safety protection, park and recreation, transportation, television relay and translation, mosquito control, and fire protection. The District's service area is located entirely in Weld County, Colorado.

Under the Service Plan, the District is one of six Financing Districts that are related to Pioneer Regional Metropolitan District (Pioneer Regional) which serves as the Service District. The Financing Districts provide the funding for infrastructure improvements and the tax base needed to support ongoing operations of the Service District.

The District's electorate voted on tax increases and/or debt authorization in 2006, 2008, 2010, 2014. At the District's most recent election, on May 6, 2014, the electorate authorized general obligation debt in the amount of \$330,000,000 to provide financing for the design, acquisition, construction and installation of essential public-purpose facilities such as water, sanitation, streets, safety protection, parks and recreation, transportation, television relay and translation, mosquito control, security, and fire protection, \$330,000,000 for agreements with other governments for regional improvements, \$330,000,000 for agreements with governments for District improvements, \$330,000,000 for debt refunding and \$50,000,000 for operations and maintenance. Debt is subject to the terms of the Service Plan. The electorate also approved the removal of limitations imposed by the TABOR Amendment and any other law the purports to limit the District's revenue or expenditures, a \$10,000,000 annual property tax increase for operations, a \$330,000,000 annual property tax increase for intergovernmental agreements, and a \$330,000,000 annual property tax increase for regional improvements.

On September 30, 2020, the District, along with Pioneer Regional and Pioneer District Nos. 1 and 3-6, entered into the First Amended and Restated Pioneer Community Authority Board Establishment Agreement. The Pioneer Community Authority Board Establishment Agreement was originally entered into on August 26, 2020, and organizes the Pioneer Community Authority Board (the "CAB") for the purpose of operating, maintaining, repairing or replacing the Public Improvements as authorized under the Service Plans. As part of the establishment of the CAB, the CAB has assumed Pioneer Regional's role as the Service District as described in the Service Plan.

The District has no employees and all administrative functions are contractual.

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 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

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

**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.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 4% of the property taxes collected.

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

**Expenditures**

**Transfer to Pioneer Community Authority Board**

The CAB records all operational and administrative expenditures for Pioneer Regional and District Nos. 1-6. Net taxes collected by the District from the general fund will be remitted to the CAB to pay operations and maintenance costs.

The CAB has outstanding debt to which revenues from District Nos. 2 and 5 are pledged. Net taxes collected by the District from the debt service fund, remaining following the repayment of debt in District No. 3, will be remitted to the CAB for the repayment of debt.

**Transfer to Pioneer No. 3**

District No. 3 had outstanding debt to which revenues from District Nos. 2, 4, and 5 were pledged. Net taxes collected by the District from the debt service fund were remitted to District No. 3 for the repayment of debt. The outstanding debt of District No. 3 was paid in full in 2023.

**Debt and Leases**

The District has no outstanding debt and has no operating or capital leases.

**Reserves**

**Emergency Reserve**

Under the Pioneer Community Authority Board Establishment Agreement, the District transfers all of its general fund revenues to the CAB, which has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR. Therefore no Emergency Reserve has been provided for the District as the Emergency Reserve related to this revenue stream is captured in the CAB.

**This information is an integral part of the accompanying budget.**

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Pioneer Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Pioneer Metropolitan District No. 2 held on November 20, 2023.

*Lisa Jacoby*

---

Secretary

**RESOLUTION NO. 2023-11-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE PIONEER METROPOLITAN DISTRICT NO. 2  
LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Pioneer Metropolitan District No. 2 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 20, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Pioneer Metropolitan District No. 2, Weld County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 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 purpose of meeting all debt retirement expenses of the District during the 2024 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 for the purpose of meeting all contractual obligation expenses of the District during the 2024 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.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** 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.

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 20 2023.

**PIONEER METROPOLITAN DISTRICT  
NO. 2**

By: Joel Farkas  
President

Attest:

By: Lisa Jacoby  
Secretary

**EXHIBIT 1**

Certification of Tax Levies

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.

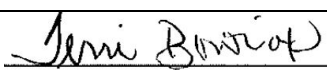
On behalf of the PIONEER METRO 2,  
 (taxing entity)<sup>A</sup>  
 the Board of Directors,  
 (governing body)<sup>B</sup>  
 of the PIONEER METRO 2  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 51,529,470.00 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: \$ 51,529,470.00 (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:** 01/06/2024 for budget/fiscal year 2024.  
 (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>	10.006 mills	\$ 515603.88
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	10.006 mills	\$ 515603.88
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$ 0
4. Contractual Obligations <sup>K</sup>	50.031 mills	\$ 2578070.91
5. Capital Expenditures <sup>L</sup>	mills	\$ 0
6. Refunds/Abatements <sup>M</sup>	mills	\$ 0
7. Other <sup>N</sup> (specify): <u>Regional Mill Levy</u>	5.003 mills	\$ 257801.94
	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	65.040 mills	\$ 3351476.73

Contact person: (print) Terri Boroviak Daytime phone: 303-439-6030  
 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: | <b>Capital Infrastructure Improvements</b>                              |
|    | Title:               | <b>Subordinate Special Revenue Bonds. Series 2020A</b>                  |
|    | Date:                | <b>11/25/2020</b>   |
|    | Principal Amount:    | <b>24592000</b>   |
|    | Maturity Date:       | <b>12/15/2050</b>   |
|    | Levy:                | <b>50.031</b>   |
|    | Revenue:             | <b>2.578.071</b>  |
|    |                      |   |
| 4. | Purpose of Contract: | <b>Capital Infrastructure Improvements</b>                              |
|    | Title:               | <b>Junior Subordinate Special Revenue Draw-Down Bonds. Series 2023B</b> |
|    | Date:                | <b>03/17/2023</b>   |
|    | Principal Amount:    | <b>32.225.000</b>   |
|    | Maturity Date:       | <b>12/15/2053</b>   |
|    | Levy:                | <b>0.000</b>  |
|    | Revenue:             | <b>0</b>  |

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

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Pioneer Metropolitan District No. 2, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Pioneer Metropolitan District No. 2 held on November 20, 2023.

*Lisa Jacoby*

---

Secretary