

SOLARIS METROPOLITAN DISTRICT NO. 2

Filed electronically: dlg-filing@state.co.us
LGID#: 65740

January 25, 2025

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Solaris Metropolitan District No. 2

Attached is the 2025 Budget for the Solaris Metropolitan District No. 2 in Eagle County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 24, 2024. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060, extension 101.

The mill levy certified to the County Commissioners of Eagle County is 23.750 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for general obligation debt; 44.931 mills for contractual obligations; 0.000 for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of \$31,678,600, the total property tax revenue is \$2,175,717.93. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,



Jon Erickson
District Administrator

Enclosure(s)

SOLARIS METROPOLITAN DISTRICT NO. 2

2025 BUDGET MESSAGE

Solaris Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary public improvements and related operation and maintenance services as such power and authority is described in the Colorado Special District Act, and other applicable statutes.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2025 BUDGET STRATEGY

The District was formed in late 2006. The District has joined with Solaris Metropolitan District No. 1 and Solaris Metropolitan District No. 3 in adopting a consolidated service plan. Under this consolidated service plan, Solaris Metropolitan District No. 1 is the “service district” and Solaris Metropolitan Districts No. 2 and No. 3 are the “financing districts.”

As such, Solaris Metropolitan District No.1 is responsible for managing the construction and operation of facilities and improvements needed for the Solaris Metro Districts No. 2 and No. 3 areas. Initially Solaris Metropolitan District No. 1 issued \$30,560,000 property tax revenue variable rate bonds on March 25, 2008 to be repaid with revenues pledged by Solaris Metropolitan District No. 2 and No. 3. During 2013 Solaris Metropolitan District No. 2 issued bonds and transferred the proceeds to District No. 1 and District No. 1’s 2008 bonds were paid off. During 2016 Solaris Metropolitan District No. 3 issued bonds and transferred the proceeds to District No. 2 and District No. 2’s 2013 bonds were paid off. During 2021 District No. 3 entered into a loan agreement in order to refund the 2016 bonds. Solaris Metropolitan District No. 2 and No. 3 levy a debt service mill levy to pay the debt service on District No. 3’s 2021 loan.

Operating expenses are funded pursuant to an Operating Agreement between Solaris Metropolitan District Nos. 1, 2 and 3. District No. 1 performs the operations and the operating expenses are funded through property tax revenues collected by the “financing” districts (No. 2 and No. 3) and paid to District No. 1.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 2

TO ADOPT 2025 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE SOLARIS METROPOLITAN DISTRICT NO. 2, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 2 has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, 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, and a public hearing was held on October 24, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Solaris Metropolitan District No. 2, Eagle County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Solaris Metropolitan District No. 2 for the year stated above, as it may be adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding budget adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent specific capital expenditures budgeted and forecasted for the current year are unable to be completed by the end of the current year, the budget for such expenditures shall be transferred into next year's budget and the budgeted beginning fund balance for next year's budget shall be updated to reflect such changes.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 2 (CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE SOLARIS METROPOLITAN DISTRICT NO. 2, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 2, has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$752,366.75 and;

WHEREAS, the Solaris Metropolitan District No. 2 hereby documents its intent to preserve its voter approved mill levy rate and to provide property tax relief by a temporary reduction in property taxes in accordance with C.R.S. 39-1-111.5, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$1,423,351.18, and;

WHEREAS, the 2024 valuation for assessment for the Solaris Metropolitan District No. 2, as certified by the County Assessor is \$31,678,600.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Solaris Metropolitan District No. 2, EAGLE COUNTY, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Solaris Metropolitan District No. 2 during the 2025 budget year, there is hereby levied a tax of 23.750 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 2. That for the purposes of rendering a temporary credit/refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 3. That for the purpose of meeting all capital expenditures of the Solaris Metropolitan District No. 2 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 2 (CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for bonds and interest of the Solaris Metropolitan District No. 2 during the 2025 budget year, there is hereby levied a tax of 44.931 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That for the purpose of recouping refunds and abatements of the Solaris Metropolitan District No. 2 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 6. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 2 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 2 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 2 (CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE SOLARIS METROPOLITAN DISTRICT NO. 2, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to 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 and reserves or fund balances 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 THE SOLARIS METROPOLITAN DISTRICT NO. 2, EAGLE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Operations Expenditures	<u>\$811,652</u>
TOTAL GENERAL FUND	\$811,652

DEBT SERVICE FUND:

Debt Service Expenditures	<u>\$1,523,635</u>
TOTAL DEBT SERVICE FUND:	\$1,523,635

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RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 2 (CONTINUED)

**TO ADOPT 2025 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)**

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 24th day of October, 2024.

Attest: *Ryan Smith*
Ryan Smith (Jan 21, 2025 17:16 MST)

Title: Chairman







2025 Solaris Metropolitan District #2 Budget Resolution - FINAL

Final Audit Report

2025-01-22

Created:	2025-01-21
By:	Karolina Sosnowka (karolina@mwcpaa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9ZwS_ce6xLAKVvOmDNJNU-jpqFwITkU-

"2025 Solaris Metropolitan District #2 Budget Resolution - FINAL" History

-  Document created by Karolina Sosnowka (karolina@mwcpaa.com)
2025-01-21 - 5:18:36 PM GMT
-  Document emailed to ryan@solarisvail.com for signature
2025-01-21 - 5:18:59 PM GMT
-  Email viewed by ryan@solarisvail.com
2025-01-22 - 0:15:55 AM GMT
-  Signer ryan@solarisvail.com entered name at signing as Ryan Smith
2025-01-22 - 0:16:13 AM GMT
-  Document e-signed by Ryan Smith (ryan@solarisvail.com)
Signature Date: 2025-01-22 - 0:16:15 AM GMT - Time Source: server
-  Agreement completed.
2025-01-22 - 0:16:15 AM GMT

SOLARIS METROPOLITAN DISTRICT # 2
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed: 1/25/25

Modified
 Accrual
 Basis

GENERAL FUND	Cal Yr 2023 Audited Actual	Cal Yr 2024 Adopted Budget	Cal Yr 2024 Amended Budget	Variance Favorable (Unfav)	Cal Yr 2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfav)	Cal Yr 2025 Adopted Budget	BUDGET ASSUMPTIONS
Assessed Valuation	30,680,560	31,702,520	31,702,520	0	31,702,520				31,678,600	Final AV
Allowance for Protests/Abatements										
Service Obligation Mill Levy	10.000	23.750	23.750		23.750				23.750	
Advance Note Mill Levy	0.000	0.000	0.000		0.000				0.000	
REVENUES										
SMD #2 Prop Tax - Service Obligation	307,020	752,935	752,935	0	752,935	747,741	677,641	70,100	752,367	
SMD #2 Prop Tax - Advance Note	0	0	0	0	0	0	0	0	0	
SMD #2 Prop Tax - State Backfill			14,851	0	14,851	14,851	0	14,851	0	
SMD #2 SO Tax - Service Ob & Adv Note	17,594	37,647	41,411	0	41,411	21,462	25,098	(3,636)	41,380	5.5% of Prop. Taxes
SMD #1 Expense Reimbursement	10,081	10,200	10,200	0	10,200	4,459	4,870	(412)	10,405	
Interest Income	6,862	700	5,500	0	5,500	5,057	467	4,590	700	
TOTAL REVENUES	341,556	801,482	824,897	0	824,897	793,570	708,076	85,494	804,852	
EXPENDITURES										
Insurance	4,256	4,700	4,700	241	4,459	4,459	4,870	412	4,905	
Advance repayment	0	0	0	0	0	0	0	0	0	
Audit	5,825	5,500	5,500	0	5,500	0	0	0	5,500	Per Engage Ltr
Election	0	0	0	0	0	0	0	0	0	
Legal	0	0	0	0	0	0	0	0	0	
Office Supplies	0	0	0	0	0	0	0	0	0	
Treasurer's Fees - Service Ob & Adv Note	9,215	22,588	23,034	0	23,034	22,607	20,329	(2,278)	22,571	3% of Prop. Taxes
Operations Costs Payment to SMD No. 1	315,533	767,994	786,163	(0)	786,164	762,183	691,194	(70,989)	771,176	Xfer Prop Tax
Advance Note Payments to SMD No. 1	0	0	0	0	0	0	0	0	0	Xfer Prop Tax
Contingency Allowance	0	7,500	7,500	7,500	0	0	0	0	7,500	
TOTAL EXPENDITURES	334,828	808,282	826,897	7,741	819,156	789,249	716,393	(72,855)	811,652	
REVENUE OVER (UNDER) EXPEND.	6,728	(6,800)	(2,000)	7,741	5,741	4,322	(8,318)	12,639	(6,800)	
OTHER SOURCES AND (USES)										
Advance/Loan to District 1 to be Repaid				0					0	
TOTAL OTHER SOURCES & (USES)	0	0	0	0	0	0	0	0	0	
FUND BALANCE - BEGINNING	56,117	62,617	62,845	0	62,845	62,845	62,617	227	68,586	
FUND BALANCE - ENDING	62,845	55,817	60,845	7,741	68,586	67,166	54,300	12,866	61,786	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

SOLARIS METROPOLITAN DISTRICT # 2
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed: 1/25/25

Modified
 Accrual
 Basis

DEBT SERVICE FUND	Cal Yr 2023 Audited Actual	Cal Yr 2024 Adopted Budget	Cal Yr 2024 Amended Budget	Variance Favorable (Unfav)	Cal Yr 2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfav)	Cal Yr 2025 Adopted Budget	BUDGET ASSUMPTIONS
Assessed Valuation	30,680,560	31,702,520	31,702,520	0	31,702,520				31,678,600	Final AV
Allowance for Protests/Abatements				0						
Senior Debt Service Mill Levy	45.806	45.348	45.348		45.348				44.931	
Subordinate Debt Mill Levy	0.000	0.000	0.000		0.000				0.000	
REVENUES										
SMD #2 Prop Tax - Senior Debt Service	1,406,334	1,437,646	1,437,646	0	1,437,646	1,427,729	1,437,646	(9,916)	1,423,351	
SMD #2 Prop Tax - Subordinate Debt Svc	0	0	0	0	0	0	0	0	0	
Specific Ownership Taxes	80,592	71,882	79,071	0	79,071	40,980	47,922	(6,942)	78,284	5.5% of Prop. Taxes
SMD #3 Property Tax Transfer	0	0	0	0	0	0	0	0	0	
Developer Advance	0	0	0	0	0	0	0	0	0	
Interest Income	17,828	2,000	12,000	0	12,000	9,059	1,333	7,725	12,000	
TOTAL REVENUES	1,504,754	1,511,528	1,528,716	0	1,528,716	1,477,768	1,486,901	(9,133)	1,513,635	
EXPENDITURES										
Senior Bond Costs Payment to SMD #3	1,445,331	1,468,399	1,485,587	0	1,485,587	1,426,947	1,443,771	16,824	1,470,935	Xfer Prop Tax
Sub Bond Costs Payment to SMD #3	0	0	0	0	0	0	0	0	0	Xfer Prop Tax
Treasurer's Fees	42,208	43,129	43,129	0	43,129	43,166	43,129	(37)	42,701	3% of Prop. Taxes
Cash Management Fee	0	0	0	0	0	0	0	0	0	
Contingency		10,000	10,000	10,000	0		0	0	10,000	Allow for SO Varian
TOTAL EXPENDITURES	1,487,539	1,521,528	1,538,716	10,000	1,528,716	1,470,114	1,486,901	16,787	1,523,635	
REVENUE OVER (UNDER) EXPEND.	17,215	(10,000)	(10,000)	10,000	0	7,654	0	7,654	(10,000)	
OTHER SOURCES/(USES)										
Xfer from No. 3 Bond Proceeds				0			0	0		
Proceeds from Bond Issuance							0	0		
Payment to SMD #3				0			0	0		
Payment from SMD #1 for Special Fund							0	0		
Payment from SMD #1 for Bond Reserve Fund							0	0		
Cost of Issuance							0	0		
TOTAL OTHER FINANCING SOURCES	0	0	0	0	0	0	0	0	0	
FUND BALANCE - BEGINNING	77,148	77,148	94,363	0	94,363	94,363	77,148	17,215	94,363	
FUND BALANCE - ENDING	94,363	67,148	84,363	10,000	94,363	102,017	77,148	24,869	84,363	
No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.										
Components of Fund Balance:										
Developer Loan Special Fund		0	0	0	0				0	
Bond Reserve Fund		0	0	0	0				0	
Other		67,148	84,363	10,000	94,363				84,363	
Total		67,148	84,363	10,000	94,363				84,363	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Eagle County, Colorado.

On behalf of the Solaris Metropolitan District #2

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Solaris Metropolitan District #2

(local government)^C

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

\$ 31,678,600

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:

\$ 31,678,600

(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: 12/9/2024 (not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2025 (yyyy)

Table with 3 columns: PURPOSE, LEVY, REVENUE. Rows include General Operating Expenses, Minus Temporary General Property Tax Credit, General Obligation Bonds and Interest, Contractual Obligations, Capital Expenditures, Refunds/Abatements, and Other. Total: 68.681 mills, \$ 2,175,717.93

Contact person: Jon Erickson
Signed: [Signature]

Daytime phone: (970) 926-6060 x101
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, Colorado 80203. Questions? Call DLG (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 (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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: Pledge revenues in support of general obligation loan and note.
Title: Capital Pledge and Mill Levy Policy Agreement
Date: 12/15/2021
Principal Amount: None Stated
Maturity Date: _____
Levy: 44.931
Revenue: \$1,423,351.18

- 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.