

**RESOLUTION
TO ADOPT 2026 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026,

WHEREAS, the Board of Directors of the Windshire Park Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 1, 2025 and interested electors 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 or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$0.00; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0.00; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2025 valuation for assessment for the District as certified by the County Assessor of Weld County is \$550.00; and

WHEREAS, at an election held on May 3, 2016, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1 OF WELD COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Windshire Park Metropolitan District No. 1 for calendar year 2026.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2026 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2026 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," 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 2025.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2026 budget year, as detailed in the following "Certification of Tax Levies," 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 2025.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2026 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, as herein above determined and set, but as 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 or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 1st day of December, 2025.

WINDSHIRE PARK METROPOLITAN
DISTRICT NO. 1

Dino DiTullio

President

ATTEST:

Mike DiTullio

Secretary

Windshire Park Metropolitan District No. 1					
2026 Approved Budget					
GENERAL FUND	2024	2025	2025 Actuals	2025	2026
	Approved	Approved	Thru	Projected	Approved
Revenues	Budget	Budget	9/30/2025		Budget
Operations, Maintenance Fee	\$ 457,448.00	\$ 462,512.00	\$ 342,453.00	\$ 456,032.00	\$ 591,840.00
Key/Remote Income	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00
Late Fees	\$ 5,000.00	\$ 5,000.00	\$ 4,100.00	\$ 10,722.00	\$ 5,000.00
AR Fees	\$ 4,000.00	\$ 7,500.00	\$ 1,184.00	\$ 2,850.00	\$ 3,000.00
Pool Fees (outside District)	\$ 4,000.00	\$ 5,000.00	\$ 3,850.00	\$ 3,850.00	\$ 5,500.00
Property taxes	\$ 26.89	\$ 26.89	\$ -	\$ -	\$ -
Violation Fine	\$ -	\$ 1,000.00	\$ 3,276.87	\$ 1,400.00	\$ 1,500.00
Water Usage Revenues	\$ 136,584.00	\$ 138,096.00	\$ 138,888.50	\$ 136,584.00	\$ 170,400.00
Total Revenues	\$ 607,058.89	\$ 619,184.89	\$ 493,802.37	\$ 611,438.00	\$ 777,290.00
Expenditures					
Accounting	\$ -	\$ -	\$ 807.00	\$ 807.00	\$ 1,000.00
Accounting-Audit	\$ 12,000.00	\$ 7,500.00	\$ -	\$ 6,500.00	\$ 8,000.00
Bank Charges	\$ 100.00	\$ 1,000.00	\$ 10.00	\$ 698.00	\$ 1,000.00
Bank Charges - Return Payment			\$ 100.00	\$ 175.00	\$ 200.00
Copies		\$ 7,000.00	\$ 5,786.81	\$ 5,000.00	\$ 7,000.00
Dues/License/Permits		\$ 3,500.00	\$ 2,847.64	\$ 2,120.00	\$ 3,500.00
Election		\$ 11,000.00	\$ 1,639.91	\$ 1,700.00	\$ -
Admin-AR Fees		\$ -	\$ 1,614.00	\$ 2,850.00	\$ 3,000.00
Legal	\$ 20,000.00	\$ 25,000.00	\$ 5,469.00	\$ 12,500.00	\$ 15,000.00
District Management	\$ 50,000.00	\$ 68,544.00	\$ 51,413.13	\$ 68,544.00	\$ 69,915.00
Postage		\$ 2,500.00	\$ (5,375.00)	\$ 2,000.00	\$ 3,000.00
Social Events	\$ 2,500.00	\$ 3,000.00	\$ 1,029.98	\$ 1,000.00	\$ 1,500.00
Website (Streamline)		\$ 1,000.00	\$ 1,062.17	\$ 1,063.00	\$ 1,200.00
Website (HOA Online Resources)		\$ 300.00	\$ -	\$ -	\$ -
NR - Reserve Study	\$ -	\$ -	\$ 6,075.00	\$ 6,075.00	\$ -
Internet/Phone		\$ 4,200.00	\$ 3,433.71	\$ 4,000.00	\$ 4,200.00
Electric		\$ 40,800.00	\$ 31,683.95	\$ 29,000.00	\$ 32,000.00
Trash		\$ -	\$ 102.00	\$ 216.00	\$ 400.00
Water Rights/Rent/Shares		\$ 3,000.00	\$ 3,087.96	\$ 4,440.00	\$ 5,000.00
Ditch Rider Maintenance	\$ 81,616.00	\$ 30,000.00	\$ -	\$ 17,500.00	\$ 20,000.00
Extermination		\$ 1,800.00	\$ 1,035.00	\$ 1,380.00	\$ 1,500.00
Fence Maint/Repair	\$ 1,000.00	\$ 10,000.00	\$ -	\$ 45,000.00	\$ 30,000.00
Fence Power Washing	\$ 8,500.00	\$ 7,500.00	\$ 700.00	\$ 20,000.00	\$ 17,000.00
Irrigation Repairs		\$ 25,000.00	\$ 30,398.69	\$ 34,400.00	\$ 35,000.00
Landscape Maint Contract	\$ 269,403.59	\$ 220,000.00	\$ 142,770.30	\$ 180,000.00	\$ 220,000.00
Landscape - Tree Maint		\$ 2,000.00	\$ 2,125.95	\$ 6,000.00	\$ 10,000.00
Plumbing		\$ 5,200.00	\$ 7,100.00	\$ 10,000.00	\$ 10,000.00
Pond Maintenance		\$ 5,000.00	\$ 6,568.00	\$ 11,260.00	\$ 15,000.00
Pool Mgmt-Lfgds/Monitor	\$ 128,305.00	\$ 83,225.00	\$ 83,225.00	\$ 83,225.00	\$ 87,386.25
Pool/Spa-Maint/Supplies		\$ 10,000.00	\$ 13,972.94	\$ 7,500.00	\$ 10,000.00
Pool Repairs		\$ 3,000.00	\$ 19,375.00	\$ 14,000.00	\$ 5,000.00
Snow Removal		\$ 9,000.00	\$ 3,854.00	\$ 5,800.00	\$ 9,000.00
Insurance	\$ 23,000.00	\$ 23,000.00	\$ 19,805.00	\$ 19,805.00	\$ 21,785.50
District Engineer/Landscape Arch	\$ 250.00		\$ -	\$ -	\$ -
Emergency Fund	\$ 41,077.94		\$ -	\$ -	\$ -
Merchant Serv/IPN Fees	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
Printing-Newsletter	\$ 6,300.00		\$ -	\$ 2,374.00	\$ -
Misc Property Exp				\$ 133.00	
Total Expenditures	\$ 656,052.53	\$ 613,069.00	\$ 441,717.14	\$ 607,065.00	\$ 647,586.75
Net Gain (Loss)	\$ (48,993.64)	\$ 6,115.89	\$ 52,085.23	\$ 4,373.00	\$ 129,703.25
Transfer to Reserves		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 32,500.00
Beginning Fund Balance		\$185,752.27	\$ 185,752.27	\$ 185,752.27	\$238,470.00
Ending Fund Balance	\$ 162,771.59	\$186,868.16	\$ 232,837.50	\$ 185,125.27	\$242,773.00

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

2026 BUDGET MESSAGE

Windshire Park Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in November 2005. The District was established as part of a “Multiple District Structure” for the Windshire Park located in the Town of Windsor, Weld County, Colorado and is generally located west of 15th Street- Weld County Road #15, east of 17th Street and north of Jacoby Road-Weld County Road 68.5 and consists of approximately 202.645 acres.

Along with its companion District No. 1 (“Service District”) this was organized to provide financing for the design, acquisition, construction, and installation of public improvements, facilities, and services. The public improvements to be provided by the Districts are proposed to include the types of facilities and improvements for a non-potable water system, streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park, and recreation, sanitation and storm drainage, water improvements and their related improvements and their operation and maintenance.

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 statement.

2026 BUDGET STRATEGY

The District’s strategy in preparing the 2025 budget is to strive to provide the level of street, safety, drainage, and park and recreational services as desired by the property owners and residents of the multiple Districts in the most economic manner possible.

In the General Fund the District has budgeted \$26.89 in Property Tax, \$462,512 in Operations and Maintenance Fees, \$138,096 in Water Usage Revenue, \$5000 in Pool Fees and \$13,550 in Other Income for Total Revenue of \$619,184.89.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the WINDSHIRE PARK METRO 1,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the WINDSHIRE PARK METRO 1
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 550.00 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: \$ 550.00 (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: 12/11/2025 for budget/fiscal year 2026.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

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

Contact person: Shannon Torgerson Daytime phone: 720-641-6541
 (print)
 Signed: _____ Title: Director of District Management

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).