

## 4-WAY RANCH METROPOLITAN DISTRICT NO. 2

### 2024 ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Service Plan for 4-Way Ranch Metropolitan District No. 2 (the “**District**”), the District is required to provide an annual report to the County of El Paso with regard to the following matters:

For the year ending December 31, 2024, the District makes the following report:

#### Service Plan Requirements

#### EL PASO COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM

|   |  |
|---|--|
| 1. Name of District:  | 4-Way Ranch Metropolitan District No. 2  |
| 2. Report for Calendar Year:                                  | 2024   |
| 3. Contact Information:                                       | Kristin J. Bowers, Esq.<br>White Bear Ankele Tanaka & Waldron<br>2154 E. Commons Ave., Suite 2000<br>Centennial, CO 80122<br>303-858-1800<br><a href="mailto:kbowers@wbapc.com">kbowers@wbapc.com</a><br>(This District does not maintain an office within its boundaries.)  |
| 4. Meeting Information:                                       | The District Board meetings are scheduled for February 15, May 16, August 15, and November 21, 2025, at 10:00 a.m. by telephone, electronic, or other means not including physical presence. Meetings are subject to change and may be cancelled if there is no business to transact. Meeting notices are posted at <a href="http://wsdistricts.co/4-way-ranch-metropolitan-district">http://wsdistricts.co/4-way-ranch-metropolitan-district</a> or, when online posting isn't available, one mile east of the intersection of Stapleton Road and Highway 24 on Highway 24. |
| 5. Type of District/ Unique Representational Issues (if any): | 4-Way Ranch Metropolitan District No. 2 is a single conventional Title 32 special district. All property owners within the boundaries of this District who are otherwise eligible as   |

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|   | electors within the State of Colorado have the opportunity to fully participate in future elections of the District and are eligible to run for Director positions when these positions become open.   |
| 6. Authorized Purposes of the District:   | The Service Plan authorizes all allowable purposes for a Title 32 special district except for fire protection. The District also does not offer drainage services because this is under the purview of El Paso County. Additionally, the District does not offer public road or street services, which are also under the purview of El Paso County. |
| 7. Active Purposes of the District:   | The primary active purpose of the District is to provide public infrastructure for the second phase of the 4-Way Ranch development project.  |
| 8. Current Certified Mill Levies:<br><br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total  | For collection year 2025:<br><br>a. 0.000 mills<br>b. 0.000 mills<br>c. N/A<br>d. 0.000 mills  |
| 9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable):   | Because no mill levy has been certified, the current mill levy for both residential and commercial property is \$0.  |
| 10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals):<br><br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total | <br><br>a. 50.000<br>b. 10.000<br>c. N/A<br>d. 60.000  |

|     |   |   |
|-----|---|---|
| 11. | Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable):                  | Because no mill levy has been certified, the current mill levy for both residential and commercial property is \$0.   |
| 12. | Current Outstanding Debt of the Districts (as of the end of year of this report):                               | \$545,000   |
| 13. | Total voter-authorized debt of the Districts (including current debt):  | \$513,455,000   |
| 14. | Debt proposed to be issued, reissued or otherwise obligated in the coming year:                                 | The District is planning on issuing General Obligation Bonds, Series 2025A and Subordinate Cash Flow Bonds, Series 2025B in 2025.                               |
| 15. | Major facilities/ infrastructure improvements initiated or completed in the prior year:                         | No construction activity occurred within the District during 2024.  |
| 16. | Summary of major property exclusion or inclusion activities in the past year:                                   | There were no inclusions or exclusions of property in 2024.   |
| 17. | Intergovernmental Agreements entered into or terminated with other governmental entities:                       | The District neither entered into nor terminated any Intergovernmental Agreements in 2024.  |
| 18. | Access information to obtain a copy of rules and regulations adopted by the board:                              | The Board has not adopted any rules and regulations.  |
| 19. | A summary of litigation involving public improvements owned by the district:                                    | None.   |
| 20. | A list of facilities or improvements constructed by the district that were conveyed or dedicated to the county: | The district did not construct any public improvements during the report year, and, therefore, no public improvements were conveyed or dedicated to the county. |

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|-----|--|--|
| 21. | The final assessed valuation of the district as of December 31 of the reporting year:  | 2024 final assessed valuation: \$339,530.  |
| 22. | A copy of the current year’s budget:   | A copy of the current year’s budget is attached hereto as <b>Exhibit A</b> .   |
| 23. | A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable: | A copy of the previous year’s application for exemption from audit is attached hereto as <b>Exhibit B</b> .  |
| 24. | Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district:   | To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.                       |
| 25. | Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period:   | To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period. |

**§32-1-207(3) Statutory Requirements**

**1. Boundary changes made.**

There were no boundary changes made in 2024.

**2. Intergovernmental Agreements entered into or terminated with other governmental entities.**

The District neither entered into nor terminated any Intergovernmental Agreements in 2024.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

The Board has not adopted any rules and regulations.

**4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in El Paso County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2024.

**5. The status of the construction of public improvements by the District.**

The district has not constructed any public improvements in the report year; therefore, no public improvements have been conveyed or dedicated to the county.

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

The District has not constructed any facilities or improvements in the report year; therefore, no facilities or improvements have been conveyed or dedicated to the county.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

The 2024 final assessed valuation of the District is \$339,530.

**8. A copy of the current year's budget.**

A copy of the 2025 Budget is attached hereto as **Exhibit A**.

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2023 Audit Exemption Application is attached hereto as **Exhibit B**.

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

**EXHIBIT A**  
**2025 Budget**

**4 WAY RANCH METROPOLITAN DISTRICT NO. 2**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the 4 Way Ranch Metropolitan District No. 2.

4 Way Ranch Metropolitan District has adopted a budget for two separate funds, a General Fund, to provide for the payment of operating and maintenance expenditures; and a Water Enterprise Fund, to provide for costs associated with the water utility.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2025 will be developer advances. The district does not intend to impose a mill levy in 2025.

**4 Way Ranch Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

|                        | Actual<br><u>2023</u> | Adopted<br>Budget<br><u>2024</u> | Estimate<br><u>2024</u> | Adopted<br>Budget<br><u>2025</u> |
|------------------------|-----------------------|----------------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ (90,477)           | \$ -                             | \$ -                    | \$ -                             |
| Revenues:              |                       |                                  |                         |                                  |
| Developer advances     | 159,988               | 75,255                           | 59,385                  | 75,255                           |
| Other income           | <u>137</u>            | <u>-</u>                         | <u>15</u>               | <u>-</u>                         |
| Total revenues         | <u>160,125</u>        | <u>75,255</u>                    | <u>59,400</u>           | <u>75,255</u>                    |
| Total funds available  | <u>69,648</u>         | <u>75,255</u>                    | <u>59,400</u>           | <u>75,255</u>                    |
| Expenditures:          |                       |                                  |                         |                                  |
| Accounting             | 12,082                | 7,500                            | 6,500                   | 7,500                            |
| Legal                  | 34,974                | 50,000                           | 45,000                  | 50,000                           |
| Insurance              | 6,790                 | 7,000                            | 7,400                   | 7,000                            |
| Miscellaneous          | 10,802                | 1,000                            | 500                     | 1,000                            |
| Election               | 5,000                 | -                                | -                       | -                                |
| Engineering            | -                     | 5,000                            | -                       | 5,000                            |
| Emergency reserve (3%) | -                     | 2,115                            | -                       | 2,115                            |
| Contingency            | <u>-</u>              | <u>2,640</u>                     | <u>-</u>                | <u>2,640</u>                     |
| Total expenditures     | <u>69,648</u>         | <u>75,255</u>                    | <u>59,400</u>           | <u>75,255</u>                    |
| Ending fund balance    | <u>\$ -</u>           | <u>\$ -</u>                      | <u>\$ -</u>             | <u>\$ -</u>                      |
| Assessed Valuation     |                       | <u>\$ 339,920</u>                |                         | <u>\$ 339,530</u>                |
| Mill levy              |                       | <u>-</u>                         |                         | <u>-</u>                         |

**4 Way Ranch Metropolitan District No. 2**  
**Adopted Budget**  
**Water / Sewer Enterprise Fund**  
**For the Year ended December 31, 2025**

|                              | Actual<br><u>2023</u> | Adopted<br>Budget<br><u>2024</u> | Estimate<br><u>2024</u> | Adopted<br>Budget<br><u>2025</u> |
|------------------------------|-----------------------|----------------------------------|-------------------------|----------------------------------|
|                              | \$ (18,475)           | \$ -                             | \$ -                    | \$ -                             |
| Revenues:                    |                       |                                  |                         |                                  |
| Water service fees           | 23,063                | 32,000                           | 32,000                  | 32,000                           |
| Developer advances - operati | <u>52,123</u>         | <u>37,000</u>                    | <u>85,000</u>           | <u>37,000</u>                    |
| Total revenues               | <u>75,186</u>         | <u>69,000</u>                    | <u>117,000</u>          | <u>69,000</u>                    |
| Total funds available        | <u>56,711</u>         | <u>69,000</u>                    | <u>117,000</u>          | <u>69,000</u>                    |
| Expenditures:                |                       |                                  |                         |                                  |
| Basic services               | 23,593                | 35,000                           | 35,000                  | 35,000                           |
| Repair and maintenance       | -                     | -                                | 30,000                  | -                                |
| Utilities                    | 30,120                | 30,000                           | 28,000                  | 30,000                           |
| Management                   | -                     | -                                | 20,000                  | -                                |
| Other                        | <u>2,998</u>          | <u>4,000</u>                     | <u>4,000</u>            | <u>4,000</u>                     |
| Total expenditures           | <u>56,711</u>         | <u>69,000</u>                    | <u>117,000</u>          | <u>69,000</u>                    |
| Ending fund balance          | <u>\$ -</u>           | <u>\$ -</u>                      | <u>\$ -</u>             | <u>\$ -</u>                      |
|                              |                       | <u>-</u>                         |                         | <u>-</u>                         |

**EXHIBIT B**  
**2023 Audit Exemption Application**

# APPLICATION FOR EXEMPTION FROM AUDIT

## LONG FORM

|                           |  |
|---------------------------|--|
| <b>NAME OF GOVERNMENT</b> | 4-Way Ranch Metropolitan District No. 2                      |
| <b>ADDRESS</b>            | 304 Inverness Way South,<br>Suite 490<br>Englewood, CO 80112 |
| <b>CONTACT PERSON</b>     | Diane Wheeler  |
| <b>PHONE</b>              | 303-981-0386   |
| <b>EMAIL</b>              | Diane@simmons-wheeler.com                                    |

For the Year Ended  
12/31/2023  
or fiscal year ended:

### CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

|                                  |  |
|----------------------------------|--|
| <b>NAME:</b>                     | Diane Wheeler  |
| <b>TITLE</b>                     | District Accountant  |
| <b>FIRM NAME (if applicable)</b> | Simmons & Wheeler, P.C.                                      |
| <b>ADDRESS</b>                   | 304 Inverness Way South, Suite 490 Englewood, CO 80112       |
| <b>PHONE</b>                     | 303-689-0833   |
| <b>RELATIONSHIP TO ENTITY</b>    | CPA engaged to prepare financial statements for the District |

|                                      |                      |
|--------------------------------------|----------------------|
| <b>PREPARER</b> (SIGNATURE REQUIRED) | <b>DATE PREPARED</b> |
| <i>Diane Wheeler</i>                 | Mar 27, 2024         |

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

|                          |                                     |                     |
|--------------------------|-------------------------------------|---------------------|
| YES                      | NO                                  | If Yes, date filed: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                     |

## PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

\* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

|  |   | Governmental Funds |           |   |            | Proprietary/Fiduciary Funds |  | Please use this space to provide explanation of any items on this page |
|--|---|--------------------|-----------|---|------------|-----------------------------|--|--|
| Line #                                 | Description   | General Fund       | Debt Fund | Description   | Water Fund | Fund*                       |  |  |
| <b>Assets</b>                          |   |                    |           | <b>Assets</b>   |            |                             |  |  |
| 1-1                                    | Cash & Cash Equivalents   | \$ 27,456          | \$ -      | Cash & Cash Equivalents   | \$ -       | \$ -                        |  |  |
| 1-2                                    | Investments   | \$ 3,256           | \$ -      | Investments   | \$ -       | \$ -                        |  |  |
| 1-3                                    | Receivables   | \$ 62,231          | \$ -      | Receivables   | \$ 57,973  | \$ -                        |  |  |
| 1-4                                    | Due from Other Entities or Funds  | \$ 107,381         | \$ -      | Due from Other Entities or Funds  | \$ -       | \$ -                        |  |  |
| 1-5                                    | Property Tax Receivable   |                    | \$ -      | Other Current Assets [specify...]   |            |                             |  |  |
|  | All Other Assets [specify...]   |                    |           |   |            |                             |  |  |
| 1-6                                    | Lease Receivable (as Lessor)  | \$ -               | \$ -      | Deposits  | \$ 8,078   | \$ -                        |  |  |
| 1-7                                    |   | \$ -               | \$ -      | Total Current Assets  | \$ 66,051  | \$ -                        |  |  |
| 1-8                                    |   | \$ -               | \$ -      | Capital & Right to Use Assets, net (from Part 6-4)  | \$ 311,610 | \$ -                        |  |  |
| 1-9                                    |   | \$ -               | \$ -      | Other Long Term Assets [specify...]   | \$ -       | \$ -                        |  |  |
| 1-10                                   |   | \$ -               | \$ -      |   | \$ -       | \$ -                        |  |  |
| 1-11                                   | (add lines 1-1 through 1-10) <b>TOTAL ASSETS</b>  | \$ 200,324         | \$ -      | (add lines 1-1 through 1-10) <b>TOTAL ASSETS</b>  | \$ 377,661 | \$ -                        |  |  |
| <b>Deferred Outflows of Resources:</b> |   |                    |           | <b>Deferred Outflows of Resources</b>   |            |                             |  |  |
| 1-12                                   | [specify...]  | \$ -               | \$ -      | [specify...]  | \$ -       | \$ -                        |  |  |
| 1-13                                   | [specify...]  | \$ -               | \$ -      | [specify...]  | \$ -       | \$ -                        |  |  |
| 1-14                                   | (add lines 1-12 through 1-13) <b>TOTAL DEFERRED OUTFLOWS</b>  | \$ -               | \$ -      | (add lines 1-12 through 1-13) <b>TOTAL DEFERRED OUTFLOWS</b>  | \$ -       | \$ -                        |  |  |
| 1-15                                   | <b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>   | \$ 200,324         | \$ -      | <b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>   | \$ 377,661 | \$ -                        |  |  |
| <b>Liabilities</b>                     |   |                    |           | <b>Liabilities</b>  |            |                             |  |  |
| 1-16                                   | Accounts Payable  | \$ 200,324         | \$ -      | Accounts Payable  | \$ -       | \$ -                        |  |  |
| 1-17                                   | Accrued Payroll and Related Liabilities   | \$ -               | \$ -      | Accrued Payroll and Related Liabilities   | \$ -       | \$ -                        |  |  |
| 1-18                                   | Unearned Revenue  | \$ -               | \$ -      | Accrued Interest Payable  | \$ -       | \$ -                        |  |  |
| 1-19                                   | Due to Other Entities or Funds  | \$ -               | \$ -      | Due to Other Entities or Funds  | \$ 116,979 | \$ -                        |  |  |
| 1-20                                   | All Other Current Liabilities   | \$ -               | \$ -      | All Other Current Liabilities   | \$ -       | \$ -                        |  |  |
| 1-21                                   | (add lines 1-16 through 1-20) <b>TOTAL CURRENT LIABILITIES</b>  | \$ 200,324         | \$ -      | (add lines 1-16 through 1-20) <b>TOTAL CURRENT LIABILITIES</b>  | \$ 116,979 | \$ -                        |  |  |
| 1-22                                   | All Other Liabilities [specify...]  | \$ -               | \$ -      | Proprietary Debt Outstanding (from Part 4-4)  | \$ -       | \$ -                        |  |  |
| 1-23                                   |   | \$ -               | \$ -      | Other Liabilities [specify...]:   | \$ -       | \$ -                        |  |  |
| 1-24                                   |   | \$ -               | \$ -      | Developer loan  | \$ 260,682 | \$ -                        |  |  |
| 1-25                                   |   | \$ -               | \$ -      |   | \$ -       | \$ -                        |  |  |
| 1-26                                   |   | \$ -               | \$ -      |   | \$ -       | \$ -                        |  |  |
| 1-27                                   | (add lines 1-21 through 1-26) <b>TOTAL LIABILITIES</b>  | \$ 200,324         | \$ -      | (add lines 1-21 through 1-26) <b>TOTAL LIABILITIES</b>  | \$ 377,661 | \$ -                        |  |  |
| <b>Deferred Inflows of Resources:</b>  |   |                    |           | <b>Deferred Inflows of Resources</b>  |            |                             |  |  |
| 1-28                                   | Deferred Property Taxes   | \$ -               | \$ -      | Pension/OPEB Related  | \$ -       | \$ -                        |  |  |
| 1-29                                   | Lease related (as lessor)   | \$ -               | \$ -      | Other [specify...]  | \$ -       | \$ -                        |  |  |
| 1-30                                   | (add lines 1-28 through 1-29) <b>TOTAL DEFERRED INFLOWS</b>   | \$ -               | \$ -      | (add lines 1-28 through 1-29) <b>TOTAL DEFERRED INFLOWS</b>   | \$ -       | \$ -                        |  |  |
| <b>Fund Balance</b>                    |   |                    |           | <b>Net Position</b>   |            |                             |  |  |
| 1-31                                   | Nonspendable Prepaid  | \$ -               | \$ -      | Net Investment in Capital and Right-to Use Assets   | \$ -       | \$ -                        |  |  |
| 1-32                                   | Nonspendable Inventory  | \$ -               | \$ -      |   |            |                             |  |  |
| 1-33                                   | Restricted [specify...]   | \$ -               | \$ -      | Emergency Reserves  | \$ -       | \$ -                        |  |  |
| 1-34                                   | Committed [specify...]  | \$ -               | \$ -      | Other Designations/Reserves   | \$ -       | \$ -                        |  |  |
| 1-35                                   | Assigned [specify...]   | \$ -               | \$ -      | Restricted  | \$ -       | \$ -                        |  |  |
| 1-36                                   | Unassigned:   | \$ -               | \$ -      | Undesignated/Unreserved/Unrestricted  | \$ -       | \$ -                        |  |  |
| 1-37                                   | Add lines 1-31 through 1-36<br>This total should be the same as line 3-33<br><b>TOTAL FUND BALANCE</b>                                      | \$ -               | \$ -      | Add lines 1-31 through 1-36<br>This total should be the same as line 3-33<br><b>TOTAL NET POSITION</b>                                      | \$ -       | \$ -                        |  |  |
| 1-38                                   | Add lines 1-27, 1-30 and 1-37<br>This total should be the same as line 1-15<br><b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b> | \$ 200,324         | \$ -      | Add lines 1-27, 1-30 and 1-37<br>This total should be the same as line 1-15<br><b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b> | \$ 377,661 | \$ -                        |  |  |

## PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

| Line #                         | Description  | Governmental Funds |           | Description  | Proprietary/Fiduciary Funds |       |                     |  |
|--------------------------------|--|--------------------|-----------|--|-----------------------------|-------|---------------------|--|
|                                |  | General Fund       | Debt Fund |  | Water Fund                  | Fund* |                     |  |
| <b>Tax Revenue</b>             |  |                    |           | <b>Tax Revenue</b>   |                             |       |                     | Please use this space to provide explanation of any items on this page |
| 2-1                            | Property [include mills levied in Question 10-6]                             | \$ -               | \$ -      | Property [include mills levied in Question 10-6]                             | \$ -                        | \$ -  |                     |  |
| 2-2                            | Specific Ownership   | \$ -               | \$ -      | Specific Ownership   | \$ -                        | \$ -  |                     |  |
| 2-3                            | Sales and Use Tax  | \$ -               | \$ -      | Sales and Use Tax  | \$ -                        | \$ -  |                     |  |
| 2-4                            | Other Tax Revenue [specify...]:  | \$ -               | \$ -      | Other Tax Revenue [specify...]:  | \$ -                        | \$ -  |                     |  |
| 2-5                            |  | \$ -               | \$ -      |  | \$ -                        | \$ -  |                     |  |
| 2-6                            |  | \$ -               | \$ -      |  | \$ -                        | \$ -  |                     |  |
| 2-7                            |  | \$ -               | \$ -      |  | \$ -                        | \$ -  |                     |  |
| 2-8                            | Add lines 2-1 through 2-7<br><b>TOTAL TAX REVENUE</b>                        | \$ -               | \$ -      | Add lines 2-1 through 2-7<br><b>TOTAL TAX REVENUE</b>                        | \$ -                        | \$ -  |                     |  |
| 2-9                            | Licenses and Permits   | \$ -               | \$ -      | Licenses and Permits   | \$ -                        | \$ -  |                     |  |
| 2-10                           | Highway Users Tax Funds (HUTF)   | \$ -               | \$ -      | Highway Users Tax Funds (HUTF)   | \$ -                        | \$ -  |                     |  |
| 2-11                           | Conservation Trust Funds (Lottery)   | \$ -               | \$ -      | Conservation Trust Funds (Lottery)   | \$ -                        | \$ -  |                     |  |
| 2-12                           | Community Development Block Grant  | \$ -               | \$ -      | Community Development Block Grant  | \$ -                        | \$ -  |                     |  |
| 2-13                           | Fire & Police Pension  | \$ -               | \$ -      | Fire & Police Pension  | \$ -                        | \$ -  |                     |  |
| 2-14                           | Grants   | \$ -               | \$ -      | Grants   | \$ -                        | \$ -  |                     |  |
| 2-15                           | Donations  | \$ -               | \$ -      | Donations  | \$ -                        | \$ -  |                     |  |
| 2-16                           | Charges for Sales and Services   | \$ -               | \$ -      | Charges for Sales and Services   | \$ 23,063                   | \$ -  |                     |  |
| 2-17                           | Rental Income  | \$ -               | \$ -      | Rental Income  | \$ -                        | \$ -  |                     |  |
| 2-18                           | Fines and Forfeits   | \$ -               | \$ -      | Fines and Forfeits   | \$ -                        | \$ -  |                     |  |
| 2-19                           | Interest/Investment Income   | \$ 137             | \$ -      | Interest/Investment Income   | \$ -                        | \$ -  |                     |  |
| 2-20                           | Tap Fees   | \$ -               | \$ -      | Tap Fees   | \$ -                        | \$ -  |                     |  |
| 2-21                           | Proceeds from Sale of Capital Assets   | \$ -               | \$ -      | Proceeds from Sale of Capital Assets   | \$ -                        | \$ -  |                     |  |
| 2-22                           | All Other [specify...]:  | \$ -               | \$ -      | All Other [specify...]:  | \$ -                        | \$ -  |                     |  |
| 2-23                           | Developer advance receivable   | \$ 60,791          | \$ -      | Developer advance receivable   | \$ 52,123                   | \$ -  |                     |  |
| 2-24                           | Add lines 2-8 through 2-23<br><b>TOTAL REVENUES</b>                          | \$ 60,928          | \$ -      | Add lines 2-8 through 2-23<br><b>TOTAL REVENUES</b>                          | \$ 75,186                   | \$ -  |                     |  |
| <b>Other Financing Sources</b> |  |                    |           | <b>Other Financing Sources</b>   |                             |       |                     |  |
| 2-25                           | Debt Proceeds  | \$ -               | \$ -      | Debt Proceeds  | \$ -                        | \$ -  |                     |  |
| 2-26                           | Lease Proceeds   | \$ -               | \$ -      | Lease Proceeds   | \$ -                        | \$ -  |                     |  |
| 2-27                           | Developer Advances   | \$ 94,199          | \$ -      | Developer Advances   | \$ -                        | \$ -  |                     |  |
| 2-28                           | Other [specify...]:  | \$ -               | \$ -      | Other [specify...]:  | \$ -                        | \$ -  |                     |  |
| 2-29                           | Add lines 2-25 through 2-28<br><b>TOTAL OTHER FINANCING SOURCES</b>          | \$ 94,199          | \$ -      | Add lines 2-25 through 2-28<br><b>TOTAL OTHER FINANCING SOURCES</b>          | \$ -                        | \$ -  | <b>GRAND TOTALS</b> |  |
| 2-30                           | Add lines 2-24 and 2-29<br><b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b> | \$ 155,127         | \$ -      | Add lines 2-24 and 2-29<br><b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b> | \$ 75,186                   | \$ -  | \$ 230,313          |  |

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 -STOP- You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

**PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES**

| Line # | Description  | Governmental Funds |           | Description   | Proprietary/Fiduciary Funds |       | Please use this space to provide explanation of any items on this page |
|--------|--|--------------------|-----------|---|-----------------------------|-------|--|
|        |  | General Fund       | Debt Fund |   | Water Fund                  | Fund* |  |
|        | <b>Expenditures</b>  |                    |           | <b>Expenses</b>   |                             |       |  |
| 3-1    | General Government   | \$ 64,650          | \$ -      | General Operating & Administrative  | \$ 2,998                    | \$ -  |  |
| 3-2    | Judicial   | \$ -               | \$ -      | Salaries  | \$ -                        | \$ -  |  |
| 3-3    | Law Enforcement  | \$ -               | \$ -      | Payroll Taxes   | \$ -                        | \$ -  |  |
| 3-4    | Fire   | \$ -               | \$ -      | Contract Services   | \$ -                        | \$ -  |  |
| 3-5    | Highways & Streets   | \$ -               | \$ -      | Employee Benefits   | \$ -                        | \$ -  |  |
| 3-6    | Solid Waste  | \$ -               | \$ -      | Insurance   | \$ -                        | \$ -  |  |
| 3-7    | Contributions to Fire & Police Pension Assoc.  | \$ -               | \$ -      | Accounting and Legal Fees   | \$ -                        | \$ -  |  |
| 3-8    | Health   | \$ -               | \$ -      | Repair and Maintenance  | \$ 23,593                   | \$ -  |  |
| 3-9    | Culture and Recreation   | \$ -               | \$ -      | Supplies  | \$ -                        | \$ -  |  |
| 3-10   | Transfers to other districts   | \$ -               | \$ -      | Utilities   | \$ 30,120                   | \$ -  |  |
| 3-11   | Other [specify...]:  | \$ -               | \$ -      | Contributions to Fire & Police Pension Assoc.   | \$ -                        | \$ -  |  |
| 3-12   |  | \$ -               | \$ -      | Other [specify...]  | \$ -                        | \$ -  |  |
| 3-13   |  | \$ -               | \$ -      |   | \$ -                        | \$ -  |  |
| 3-14   | Capital Outlay   | \$ -               | \$ -      | Capital Outlay  | \$ -                        | \$ -  |  |
|        | Debt Service   |                    |           | Debt Service  |                             |       |  |
| 3-15   | Principal (should match amount in 4-4)   | \$ -               | \$ -      | Principal (should match amount in 4-4)  | \$ -                        | \$ -  |  |
| 3-16   | Interest   | \$ -               | \$ -      | Interest  | \$ -                        | \$ -  |  |
| 3-17   | Bond Issuance Costs  | \$ -               | \$ -      | Bond Issuance Costs   | \$ -                        | \$ -  |  |
| 3-18   | Developer Principal Repayments   | \$ -               | \$ -      | Developer Principal Repayments  | \$ -                        | \$ -  |  |
| 3-19   | Developer Interest Repayments  | \$ -               | \$ -      | Developer Interest Repayments   | \$ -                        | \$ -  |  |
| 3-20   | All Other [specify...]: Trustee Fees   | \$ -               | \$ -      | All Other [specify...]:   | \$ -                        | \$ -  |  |
| 3-21   |  | \$ -               | \$ -      |   | \$ -                        | \$ -  |  |
| 3-22   | <b>Add lines 3-1 through 3-21</b>  | \$ 64,650          | \$ -      | <b>Add lines 3-1 through 3-21</b>   | \$ 56,711                   | \$ -  |  |
|        | <b>TOTAL EXPENDITURES</b>  |                    |           | <b>TOTAL EXPENSES</b>   |                             |       | <b>GRAND TOTAL</b>   |
| 3-23   | Interfund Transfers (In)   | \$ -               | \$ -      | Net Interfund Transfers (In) Out  | \$ -                        | \$ -  | \$ 121,361   |
| 3-24   | Interfund Transfers Out  | \$ -               | \$ -      | Other [specify...][enter negative for expense]  | \$ -                        | \$ -  |  |
| 3-25   | Other Expenditures (Revenues):   | \$ -               | \$ -      | Depreciation/Amortization   | \$ -                        | \$ -  |  |
| 3-26   |  | \$ -               | \$ -      | Other Financing Sources (Uses) (from line 2-28)   | \$ -                        | \$ -  |  |
| 3-27   |  | \$ -               | \$ -      | Capital Outlay (from line 3-14)   | \$ -                        | \$ -  |  |
| 3-28   |  | \$ -               | \$ -      | Debt Principal (from line 3-15, 3-18)   | \$ -                        | \$ -  |  |
| 3-29   | <b>(Add lines 3-23 through 3-28)</b>   |                    |           | <b>(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS</b> | \$ -                        | \$ -  |  |
|        | <b>TOTAL TRANSFERS AND OTHER EXPENDITURES</b>  | \$ -               | \$ -      |   | \$ -                        | \$ -  |  |
| 3-30   | Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures<br>Line 2-29, less line 3-22, less line 3-29 | \$ 90,477          | \$ -      | Net Increase (Decrease) in Net Position<br>Line 2-29, less line 3-22, plus line 3-29, less line 3-23            | \$ 18,475                   | \$ -  |  |
| 3-31   | Fund Balance, January 1 from December 31 prior year report   | \$ (90,477)        | \$ -      | Net Position, January 1 from December 31 prior year report  | \$ (18,475)                 | \$ -  |  |
| 3-32   | Prior Period Adjustment (MUST explain)   | \$ -               | \$ -      | Prior Period Adjustment (MUST explain)  | \$ -                        | \$ -  |  |
| 3-33   | Fund Balance, December 31  |                    |           | Net Position, December 31   |                             |       |  |
|        | Sum of Lines 3-30, 3-31, and 3-32  |                    |           | Sum of Lines 3-30, 3-31, and 3-32   |                             |       |  |
|        | This total should be the same as line 1-37.  | \$ -               | \$ -      | This total should be the same as line 1-37.   | \$ -                        | \$ -  |  |

**IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.**

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES                      NO

Please use this space to provide any explanations or comments:

|     |   |                          |                          |                         |
|-----|---|--------------------------|--------------------------|-------------------------|
| 4-1 | Does the entity have outstanding debt?  | <input type="checkbox"/> | <input type="checkbox"/> |                         |
| 4-2 | Is the debt repayment schedule attached? If no, <b>MUST</b> explain:                                | <input type="checkbox"/> | <input type="checkbox"/> |                         |
|     |   |                          |                          |                         |
| 4-3 | Is the entity current in its debt service payments? If no, <b>MUST</b> explain:                     | <input type="checkbox"/> | <input type="checkbox"/> |                         |
|     |   |                          |                          |                         |
| 4-4 | Please complete the following debt schedule, if applicable: (please only include principal amounts) |                          |                          |                         |
|     | Outstanding at beginning of year*   | Issued during year       | Retired during year      | Outstanding at year-end |
|     | General obligation bonds  | \$ -                     | \$ -                     | \$ -                    |
|     | Revenue bonds   | \$ -                     | \$ -                     | \$ -                    |
|     | Notes/Loans   | \$ -                     | \$ -                     | \$ -                    |
|     | Lease & SBITA** Liabilities (GASB 87 & 96)  | \$ -                     | \$ -                     | \$ -                    |
|     | Developer Advances  | \$ 1,060,128             | \$ -                     | \$ 1,060,128            |
|     | Other (specify):  | \$ -                     | \$ -                     | \$ -                    |
|     | <b>TOTAL</b>  | <b>\$ 1,060,128</b>      | <b>\$ -</b>              | <b>\$ 1,060,128</b>     |

**\*\*Subscription Based Information Technology Arrangements**

\*Must agree to prior year-end balance

|   |   |                                     |                                     |               |
|---|---|-------------------------------------|-------------------------------------|---------------|
| Please answer the following questions by marking the appropriate boxes. |   | YES                                 | NO                                  |               |
| 4-5   | Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |               |
| If yes:   | How much?   |                                     |                                     | \$ 75,000,000 |
|   | Date the debt was authorized:   |                                     |                                     | 11/1/2005     |
| 4-6   | Does the entity intend to issue debt within the next calendar year?                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |
| If yes:   | How much?   |                                     |                                     | \$ -          |
| 4-7   | Does the entity have debt that has been refinanced that it is still responsible for?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |
| If yes:   | What is the amount outstanding?   |                                     |                                     | \$ -          |
| 4-8   | Does the entity have any lease agreements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |
| If yes:   | What is being leased?   |                                     |                                     |               |
|   | What is the original date of the lease?   |                                     |                                     |               |
|   | Number of years of lease?   |                                     |                                     |               |
|   | Is the lease subject to annual appropriation?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |
|   | What are the annual lease payments?   |                                     |                                     | \$ -          |

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

AMOUNT                      TOTAL

Please use this space to provide any explanations or comments:

|   |   |                                   |  |           |
|---|---|-----------------------------------|--|-----------|
| 5-1   | YEAR-END Total of ALL Checking and Savings accounts | \$ 27,456                         |  |           |
| 5-2   | Certificates of deposit                             | \$ -                              |  |           |
|   |   | <b>TOTAL CASH DEPOSITS</b>        |  | \$ 27,456 |
| Investments (if investment is a mutual fund, please list underlying investments): |   |                                   |  |           |
| 5-3   | Colotrust   | \$ 3,256                          |  |           |
|   |   | \$ -                              |  |           |
|   |   | \$ -                              |  |           |
|   |   | \$ -                              |  |           |
|   |   | <b>TOTAL INVESTMENTS</b>          |  | \$ 3,256  |
|   |   | <b>TOTAL CASH AND INVESTMENTS</b> |  | \$ 30,712 |

Please answer the following question by marking in the appropriate box

YES                      NO                      N/A

|     |   |                                     |                          |                          |
|-----|---|-------------------------------------|--------------------------|--------------------------|
| 5-4 | Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5-5 | Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, <b>MUST</b> explain: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|     |   |                                     |                          |                          |

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets?
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no,

**MUST** explain:

6-3 Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:

|   | Balance - beginning of the year* | Additions*  | Deletions   | Year-End Balance |
|---|----------------------------------|-------------|-------------|------------------|
| Land  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Buildings   | \$ -                             | \$ -        | \$ -        | \$ -             |
| Machinery and equipment   | \$ -                             | \$ -        | \$ -        | \$ -             |
| Furniture and fixtures  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Infrastructure  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Construction In Progress (CIP)  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Leased & SBITA Right-to-Use Assets  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Intangible Assets   | \$ -                             | \$ -        | \$ -        | \$ -             |
| Other (explain):  | \$ -                             | \$ -        | \$ -        | \$ -             |
| Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance) | \$ -                             | \$ -        | \$ -        | \$ -             |
| Accumulated Depreciation (Enter a negative, or credit, balance)                     | \$ -                             | \$ -        | \$ -        | \$ -             |
| <b>TOTAL</b>  | <b>\$ -</b>                      | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>      |

6-4 Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:

|   | Balance - beginning of the year* | Additions*  | Deletions   | Year-End Balance  |
|---|----------------------------------|-------------|-------------|-------------------|
| Land  | \$ -                             | \$ -        | \$ -        | \$ -              |
| Buildings   | \$ -                             | \$ -        | \$ -        | \$ -              |
| Machinery and equipment   | \$ -                             | \$ -        | \$ -        | \$ -              |
| Furniture and fixtures  | \$ -                             | \$ -        | \$ -        | \$ -              |
| Infrastructure  | \$ 311,610                       | \$ -        | \$ -        | \$ 311,610        |
| Construction In Progress (CIP)  | \$ -                             | \$ -        | \$ -        | \$ -              |
| Leased & SBITA Right-to-Use Assets  | \$ -                             | \$ -        | \$ -        | \$ -              |
| Intangible Assets   | \$ -                             | \$ -        | \$ -        | \$ -              |
| Other (explain):  | \$ -                             | \$ -        | \$ -        | \$ -              |
| Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance) | \$ -                             | \$ -        | \$ -        | \$ -              |
| Accumulated Depreciation (Enter a negative, or credit, balance)                     | \$ -                             | \$ -        | \$ -        | \$ -              |
| <b>TOTAL</b>  | <b>\$ 311,610</b>                | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 311,610</b> |

\* Must agree to prior year-end balance  
 \* Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

## PART 7 - PENSION INFORMATION

\* YES NO Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firefighters' pension plan?
- 7-2 Does the entity have a volunteer firefighters' pension plan?
- If yes: Who administers the plan?

Indicate the contributions from:

|   |  |           |          |
|---|--|-----------|----------|
| Tax (property, SO, sales, etc.):  |  | \$        | -        |
| State contribution amount:  |  | \$        | -        |
| Other (gifts, donations, etc.):   |  | \$        | -        |
| <b>TOTAL</b>  |  | <b>\$</b> | <b>-</b> |
| What is the monthly benefit paid for 20 years of service per retiree as of Jan 1? |  | \$        | -        |

## PART 8 - BUDGET INFORMATION

| Please answer the following question by marking in the appropriate box                         |   | YES   | NO                       | N/A                      | Please use this space to provide any explanations or comments: |                              |              |            |                       |               |                   |           |            |           |  |
|--|---|---|--------------------------|--------------------------|--|------------------------------|--------------|------------|-----------------------|---------------|-------------------|-----------|------------|-----------|--|
| 8-1  | Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, <b>MUST</b> explain: | <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |  |                              |              |            |                       |               |                   |           |            |           |  |
| 8-2  | Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, <b>MUST</b> explain:                                | <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |  |                              |              |            |                       |               |                   |           |            |           |  |
| If yes: Please indicate the amount appropriated for each fund separately for the year reported |   |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |
|  |   | <b>YES</b>  | <b>NO</b>                | <b>N/A</b>               |  |                              |              |            |                       |               |                   |           |            |           |  |
|  |   | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left; padding: 2px;">Governmental/Proprietary Fund Name</th> <th style="text-align: right; padding: 2px;">Total Appropriations By Fund</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">General Fund</td> <td style="text-align: right; padding: 2px;">\$ 106,155</td> </tr> <tr> <td style="padding: 2px;">Capital Projects fund</td> <td style="text-align: right; padding: 2px;">\$ 16,559,349</td> </tr> <tr> <td style="padding: 2px;">Debt Service fund</td> <td style="text-align: right; padding: 2px;">\$ 22,639</td> </tr> <tr> <td style="padding: 2px;">Water fund</td> <td style="text-align: right; padding: 2px;">\$ 69,000</td> </tr> </tbody> </table> |                          |                          | Governmental/Proprietary Fund Name                             | Total Appropriations By Fund | General Fund | \$ 106,155 | Capital Projects fund | \$ 16,559,349 | Debt Service fund | \$ 22,639 | Water fund | \$ 69,000 |  |
| Governmental/Proprietary Fund Name   | Total Appropriations By Fund  |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |
| General Fund   | \$ 106,155  |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |
| Capital Projects fund  | \$ 16,559,349   |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |
| Debt Service fund  | \$ 22,639   |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |
| Water fund   | \$ 69,000   |   |                          |                          |  |                              |              |            |                       |               |                   |           |            |           |  |

## PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

| Please answer the following question by marking in the appropriate box |  | YES                                 | NO                       | Please use this space to provide any explanations or comments: |
|--|--|-------------------------------------|--------------------------|--|
| 9-1  | Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?<br><small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |

## PART 10 - GENERAL INFORMATION

| Please answer the following question by marking in the appropriate box |   | YES   | NO                                  | Please use this space to provide any explanations or comments: |                       |       |                     |       |                    |              |
|--|---|---|-------------------------------------|--|-----------------------|-------|---------------------|-------|--------------------|--------------|
| 10-1   | Is this application for a newly formed governmental entity?<br>If yes: Date of formation: <input style="width: 150px; height: 25px;" type="text"/>  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |  |                       |       |                     |       |                    |              |
| 10-2   | Has the entity changed its name in the past or current year?<br>If Yes: NEW name <input style="width: 400px; height: 25px;" type="text"/><br>PRIOR name <input style="width: 400px; height: 25px;" type="text"/>  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |  |                       |       |                     |       |                    |              |
| 10-3   | Is the entity a metropolitan district?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |  |                       |       |                     |       |                    |              |
| 10-4   | Please indicate what services the entity provides:<br><input style="width: 450px; height: 25px;" type="text" value="Streets, water, traffic control, sewer and park and recreation"/>   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |  |                       |       |                     |       |                    |              |
| 10-5   | Does the entity have an agreement with another government to provide services?<br>If yes: List the name of the other governmental entity and the services provided:<br><input style="width: 450px; height: 25px;" type="text"/>   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |  |                       |       |                     |       |                    |              |
| 10-6   | Does the entity have a certified mill levy?<br>If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |  |                       |       |                     |       |                    |              |
|  |   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding: 2px;">Bond Redemption mills</td> <td style="text-align: right; padding: 2px;">0.000</td> </tr> <tr> <td style="padding: 2px;">General/Other mills</td> <td style="text-align: right; padding: 2px;">0.000</td> </tr> <tr style="background-color: #0056b3; color: white;"> <td style="padding: 2px;"><b>Total mills</b></td> <td style="text-align: right; padding: 2px;"><b>0.000</b></td> </tr> </tbody> </table> |                                     |  | Bond Redemption mills | 0.000 | General/Other mills | 0.000 | <b>Total mills</b> | <b>0.000</b> |
| Bond Redemption mills  | 0.000   |   |                                     |  |                       |       |                     |       |                    |              |
| General/Other mills  | 0.000   |   |                                     |  |                       |       |                     |       |                    |              |
| <b>Total mills</b>   | <b>0.000</b>  |   |                                     |  |                       |       |                     |       |                    |              |
|  |   | <b>YES</b>  | <b>NO</b>                           | <b>N/A</b>   |                       |       |                     |       |                    |              |
| 10-7   | <b>NEW 2023!</b> If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.<br><input style="width: 450px; height: 40px;" type="text"/> | <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>                                       |                       |       |                     |       |                    |              |

Please use this space to provide any additional explanations or comments not previously included:

**OSA USE ONLY**

| <b>Entity Wide:</b>             |    | <b>General Fund</b> |                         | <b>Governmental Funds</b> |          | <b>Notes</b> |
|---------------------------------|----|---------------------|-------------------------|---------------------------|----------|--------------|
| Unrestricted Cash & Investments | \$ | 30,712              | Unrestricted Fund Balan | \$                        | -        | -            |
| Current Liabilities             | \$ | 317,303             | Total Fund Balance      | \$                        | -        | -            |
| Deferred Inflow                 | \$ | -                   | PY Fund Balance         | \$                        | (90,477) | 155,127      |
|                                 |    |                     | Total Revenue           | \$                        | 155,127  | -            |
|                                 |    |                     | Total Expenditures      | \$                        | 64,650   | -            |
|                                 |    |                     |                         |                           |          | 200,324      |
|                                 |    |                     |                         |                           |          | 200,324      |
| <b>Governmental</b>             |    |                     | Interfund In            | \$                        | -        |              |
| Total Cash & Investments        | \$ | 30,712              | Interfund Out           | \$                        | -        |              |
| Transfers In                    | \$ |                     | - <b>Proprietary</b>    |                           |          |              |
| Transfers Out                   | \$ |                     | - Current Assets        | \$                        | 66,051   |              |
| Property Tax                    | \$ |                     | - Deferred Outflow      | \$                        | -        | (18,475)     |
| Debt Service Principal          | \$ |                     | - Current Liabilities   | \$                        | 116,979  |              |
| Total Expenditures              | \$ | 64,650              | Deferred Inflow         | \$                        | -        | 1,060,128    |
| Total Developer Advances        | \$ |                     | - Cash & Investments    | \$                        | -        | 75,000,000   |
| Total Developer Repayments      | \$ |                     | - Principal Expense     | \$                        | -        |              |
|                                 |    |                     |                         |                           |          | 11/1/2005    |

**PART 12 - GOVERNING BODY APPROVAL**

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?



**Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures**

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

| <b>MUST Print the names of ALL members of the governing body below.</b> |                                       | <b>A MAJORITY of the members of the governing body must sign below.</b>  |  |
|---|---------------------------------------|--|--|
| 1   | Full Name<br><b>Matthew Hengel</b>    | I, <u>Matthew Hengel</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed _____ Date: _____<br>My term Expires: <u>May 2025</u>                                     |  |
| 2   | Full Name<br><b>Paige Langley</b>     | I, <u>Paige Langley</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed <u>Paige Langley</u> Date: <u>Mar 28, 2024</u><br>My term Expires: <u>May 2025</u>         |  |
| 3   | Full Name<br><b>Jason Pock</b>        | I, <u>Jason Pock</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed <u>Jason J.W. Pock</u> Date: <u>Mar 28, 2024</u><br>My term Expires: <u>May 2025</u>          |  |
| 4   | Full Name<br><b>Megan Waldschmidt</b> | I, <u>Megan Waldschmidt</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed <u>Megan Waldschmidt</u> Date: <u>Mar 27, 2024</u><br>My term Expires: <u>May 2025</u> |  |
| 5   | Full Name                             | I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed _____ Date: _____<br>My term Expires: _____  |  |
| 6   | Full Name                             | I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed _____ Date: _____<br>My term Expires: _____  |  |
| 7   | Full Name                             | I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.<br>Signed _____ Date: _____<br>My term Expires: _____  |  |

# 4-way Ranch 2

Interim Agreement Report










2024-03-28


|                 |  |
|-----------------|--|
| Created:        | 2024-03-27                                   |
| By:             | Diane Wheeler (diane@simmonswheeler.com)     |
| Status:         | Out for Signature                            |
| Transaction ID: | CBJCHBCAABAAbNiiMec9l0f9HQpbEx_C9oigexp4l1LW |


## Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.


## "4-way Ranch 2" History


-  Document created by Diane Wheeler (diane@simmonswheeler.com)  
2024-03-27 - 11:32:35 PM GMT
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature  
2024-03-27 - 11:34:01 PM GMT
-  Document emailed to meganw@westsideinv.com for signature  
2024-03-27 - 11:34:01 PM GMT
-  Document emailed to plangley@westsideinv.com for signature  
2024-03-27 - 11:34:01 PM GMT
-  Document emailed to mhengel@westsideinv.com for signature  
2024-03-27 - 11:34:02 PM GMT
-  Document emailed to jpock@westsideinv.com for signature  
2024-03-27 - 11:34:02 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)  
Signature Date: 2024-03-27 - 11:34:13 PM GMT - Time Source: server
-  Email viewed by plangley@westsideinv.com  
2024-03-27 - 11:35:03 PM GMT
-  Email viewed by meganw@westsideinv.com  
2024-03-28 - 0:25:59 AM GMT


 Signer meganw@westsideinv.com entered name at signing as Megan Waldschmidt  
2024-03-28 - 0:26:24 AM GMT


 Document e-signed by Megan Waldschmidt (meganw@westsideinv.com)  
Signature Date: 2024-03-28 - 0:26:26 AM GMT - Time Source: server

 Email viewed by jpock@westsideinv.com  
2024-03-28 - 2:05:32 PM GMT

 Signer jpock@westsideinv.com entered name at signing as Jason J.W. Pock  
2024-03-28 - 2:06:00 PM GMT

 Document e-signed by Jason J.W. Pock (jpock@westsideinv.com)  
Signature Date: 2024-03-28 - 2:06:02 PM GMT - Time Source: server

 Signer plangley@westsideinv.com entered name at signing as Paige Langley  
2024-03-28 - 4:17:03 PM GMT

 Document e-signed by Paige Langley (plangley@westsideinv.com)  
Signature Date: 2024-03-28 - 4:17:05 PM GMT - Time Source: server