

**THE CANYONS METROPOLITAN DISTRICT NOS. 1-5**

**2024 CONSOLIDATED ANNUAL REPORT**

**THE CANYONS METROPOLITAN DISTRICT NOS. 1-5**  
**2024 CONSOLIDATED ANNUAL REPORT**  
**TO**  
**THE CITY OF CASTLE PINES**

Pursuant to § 32-1-207(3)(c), C.R.S., and the Amended and Restated Service Plan for The Canyons Metropolitan District No. 1, as amended, and the Amended and Restated Service Plan for The Canyons Metropolitan District Nos. 2-4, as amended, and Consolidated Service Plan for The Canyons Metropolitan District No. 5, as amended, (The Canyons Metropolitan District Nos. 1-5 are collectively referred to as the “**Districts**”), the Districts are required to provide an annual report to the City of Castle Pines (the “**City**”). The report is to include information concerning matters which occurred during the prior fiscal year.

For the year ending December 31, 2024, the Districts make the following report:

**Service Plan Requirements**

**1. Boundary changes made or proposed to the Districts’ boundaries as of December 31 of the prior year.**

No boundary changes were made or proposed to the Districts' boundaries in 2024.

**2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.**

The Districts did not enter into or propose any new intergovernmental agreements as of December 31, 2024.

**3. Copies of the Districts’ rules and regulations, if any, as of December 31 of the prior year.**

As of December 31, 2024, the Districts had not adopted rules and regulations.

**4. A summary of any litigation which involves the Districts’ Public Improvements as of December 31 of the prior year.**

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

**5. Status of the Districts’ construction of the Public Improvements as of December 31 of the prior year.**

As of December 31, 2024, The Canyons Metropolitan District Nos. 1, 2, and 4 have not constructed any public improvements.

District No. 3 constructed the following improvements in 2024: The Filing 2 work within District No. 3 remains in its warranty stage, with expected final acceptance expected in August 2025. The public improvements included in this filing include: grading, erosion and sediment control, sewer and water mains, storm drainage infrastructure, sidewalks and roadways, and trails

The Public Improvements serving and benefitting property within The Canyons Metropolitan District No. 5 (“**District No. 5**”) are being constructed by Shea Canyons, LLC (“**Shea**”).

**6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.**

The Canyons Metropolitan District Nos. 1, 2 and 4 did not construct any facilities or improvements dedicated to or accepted by the City in 2024.

District No. 3 reviewed and accepted the Public Improvements related to Sweet Creek Lane, and the water/sewer mains associated with the Madison Apartments on Lot 2 of Filing 2, in August of 2024. The total cost was approximately \$2.6m for these improvements. The Traffic Signal at Canyonside and Castle Pines Parkway was also obtained final acceptance from the City of Castle Pines.

The Public Improvements serving and benefitting property within District No. 5 are being constructed by Shea. The public improvements constructed by Shea and dedicated and accepted by the City in the report year are as follows:

- Superblock Phase 1
- Filing 1
- Filing 1-1<sup>st</sup> Amendment
- Filing 1-2<sup>nd</sup> Amendment, Phase 1
- Filing 1-2<sup>nd</sup> Amendment, Phase 2
- Filing 1-2<sup>nd</sup> Amendment, Phase 3
- Filing 1-2<sup>nd</sup> Amendment, Phase 4
- Filing 1-3<sup>rd</sup> Amendment
- Filing 1-4<sup>th</sup> Amendment
- Filing 1-7<sup>th</sup> Amendment
- Filing 2A
- Filing 2B East
- Filing 2C
- Filing 2D

**7. The assessed value of the Districts for the report year.**

The assessed valuations for the Districts are as follows:

- |   |               |
|---|---------------|
| • The Canyons Metropolitan District No. 1 | \$ 40         |
| • The Canyons Metropolitan District No. 2 | \$ 1,306,720  |
| • The Canyons Metropolitan District No. 3 | \$ 10,144,240 |

- The Canyons Metropolitan District No. 4 \$ 32,980
- The Canyons Metropolitan District No. 5 \$ 81,498,520

**8. Current year budget including a description of the Public Improvements to be constructed in such year.**

The 2025 budgets for District Nos. 1-5 are attached hereto as **Exhibit A**.

District No. 3 anticipates constructing the following Public Improvements in 2025 including, but not limited to: grading, erosion and sediment control, sewer and water mains, storm drainage infrastructure, sidewalks and roadways, and trails, specifically within Filing 4 (phases 1 and 2) and the expansion of Castle Pines Parkway. This work is currently underway.

**9. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable.**

The 2024 Applications for Audit Exemption for The Canyons Metropolitan District Nos. 1, 2, and 4 are attached hereto as **Exhibit B**. The 2024 Audits for The Canyons Metropolitan District Nos. 3 and 5 are not yet completed and will be provided as a supplement to this report upon completion.

**10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.**

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

**11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

To our actual knowledge, there was not any inability of the Districts to pay their 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 or proposed to the Districts' boundaries in 2024.

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

The Districts did not enter into or propose any new intergovernmental agreements as of December 31, 2024.

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

As of December 31, 2024, the Districts had not adopted rules and regulations.

**4. A summary of litigation involving Public Improvements owned by the Districts.**

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

**5. The status of the construction of Public Improvements by the Districts.**

As of December 31, 2024, The Canyons Metropolitan District Nos. 1, 2, and 4 had not constructed any Public Improvements.

District No. 3 constructed the following improvements in 2024: The Filing 2 work within District No. 3 remains in its warranty stage, with expected final acceptance expected in August 2025. The public improvements included in this filing include: grading, erosion and sediment control, sewer and water mains, storm drainage infrastructure, sidewalks and roadways, and trails.

The Public Improvements serving and benefitting property within District No. 5 are being constructed by Shea.

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

The Canyons Metropolitan District Nos. 1, 2 and 4 did not construct any facilities or improvements dedicated to or accepted by the City in 2024.

District No. 3 reviewed and accepted the Public Improvements related to Sweet Creek Lane, and the water/sewer mains associated with the Madison Apartments on Lot 2 of Filing 2, in August of 2024. The total cost was approximately \$2.6m for these improvements. The Traffic Signal at Canyonside and Castle Pines Parkway was also obtained final acceptance from the City of Castle Pines.

The Public Improvements serving and benefitting property within District No. 5 are being constructed by Shea. The public improvements constructed by Shea and dedicated and accepted by the City in the report year are as follows:

- Superblock Phase 1
- Filing 1
- Filing 1-1<sup>st</sup> Amendment

- Filing 1-2<sup>nd</sup> Amendment, Phase 1
- Filing 1-2<sup>nd</sup> Amendment, Phase 2
- Filing 1-2<sup>nd</sup> Amendment, Phase 3
- Filing 1-2<sup>nd</sup> Amendment, Phase 4
- Filing 1-3<sup>rd</sup> Amendment
- Filing 1-4<sup>th</sup> Amendment
- Filing 1-7<sup>th</sup> Amendment
- Filing 2A
- Filing 2B East
- Filing 2C
- Filing 2D

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

The assessed valuations for the Districts are as follows:

• The Canyons Metropolitan District No. 1	\$ 40
• The Canyons Metropolitan District No. 2	\$ 1,306,720
• The Canyons Metropolitan District No. 3	\$ 10,144,240
• The Canyons Metropolitan District No. 4	\$ 32,980
• The Canyons Metropolitan District No. 5	\$ 81,498,520

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

The 2025 budgets are 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 2024 Applications for Audit Exemption for The Canyons Metropolitan District Nos. 1, 2, and 4 are attached hereto as **Exhibit B**. The 2024 Audits for The Canyons Metropolitan District Nos. 3 and 5 are not yet completed and will be provided as a supplement to this report upon completion.

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

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

**11. Any inability of the Districts to pay their 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 Districts to pay their obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

**EXHIBIT A**  
**2025 Budgets**

**THE CANYONS METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**



**CANYONS METROPOLITAN DISTRICT NO.1  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (35)	\$ 4,870	\$ 61,876
REVENUES			
Public Improvement Fees	-	-	755,000
Interest Income	318	760	4,000
Developer advance	36,357	10,523	-
Transfers from District No. 2	26,565	100,968	99,827
Transfers from District No. 4	1,662	2,430	2,447
Total revenues	64,902	114,681	861,274
TRANSFERS IN			
Total funds available	64,867	119,551	923,150
EXPENDITURES			
General and administrative			
Accounting	25,085	23,700	25,000
Dues and Membership	2,029	1,370	2,400
Insurance	10,605	13,405	14,500
Legal	19,296	18,000	22,000
Miscellaneous	600	1,200	1,200
Election	2,382	-	9,000
Transfer to District No. 3 - PIF	-	-	755,000
Total expenditures	59,997	57,675	829,100
Total expenditures and transfers out requiring appropriation	59,997	57,675	829,100
ENDING FUND BALANCES	\$ 4,870	\$ 61,876	\$ 94,050
EMERGENCY RESERVE	\$ 900	\$ 3,200	\$ 3,200
AVAILABLE FOR OPERATIONS	3,970	58,676	90,850
TOTAL RESERVE	\$ 4,870	\$ 61,876	\$ 94,050

**CANYONS METROPOLITAN DISTRICT NO.1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Agricultural

\$ 40 \$ 40 \$ 40

40 40 40

Certified Assessed Value

\$ 40 \$ 40 \$ 40

**MILL LEVY**

General

0.000 0.000 0.000

Total mill levy

0.000 0.000 0.000

**PROPERTY TAXES**

Budgeted property taxes

\$ - \$ - \$ -

**BUDGETED PROPERTY TAXES**

General

\$ - \$ - \$ -

\$ - \$ - \$ -

**THE CANYONS METROPOLITAN DISTRICT NO. 1**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with District Nos. 2 – 4 and 8 - 11.

The District was formed by District Court Order on December 19, 2001, and held its organizational meeting on March 14, 2002. The relationship between the Service District and Financing Districts, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the development, will be established by means of a Master Intergovernmental Agreement between the applicable Districts as the project evolves.

On November 6, 2001, District voters approved authorization to increase property taxes up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$151,000,000 for the above listed facilities and an equal amount for refunding debt. The voters also authorized debt of \$5,000,000 for the costs of operating and maintaining the District's systems and \$10,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. Pursuant to Colorado State Law, electoral authorization older than 20 years is considered stale with respect to unissued debt.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The voters authorized debt of \$226,000,000 for the costs of operating and maintaining the District's systems and \$50,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The voters also authorized \$226,000,000 in debt for both Intergovernmental Agreements and Private Agreements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result. The adjustment only applies to the debt service portion of the mill levy.

The District as no employees and all administrative functions are contracted.

**THE CANYONS METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided – (continued)**

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Intergovernmental Revenue**

The intergovernmental revenues are transfers from District No. 2 and District No.4 to provide funding for the overall administrative and operating costs for District Nos. 1 – 2, 4 and 8 - 11.

**Public Improvement Fees (PIF)**

The Master Developer has imposed a Public Improvement Fee ("PIF") through the Declaration of Covenants Imposing and Implementing The Canyonside at Castle Pines Public Improvements Fee ("PIF Covenant"). 100% of the PIF is collected by the District and pledged to the payment of the 2021 Bonds issued by Canyons Metropolitan District No. 3. The PIF is due prior to obtaining a building permit.

The PIF Covenant imposes a Credit PIF on Credit PIF Construction Activities and a Credit PIF on Credit PIF Retail Sales of 1.375% in lieu of a portion of the City's Sales Tax. The Credit PIF on Credit PIF Construction Activities expires in 2034 and Credit PIF on Credit PIF Retail Sales expires in 2044. The District's Credit PIF on Credit PIF Construction Activities expires on residential units after 500 units are constructed in the District and the Excluded Property and has no expiration on the commercial development in the District and the Excluded Property.

Additionally, the PIF Covenant imposes a 3% Add-on PIF imposed on Add-On PIF Retail Sales transactions in the Excluded Property. The Add-On PIF is not in lieu of any portion of the City's sales tax and is therefore in addition to sales taxes.

**Expenditures**

**Administrative and Operating Expenses**

Operating expenditures include the estimated services necessary to maintain all eight Districts' administrative viability such as legal, accounting, insurance and other administrative expenses.

**THE CANYONS METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures – (continued)**

**Transfers to District No. 3**

The District collects Public Improvement Fees which is transferred over to District No. 3 as Pledged Revenue towards the 2021 Bonds issued by District No. 3.

**Debt and Leases**

The District has no outstanding operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

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

**THE CANYONS METROPOLITAN DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**THE CANYONS METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	24,649	93,009	93,734
Specific ownership taxes	2,286	8,371	7,499
Other Revenue	-	2,288	-
Total revenues	26,935	103,668	101,233
Total funds available	26,935	103,668	101,233
EXPENDITURES			
General and administrative			
County Treasurer's Fee	370	1,521	1,406
Transfers to Canyons MD No.1	26,565	101,147	99,827
Total expenditures	26,935	102,668	101,233
Total expenditures and transfers out requiring appropriation	26,935	102,668	101,233
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**THE CANYONS METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Agricultural	\$ 3,660	\$ 3,810	\$ 3,810
State assessed	16,200	72,900	83,900
Personal property	337,000	1,219,900	1,219,000
Natural Resources	10	10	10
	<u>356,870</u>	<u>1,296,620</u>	<u>1,306,720</u>
Certified Assessed Value	<u>\$ 356,870</u>	<u>\$ 1,296,620</u>	<u>\$ 1,306,720</u>

**MILL LEVY**

General	69.069	71.732	71.732
Total mill levy	<u>69.069</u>	<u>71.732</u>	<u>71.732</u>

**PROPERTY TAXES**

General	\$ 24,649	\$ 93,009	\$ 93,734
Levied property taxes	<u>24,649</u>	<u>93,009</u>	<u>93,734</u>
Budgeted property taxes	<u>\$ 24,649</u>	<u>\$ 93,009</u>	<u>\$ 93,734</u>

**BUDGETED PROPERTY TAXES**

General	<b>\$ 24,649</b>	<b>\$ 93,009</b>	<b>\$ 93,734</b>
	<b><u>\$ 24,649</u></b>	<b><u>\$ 93,009</u></b>	<b><u>\$ 93,734</u></b>



**THE CANYONS METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with District Nos. 1, 3, 4 and 8 - 11.

The District was formed by District Court Order on December 19, 2001, and held its organizational meeting on March 14, 2002. The relationship between the Service District and Financing Districts, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the development, will be established by means of a Master Intergovernmental Agreement between the applicable Districts as the project evolves.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$151,000,000 for the above listed facilities and an equal amount for refunding debt. The voters also authorized debt of \$5,000,000 for the costs of operating and maintaining the District's systems and \$10,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The voters authorized debt of \$226,000,000 for the costs of operating and maintaining the District's systems and \$50,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The voters also authorized \$226,000,000 in debt for both Intergovernmental Agreements and Private Agreements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**THE CANYONS METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The maximum mill levy for operations is 69.000 mills and the District has imposed the maximum mill levy as adjusted for changes in the method of calculating assessed value.

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

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

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

**Specific Ownership Tax**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing with the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8% of the property taxes collected by the General Fund.

**THE CANYONS METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Intergovernmental Expenditures**

Intergovernmental expenditures are transfers to District No. 1 to provide funding for the overall administrative and operating costs for the District and Districts 1, 3 – 4 and 8 -11.

**Debt and Leases**

The District has no outstanding debt, nor any operating or capital leases.

**Reserves**

**Emergency Reserves**

District No. 1 has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for the District as defined under TABOR.

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

**THE CANYONS METROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**CANYONS METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 24,365,224	\$ 21,777,698	\$ 19,866,017
REVENUES			
Property taxes	36,574	268,241	582,097
Specific ownership taxes	3,392	20,040	46,568
Interest Income	1,072,712	952,000	405,500
Developer advance	62,730	38,337	997,579
Facilities fees	-	-	695,000
Transfers from Canyons MD No. 1 - PIF	-	-	755,000
Cost reimbursement from Shea	-	10,000	-
Total revenues	1,175,408	1,288,618	3,481,744
Total funds available	25,540,632	23,066,316	23,347,761
EXPENDITURES			
General Fund	67,253	75,095	84,000
Debt Service Fund	29,865	243,955	1,975,000
Capital Projects Fund	3,665,816	2,881,250	21,248,895
Total expenditures	3,762,934	3,200,299	23,307,895
Total expenditures and transfers out requiring appropriation	3,762,934	3,200,299	23,307,895
ENDING FUND BALANCES	\$ 21,777,698	\$ 19,866,017	\$ 39,866
EMERGENCY RESERVE	\$ 300	\$ 1,500	\$ 3,200
TOTAL RESERVE	\$ 300	\$ 1,500	\$ 3,200

**CANYONS METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Multi-Family Residential	\$ 335,360	\$ 2,164,000	\$ 7,613,880
Commercial	-	-	-
Agricultural	1,290	1,230	1,210
State assessed	-	-	100
Vacant land	323,110	2,297,550	2,298,430
Personal property	-	238,710	230,480
Oil and Gas-Production	150	140	140
Certified Assessed Value	<u>\$ 659,910</u>	<u>\$ 4,701,630</u>	<u>\$ 10,144,240</u>

**MILL LEVY**

General	9.237	9.484	9.563
Debt Service	46.185	47.424	47.819
Total mill levy	<u>55.422</u>	<u>56.908</u>	<u>57.382</u>

**PROPERTY TAXES**

General	\$ 6,096	\$ 44,590	\$ 97,010
Debt Service	30,478	222,970	485,087
Levied property taxes	<u>36,574</u>	<u>267,560</u>	<u>582,097</u>
Adjustments to actual/rounding	-	-	-
Refunds and abatements	-	681	-
Budgeted property taxes	<u>\$ 36,574</u>	<u>\$ 268,241</u>	<u>\$ 582,097</u>

**BUDGETED PROPERTY TAXES**

General	\$ 6,097	\$ 44,704	\$ 97,010
Debt Service	30,477	223,537	485,087
	<u>\$ 36,574</u>	<u>\$ 268,241</u>	<u>\$ 582,097</u>

**CANYONS METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

	<div> <div>ACTUAL</div> <div>2023</div> </div>	<div> <div>ESTIMATED</div> <div>2024</div> </div>	<div> <div>BUDGET</div> <div>2025</div> </div>
BEGINNING FUND BALANCES	\$ (6,174)	\$ (5,586)	\$ 5,700
REVENUES			
Property taxes	6,097	44,704	97,010
Specific ownership taxes	566	3,340	7,761
Interest Income	122	-	500
Developer advance	61,056	38,337	6,000
Total revenues	67,841	86,381	111,271
Total funds available	61,667	80,795	116,971
EXPENDITURES			
General and administrative			
Accounting	37,080	38,500	40,000
Auditing	4,800	5,200	5,500
County Treasurer's Fee	93	671	1,455
Dues and Membership	322	324	450
Insurance	3,821	4,200	4,200
Legal	19,272	25,000	23,000
Miscellaneous	1,140	1,200	2,000
Election	725	-	6,000
Contingency	-	-	1,395
Total expenditures	67,253	75,095	84,000
Total expenditures and transfers out requiring appropriation	67,253	75,095	84,000
ENDING FUND BALANCES	\$ (5,586)	\$ 5,700	\$ 32,971
EMERGENCY RESERVE	\$ 300	\$ 1,500	\$ 3,200
TOTAL RESERVE	\$ 300	\$ 1,500	\$ 3,200

**CANYONS METROPOLITAN DISTRICT NO. 3**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 182	\$ 4,718	\$ 3,000
REVENUES			
Property taxes	30,477	223,537	485,087
Specific ownership taxes	2,826	16,700	38,807
Interest Income	1,098	2,000	5,000
Facilities fees	-	-	695,000
Transfers from Canyons MD No. 1 - PIF	-	-	755,000
Total revenues	34,401	242,237	1,978,894
Total funds available	34,583	246,955	1,981,894
EXPENDITURES			
General and administrative			
County Treasurer's Fee	466	3,604	7,276
Debt Service			
Bond interest - Series 2021	25,399	236,351	1,963,724
Paying agent fees	4,000	4,000	4,000
Total expenditures	29,865	243,955	1,975,000
Total expenditures and transfers out requiring appropriation	29,865	243,955	1,975,000
ENDING FUND BALANCES	\$ 4,718	\$ 3,000	\$ 6,894



**CANYONS METROPOLITAN DISTRICT NO. 3  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 24,371,216	\$ 21,778,566	\$ 19,857,316
REVENUES			
Interest Income	1,071,492	950,000	400,000
Developer advance	1,674	-	991,579
Cost reimbursement from Shea	-	10,000	-
Total revenues	1,073,166	960,000	1,391,579
Total funds available	25,444,382	22,738,566	21,248,895
EXPENDITURES			
General and Administrative			
Accounting	16,435	12,000	14,500
Legal	4,600	8,000	10,000
Escrow Fee	2,525	2,250	2,500
Capital Projects			
Engineering	242,342	125,000	100,000
Capital outlay	3,399,914	2,734,000	21,121,895
Total expenditures	3,665,816	2,881,250	21,248,895
Total expenditures and transfers out requiring appropriation	3,665,816	2,881,250	21,248,895
ENDING FUND BALANCES	\$ 21,778,566	\$ 19,857,316	\$ -

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with District Nos. 1, 2, 4 and 8 - 11.

The District was formed by District Court Order on December 19, 2001, and held its organizational meeting on March 14, 2002. The relationship between the Service District and Financing Districts, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the development, will be established by means of a Master Intergovernmental Agreement between the applicable Districts as the project evolves.

On November 6, 2001, District voters approved authorization to increase property taxes up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$151,000,000 for the above listed facilities and an equal amount for refunding debt. The voters also authorized debt of \$5,000,000 for the costs of operating and maintaining the District's systems and \$10,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The voters authorized debt of \$226,000,000 for the costs of operating and maintaining the District's systems and \$50,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The voters also authorized \$226,000,000 in debt for both Intergovernmental Agreements and Private Agreements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 59.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2023, the adjusted maximum mill levy for debt service is 47.424 mills and 9.484 for operations. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund].

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

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

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

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8% of the property taxes collected.

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (Continued)**

**Developer Advances**

The District is in the development stage. As such, the operating, administrative, and capital expenditures are expected to be partially funded by the Developer. Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse others from bond proceeds and other available revenue.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Facilities Fees**

The District imposes a Facilities Fee in the amount of \$2,000 on each apartment unit and condo unit, and \$4,000 on each residential unit within the boundaries of the District and is reasonably related to the overall cost of providing the Facilities. The Facilities Fees are due and payable upon the issuance of a building permit for a residential unit.

**Intergovernmental Revenue**

The intergovernmental revenue represents transfers from District No. 1 of Pledged Net PIF Revenue as described in the details of the 2021 Bonds.

**Expenditures**

**General and Administrative Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenses.

**County Treasurer's Collection Fees**

County Treasurer's collection fees have been computed at 1.50% of property taxes.

**Debt Service**

Principal and interest payments on the Series 2021 Bonds (described below) are provided based upon projected available pledged revenues.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The details of the District's general obligation bonds outstanding during 2023 are as follows:

**Limited Tax General Obligation and Special Revenue Bonds, Series 2021 (the Bonds)**

**Details of the Bonds**

On December 16, 2021, the District issued Limited Tax General Obligation and Special Revenue Bonds Series 2021. The proceeds of the Bonds will be used for purposes of (i) refunding the 2021 Note; (ii) paying a portion of the costs of capital infrastructure improvements or reimbursing the Developer for the advancement of those costs, to the extent of available proceeds; and (iii) paying costs of issuance of the Bonds. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Rather, principal on the Bonds is payable annually on each December 1 from, and to the extent of Pledged Revenue

on deposit, if any, in the Mandatory Redemption Account of the Bond Fund. The Bonds mature December 1, 2051, with an interest rate of 5.50% per annum payable annually on each December 1, but only from and to the extent of available Pledged Revenue.

To the extent principal of the Bonds is not paid when due, such principal shall remain outstanding until the earlier of its payment or the termination date of December 1, 2061, and shall continue to bear interest at the rate then borne by the Bonds. To the extent interest on any Bonds is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Bonds.

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2026, to November 30, 2027	3.00%
December 1, 2027, to November 30, 2028	2.00
December 1, 2028, to November 30, 2029	1.00
December 1, 2029, and thereafter	0.00

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (Continued)**

**Pledged Revenue**

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, which means:

- (a) all Property Tax Revenues;
- (b) all Specific Ownership Tax Revenues (see Note 7)
- (c) all Excluded Property PILOT Revenues;
- (d) all Pledged Net PIF Revenues;
- (e) all Capital Fees;
- (f) any District No. 3 Discretionary PIF Revenues which the District determines, in its absolute discretion, to deposit with the Trustee for application as Pledged Revenue under the Indenture; and
- (g) any other legally available moneys which the District determines, in its absolute discretion, to credit the Bond Fund.

**Pledged Net PIF Revenue**

As defined in the Indenture and the Pledge Agreement, “Pledged Net PIF Revenue” means the Gross PIF Revenues, net of any PIF Collection Costs (which shall be deducted monthly by District No. 1 from Gross PIF Revenues in accordance with the provisions of the Indenture).

“Gross PIF Revenue” means, collectively, the portions of revenue derived from the imposition of the following in accordance with the Declaration of Covenants Imposing and Implementing, The Canyonside at Castle Pines Public Improvement Fee recorded in the real property records of the County on April 22, 2021, as amended by the First Amendment thereto dated as of June 30, 2021 and recorded in the real property records of the County on July 1, 2021 (the “PIF Covenant”).

The PIF Covenant includes: (i) the Credit PIF, but solely to the extent derived from the following (and subject to the limitations of the Development Agreement): (a) Credit PIF Construction Activities occurring within, or otherwise relating to, property within the District and Excluded Property and collected prior to the Credit PIF Termination Date (as defined in the PIF Covenant), and (b) Credit PIF Retail Sales initiated, consummated conducted, transacted or otherwise occurring from or within the Excluded Property and collected prior to the Credit PIF Termination Date, and (ii) the Add-On PIF, but solely to the extent derived from Add-On PIF Retail Sales initiated, consummated, conducted, transacted or otherwise occurring from or within the Excluded Property and collected prior to the Add-On PIF Termination Date (as defined in the PIF Covenant).

**THE CANYONS METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (Continued)**

The PIF Covenant imposes a Credit PIF on Credit PIF Construction Activities and a Credit PIF on Credit PIF Retail Sales of 1.375% in lieu of a portion of the City's Sales Tax. The Credit PIF on Credit PIF Construction Activities expires in 2034 and Credit PIF on Credit PIF Retail Sales expires in 2044. The District's Credit PIF on Credit PIF Construction Activities expires on residential units after 500 units are constructed in the District and the Excluded Property and has no expiration on the commercial development in the District and the Excluded Property. Additionally, the PIF Covenant imposes a 3% Add-on PIF imposed on Add-On PIF Retail Sales transactions in the Excluded Property. The Add-On PIF is not in lieu of any portion of the City's sales tax and is therefore in addition to sales taxes.

**Reserves**

**Emergency Reserves**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

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

**THE CANYONS METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**



**CANYONS METROPOLITAN DISTRICT NO. 4**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ 6	\$ -
REVENUES			
Property taxes	1,546	2,255	2,276
Specific ownership taxes	143	170	205
Interest Income	2	-	-
Other Revenue	-	33	-
Total revenues	1,691	2,458	2,481
Total funds available	1,691	2,464	2,481
EXPENDITURES			
General and administrative			
County Treasurer's Fee	23	34	34
Transfers to Canyons MD No. 1	1,662	2,430	2,447
Total expenditures	1,685	2,464	2,481
Total expenditures and transfers out requiring appropriation	1,685	2,464	2,481
ENDING FUND BALANCES	\$ 6	\$ -	\$ -

**CANYONS METROPOLITAN DISTRICT NO. 4**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Agricultural	\$ 13,380.00	\$ 13,900.00	\$ 13,900.00
State assessed	8,300	-	-
Personal property	-	18,100	18,400
Natural Resources	720	680	680
	<u>22,400</u>	<u>32,680</u>	<u>32,980</u>
Certified Assessed Value	<u>\$ 22,400</u>	<u>\$ 32,680</u>	<u>\$ 32,980</u>

**MILL LEVY**

General	69.000	69.000	69.000
Total mill levy	<u>69.000</u>	<u>69.000</u>	<u>69.000</u>

**PROPERTY TAXES**

General	\$ 1,546	\$ 2,255	\$ 2,276
Levied property taxes	<u>1,546</u>	<u>2,255</u>	<u>2,276</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 1,546</u>	<u>\$ 2,255</u>	<u>\$ 2,276</u>

**BUDGETED PROPERTY TAXES**

General	<u>\$ 1,546</u>	<u>\$ 2,255</u>	<u>\$ 2,276</u>
	<u>\$ 1,546</u>	<u>\$ 2,255</u>	<u>\$ 2,276</u>

**THE CANYONS METROPOLITAN DISTRICT NO. 4**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with District Nos. 1 – 3 and 8 - 11.

The District was formed by District Court Order on December 19, 2001, and held its organizational meeting on March 14, 2002. The relationship between the Service District and Financing Districts, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the development, will be established by means of a Master Intergovernmental Agreement between the applicable Districts as the project evolves.

On November 6, 2001, District voters approved authorization to increase property taxes up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$151,000,000 for the above listed facilities and an equal amount for refunding debt. The voters also authorized debt of \$5,000,000 for the costs of operating and maintaining the District's systems and \$10,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. "Pursuant to Colorado State Law, electoral authorization older than 20 years is considered stale with respect to unissued debt.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The voters authorized debt of \$226,000,000 for the costs of operating and maintaining the District's systems and \$50,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The voters also authorized \$226,000,000 in debt for both Intergovernmental Agreements and Private Agreements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result. The adjustment only applies to the debt service portion of the mill levy.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**THE CANYONS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The maximum mill levy for operations is 69.000 mills and the District has imposed the maximum mill levy as adjusted for changes in the method of calculating residential assessed value

For property tax collection year 2025, SB22-238, SB23B-001, SB 24-233, AND HB24b-1001 set the assessment rates and actual value reductions as follows:

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

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

**Specific Ownership Tax**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing with the County as a whole. The specific ownership taxes are allocated by the Country Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9% of the property taxes collected by the General Fund.

**THE CANYONS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

Country Treasurer's collection fees have been computed at 1.5% of property taxes.

**Intergovernmental Expenditures**

Intergovernmental expenditures are transfers to District No. 1 to provide funding for the overall administrative and operating costs for the District and Districts 1, 2 and 8 -11.

**Debt and Leases**

The District has no outstanding debt, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 1, which pays for the District's operations and maintenance cost, an Emergency Reserve is not reflected in the District's Budget.

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

**THE CANYONS METROPOLITAN DISTRICT NO. 5**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**CANYONS METROPOLITAN DISTRICT NO. 5  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

12/11/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 7,008,164	\$ 7,046,057	\$ 3,498,620
REVENUES			
Property taxes	1,938,295	3,590,421	4,856,415
Specific ownership taxes	179,747	268,500	339,949
Reimbursed expenditures	-	51,921	-
Interest Income	378,627	450,060	130,500
Developer advance	32,322	8,952	-
Facilities fees	380,000	523,000	915,000
Acceptance of reimbursable costs	9,818,222	-	-
Other Revenue	-	2,324	-
Bond issuance proceeds	-	136,144,000	-
Bond Premium	-	7,093,028	-
Transfers from Canyons MD No. 6	-	2,674,747	-
PIF Revenue	406,352	550,000	934,870
Total revenues	13,133,565	151,356,953	7,176,734
TRANSFERS IN	-	17,000,000	-
Total funds available	20,141,729	175,403,010	10,675,354
EXPENDITURES			
General Fund	66,348	104,754	97,000
Debt Service Fund	3,207,817	137,772,485	7,299,063
Capital Projects Fund	9,821,507	17,000,000	-
Total expenditures	13,095,672	154,877,239	7,396,063
TRANSFERS OUT	-	17,027,151	-
Total expenditures and transfers out requiring appropriation	13,095,672	171,904,390	7,396,063
ENDING FUND BALANCES	\$ 7,046,057	\$ 3,498,620	\$ 3,279,291
EMERGENCY RESERVE	\$ 1,600	\$ 2,900	\$ 3,200
RESERVE FUND - 2017A	4,529,294	-	-
RESERVE FUND - 2024A	-	3,023,156	3,023,156
SURPLUS FUND	2,375,000	-	-
TOTAL RESERVE	\$ 6,905,894	\$ 3,026,056	\$ 3,026,356

No assurance provided. See summary of significant assumptions.

**CANYONS METROPOLITAN DISTRICT NO. 5**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/11/24

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
----------------	-------------------	----------------

**ASSESSED VALUATION**

Residential	\$ 27,342,740	\$ 54,496,130	\$ 65,126,870
Industrial	2,250	2,170	2,170
Agricultural	5,710	5,810	4,270
State assessed	3,800	3,700	3,700
Vacant land	15,271,105	16,934,070	15,374,590
Personal property	676,550	1,056,980	986,920
Certified Assessed Value	<u>\$ 43,302,155</u>	<u>\$ 72,498,860</u>	<u>\$ 81,498,520</u>

**MILL LEVY**

General	1.091	1.208	1.216
Debt Service	43.671	48.345	58.373
Total mill levy	<u>44.762</u>	<u>49.553</u>	<u>59.589</u>

**PROPERTY TAXES**

General	\$ 47,243	\$ 87,579	\$ 99,102
Debt Service	1,891,048	3,504,957	4,757,313
Levied property taxes	<u>1,938,291</u>	<u>3,592,536</u>	<u>4,856,415</u>
Adjustments to actual/rounding	4	-	-
Refunds and abatements	-	(2,115)	-
Budgeted property taxes	<u>\$ 1,938,295</u>	<u>\$ 3,590,421</u>	<u>\$ 4,856,415</u>

**BUDGETED PROPERTY TAXES**

General	\$ 47,243	\$ 87,527	\$ 99,102
Debt Service	1,891,052	3,502,894	4,757,313
	<u>\$ 1,938,295</u>	<u>\$ 3,590,421</u>	<u>\$ 4,856,415</u>



**CANYONS METROPOLITAN DISTRICT NO. 5**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (2,885)	\$ (3,483)	\$ 21,850
REVENUES			
Property taxes	47,294	87,527	99,102
Specific ownership taxes	4,386	6,500	6,937
Interest Income	27	60	500
Developer advance	14,043	8,906	-
Reimbursed expenditures	-	51,921	-
Other Revenue	-	2,324	-
Total revenues	65,750	157,238	106,539
Total funds available	62,865	153,755	128,389
EXPENDITURES			
General and administrative			
Accounting	38,321	46,500	47,000
Auditing	4,900	5,300	5,600
County Treasurer's Fee	710	1,314	1,487
Directors' fees	400	600	1,000
Dues and Membership	336	339	500
Insurance	3,821	4,455	4,900
Legal	15,601	45,000	25,000
Miscellaneous	631	1,200	2,000
Payroll taxes	-	46	77
Election	1,628	-	5,000
Contingency	-	-	4,436
Total expenditures	66,348	104,754	97,000
TRANSFERS OUT			
Transfers to other fund	-	27,151	-
Total expenditures and transfers out requiring appropriation	66,348	131,905	97,000
ENDING FUND BALANCES	\$ (3,483)	\$ 21,850	\$ 31,389
EMERGENCY RESERVE	\$ 1,600	\$ 2,900	\$ 3,200
TOTAL RESERVE	\$ 1,600	\$ 2,900	\$ 3,200

No assurance provided. See summary of significant assumptions.

**CANYONS METROPOLITAN DISTRICT NO. 5**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/11/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 7,026,089	\$ 7,049,586	\$ 3,476,770
REVENUES			
Property taxes	1,891,001	3,502,894	4,757,313
Specific ownership taxes	175,361	262,000	333,012
PIF Revenue	406,352	550,000	934,870
Interest Income	378,600	450,000	130,000
Facilities fees	380,000	523,000	915,000
Bond issuance proceeds	-	136,144,000	-
Bond Premium	-	7,093,028	-
Transfers from Canyons MD No. 6	-	2,674,747	-
Total revenues	3,231,314	151,199,669	7,070,195
Total funds available	10,257,403	158,249,255	10,546,965
EXPENDITURES			
General and administrative			
Accounting	5,124	2,000	5,000
County Treasurer's Fee	28,380	52,574	71,360
Debt Service			
Bond interest - Series 2017A	2,892,794	1,446,397	-
Bond interest - Series 2017B	273,019	8,064,208	-
Bond interest - Series 2016C	-	8,163,742	-
Bond interest - Series 2024A	-	670,981	4,831,063
Bond interest - Series 2024B	-	-	2,311,640
Bond principal - Series 2016C	-	26,232,000	-
Bond principal - Series 2024A	-	-	75,000
Refunding escrow	-	62,419,647	-
Transfers to Canyons MD No. 6	-	26,277,375	-
Paying agent fees	8,500	8,500	5,000
Bond issue costs	-	4,435,061	-
Total expenditures	3,207,817	137,772,485	7,299,063
TRANSFERS OUT			
Transfers to other fund	-	17,000,000	-
Total expenditures and transfers out requiring appropriation	3,207,817	154,772,485	7,299,063
ENDING FUND BALANCES	\$ 7,049,586	\$ 3,476,770	\$ 3,247,902
RESERVE FUND - 2017A	\$ 4,529,294	\$ -	\$ -
RESERVE FUND - 2024A	-	3,023,156	3,023,156
SURPLUS FUND	2,375,000	-	-
TOTAL RESERVE	\$ 6,904,294	\$ 3,023,156	\$ 3,023,156

No assurance provided. See summary of significant assumptions.

**CANYONS METROPOLITAN DISTRICT NO. 5**  
**CAPITAL PROJECTS FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/11/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (15,040)	\$ (46)	\$ -
REVENUES			
Developer advance	18,279	46	-
Acceptance of reimbursable costs	9,818,222	-	-
Total revenues	9,836,501	46	-
TRANSFERS IN			
Transfers from other funds	-	17,000,000	-
Total funds available	9,821,461	17,000,000	-
EXPENDITURES			
General and Administrative			
Accounting	3,124	-	-
Legal	161	-	-
Capital Projects			
Repay developer advance	-	17,000,000	-
Recognition of costs	9,818,222	-	-
Total expenditures	9,821,507	17,000,000	-
Total expenditures and transfers out requiring appropriation	9,821,507	17,000,000	-
ENDING FUND BALANCES	\$ (46)	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with Districts Nos. 1 - 4 and 6 - 11.

The District was formed by District Court Order on June 4, 2010, and held its organizational meeting on December 6, 2010. The relationship between the District No. 5, District No. 6, and District No. 7, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the property are outlined in the Master Reimbursement Agreement executed December 29, 2015 by the District and District Nos. 6 and 7.

May 4, 2010, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$1,300,000,000 for the above listed facilities and \$100,000,000 for refunding debt. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$226,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$226,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio (for the debt portion of the mill levy only) so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2023, the adjusted maximum mill levy for debt service is 48.345 mills and 1.208 for operations. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund].

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

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

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

**Specific Ownership Tax**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing with the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Facilities Fees**

The District imposes a Facilities Fee in the amount of \$4,000 on each residential lot within the boundaries of the District. Such fees are allowed to increase the lesser of 5% annually or the percentage increase in the Denver-Boulder Consumer price index percentage increase for the prior year, effective January 1, 2017. The Facilities Fees are due and payable on the earlier to occur of (i) the initial transfer of a residential lot to a third party builder or (ii) the issuance of a building permit for a residential unit.

**Public Improvement Fee (PIF)**

The Mixed-Use Owner has imposed a Public Improvement Fee ("PIF") through the Declaration of Covenants Imposing And Implementing The North Canyons Public Improvements Fee ("PIF Covenant"). The PIF rate applicable to Construction Activities is 50% of the applicable Use Tax rate pursuant to the City's Sales/Use Tax Ordinance. Construction Activities is defined in the PIF Covenant as the use of building and construction materials for incorporation into the construction of any new building. Eighty percent (80%) of the PIF Revenue is collected by the District and pledged to the payment of the 2017 and 2016 Bonds. The PIF is due prior to obtaining a building permit.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**General and Administrative**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as accounting, legal, insurance, and other administrative expenditures.

**Debt Service**

Interest payments are provided based on the attached debt to maturity schedule for the Series 2024A bonds.

The District anticipates an interest payment on the Series 2024B bonds. A debt to maturity schedule is not attached due to the cash flow nature of these Bonds.

**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Series 2024A Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds**

On October 11, 2024, the District issued \$98,955,000 of Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds. The proceeds from the sale of the 2024A Bonds were used to:

- (a) Refunding a portion of the District's 2017A, 2017B, and 2016C Bonds and District No. 6's 2017A, 2017B, and 2016C Bonds;
- (b) Paying or reimbursing costs of the facilities;
- (c) Fund a deposit to the Senior Reserve Fund representing 50% of the Senior Reserve Requirement; and
- (d) Pay the costs of issuing the Bonds and the 2024B Subordinate Bonds and the premium for the Bond Insurance Policy and Reserve Policy which will fund 50% of the Senior Reserve Requirement

The Series 2024A Bonds bear interest at rates ranging from 4.125% to 5.250%, payable semi-annually on June 1 and December 1 each year, to the extent of Senior Pledged Revenue available therefor, beginning on December 1, 2024. Annual mandatory sinking fund principal payments on the Series 2024A Bonds are due on December 1, beginning on December 1, 2025. The Series 2024A Bonds mature on December 1, 2059.

The Series 2024A Bonds are secured by and payable solely from and to the extent of the Senior Pledged Revenue, net of any costs of collection, which is defined generally in the 2024A Indenture as:

- (a) the Senior Property Tax Revenues;
- (b) the Senior Specific Ownership Tax Revenues attributable to the Senior Required Mill Levy;
- (c) Capital Fees, including particularly and without limitation, the Facilities Fees;
- (d) Pledged PIF Revenues; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

The Series 2024A Bonds are further secured by amounts on deposit in the Senior Reserve Fund, which was 50% funded with proceeds from the Series 2024A Bonds and the in the amount of the Required Reserve of \$3,023,156.

The Series 2024A Indenture provides a Senior Required Mill Levy be imposed in an amount sufficient to pay the principal of, premium if any, and interest on the Series 2024A Bonds as the same become due and payable (less any amount thereof for which amounts are then on deposit in the Senior Bond Fund and, solely to the extent provided in the Senior Indenture, and the Senior

**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

Reserve Fund) and to replenish the Senior Reserve Fund to the Senior Reserve Requirement, but not in excess of 48 mills (as adjusted).

**Series 2024B Subordinate Limited Tax General Obligation and Special Revenue Bonds**

On October 11, 2024, the District issued \$37,189,000 of Limited Tax General Obligation and Special Revenue Bonds. The proceeds from the sale of the Series 2024B Bonds were used for the purpose of paying an additional portion of the costs of refunding District's 2017A, 2017B, and 2016C Bonds and District No. 6's 2017A, 2017B, and 2016C Bonds.

The Series 2024B Bonds bear an interest rate of 6.50% per annum and payable annually on December 15, but only to the extent of available Subordinate Pledged Revenue. The Series 2024B Bonds are structured as cash flow bonds, meaning that there are no scheduled payments of principal or interest thereof prior to the final maturity date. Rather, principal on the Series 2024B Bonds is payable on each December 15 (if at all) from, and solely to the extent of, Subordinate Pledged Revenue (if any) remaining after the payment of interest then due on the Series 2024B Bonds on December 15 of the then current year. Unpaid interest on the 2024B Bonds compounds annually on each December 15.

In the event that, on December 15, 2064 any amount of principal of or interest on the Series 2024B Bonds remains unpaid after application of all Subordinate Pledged Revenue available therefor in accordance with the Subordinate Indenture, the Series 2024B Bonds and the lien of the Subordinate Indenture securing payment thereof is to be deemed discharged.

The Series 2024B Bonds are secured by and payable solely from the following sources, net of any costs of collection, to the extent not previously deducted by definition, (the "Subordinate Pledged Revenue"):

- (a) all Subordinate Property Tax Revenues;
- (b) all Subordinate Specific Ownership Tax Revenues attributable to the Subordinate Required Mill Levy;
- (c) all Subordinate Capital Fee Revenue, including particularly and without limitation, the Facilities Fees;
- (d) all Subordinate PIF Revenue; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Pursuant to the Series 2024B Indenture, the District has further covenanted to levy a Subordinate Required Mill Levy each year in the amount equal to (i) 48 mills (as adjusted from January 1, 2009) less the Senior Required Mill Levy, or (ii) such lesser amount that will generate Subordinate Property Tax Revenues which, when combined with moneys then on deposit in the Subordinate Bond Fund, will pay the 2024B Bonds in full.

The District has no operating or capital leases.



**THE CANYONS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

**Debt Service Reserves**

The District maintains a Debt Service Reserve as required with the issuance of the Series 2024A Bonds.

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

**CANYONS METROPOLITAN DISTRICT NO. 5**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$98,955,000**

**Limited Tax General Obligation & Special Revenue Refunding and Improvement Bonds**

**Series 2024A**

**Dated October 11, 2024**

**Principal due December 1,**

**Interest Rate of 5.000%**

**Payable June 1 and December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 75,000	\$ 4,831,063	\$ 4,906,063
2026	565,000	4,827,313	5,392,313
2027	1,245,000	4,799,033	6,044,033
2028	1,305,000	4,736,813	6,041,813
2029	1,370,000	4,671,563	6,041,563
2030	1,440,000	4,603,063	6,043,063
2031	1,515,000	4,531,063	6,046,063
2032	1,590,000	4,455,313	6,045,313
2033	1,670,000	4,375,813	6,045,813
2034	1,750,000	4,292,313	6,042,313
2035	1,840,000	4,204,813	6,044,813
2036	1,930,000	4,112,812	6,042,812
2037	2,025,000	4,016,313	6,041,313
2038	2,130,000	3,915,063	6,045,063
2039	2,235,000	3,808,563	6,043,563
2040	2,345,000	3,696,813	6,041,813
2041	2,465,000	3,579,563	6,044,563
2042	2,590,000	3,456,313	6,046,313
2043	2,715,000	3,326,813	6,041,813
2044	2,855,000	3,191,063	6,046,063
2045	2,995,000	3,048,313	6,043,313
2046	3,145,000	2,898,563	6,043,563
2047	3,305,000	2,741,313	6,046,313
2048	3,470,000	2,576,063	6,046,063
2049	3,640,000	2,402,563	6,042,563
2050	3,825,000	2,220,563	6,045,563
2051	3,980,000	2,062,781	6,042,781
2052	4,145,000	1,898,606	6,043,606
2053	4,315,000	1,727,625	6,042,625
2054	4,495,000	1,549,631	6,044,631
2055	4,680,000	1,364,213	6,044,213
2056	4,925,000	1,118,513	6,043,513
2057	5,185,000	859,950	6,044,950
2058	5,455,000	587,738	6,042,738
2059	5,740,000	301,347	6,041,347
	<u>\$ 98,955,000</u>	<u>\$ 110,789,261</u>	<u>\$ 209,744,261</u>

No assurance provided. See summary of significant assumptions.

**EXHIBIT B**  
**2024 Applications for Audit Exemption**  
**District Nos. 1, 2, and 4**

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM		
NAME OF GOVERNMENT	The Canyons Metropolitan District No. 1	For the Year Ended 12/31/2024 or fiscal year ended:
ADDRESS	8390 East Crescent Parkway	
	Suite 300	
	Greenwood Village, CO 80111-2814	
CONTACT PERSON	Shelby Clymer	
PHONE	303-779-5710	
EMAIL	shelby.clymer@claconnect.com	

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.

NAME:	Shelby Clymer	
TITLE	Accountant For the District	
FIRM NAME (if applicable)	CliftonLarsonAllen LLP	
ADDRESS	8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814	
PHONE	303-779-5710	
RELATIONSHIP TO ENTITY	CPA Firm providing accounting services to the District	

PREPARER (SIGNATURE REQUIRED)	DATE PREPARED (No exemption shall be granted prior to the close of said fiscal year)
See attached accountants compilation report	3/10/2025

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

\* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

		Governmental Funds (Modified Accrual Basis)			Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
Line #	Description	General Fund	Fund*	Fund*	Fund*	Fund*
Assets					Assets	
1-1	Cash & Cash Equivalents	\$ 10,378	\$ -	\$ -	Cash & Cash Equivalents	\$ - \$ -
1-2	Investments	\$ 56,106	\$ -	\$ -	Investments	\$ - \$ -
1-3	Receivables	\$ -	\$ -	\$ -	Receivables	\$ - \$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	Due from Other Entities or Funds	\$ - \$ -
1-5	Property Tax Receivable	\$ -	\$ -	\$ -	Other Current Assets [specify...]	\$ - \$ -
	All Other Assets					\$ - \$ -
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Total Current Assets	\$ - \$ -
1-7	Other [specify...]	\$ 624	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ - \$ -
1-8		\$ 15	\$ -	\$ -	Other Long Term Assets [specify...]	\$ - \$ -
1-9		\$ 12,258	\$ -	\$ -		\$ - \$ -
1-10		\$ -	\$ -	\$ -		\$ - \$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 79,382	\$ -	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ - \$ -
Deferred Outflows of Resources:					Deferred Outflows of Resources	
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ - \$ -
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ - \$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ - \$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 79,382	\$ -	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ - \$ -
Liabilities					Liabilities	
1-16	Accounts Payable	\$ 13,273	\$ -	\$ -	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	\$ - \$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ - \$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 13,273	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ - \$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ - \$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ - \$ -
1-24		\$ -	\$ -	\$ -		\$ - \$ -
1-25		\$ -	\$ -	\$ -		\$ - \$ -
1-26		\$ -	\$ -	\$ -		\$ - \$ -
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 13,273	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ - \$ -
Deferred Inflows of Resources:					Deferred Inflows of Resources	
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) TOTAL DEFERRED INFLOWS	\$ -	\$ -	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ - \$ -
Fund Balance					Net Position	
1-31	Nonspendable Prepaid	\$ 12,258	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ - \$ -
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -		
1-33	Restricted [specify...]	\$ 3,200	\$ -	\$ -	Emergency Reserves	\$ - \$ -
1-34	Committed [specify...]	\$ -	\$ -	\$ -	Other Designations/Reserves	\$ - \$ -
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	Restricted	\$ - \$ -
1-36	Unassigned:	\$ 50,651	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ - \$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ 66,109	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ - \$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 79,382	\$ -	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ - \$ -

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	General Fund	Fund*	Fund*	Description	Fund*	Fund*
Tax Revenue					Tax Revenue		
2-1	Property [include mills levied in question 10-7]	\$ -	\$ -	\$ -	Property [include mills levied in question 10-7]	\$ -	\$ -
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 TOTAL TAX REVENUE	\$ -	\$ -	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
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	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 2,448	\$ -	\$ -	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...]	\$ 100,835	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
2-23		\$ 2,431	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 105,714	\$ -	\$ -	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources					Other Financing Sources		
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ 10,523	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...]	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ 10,523	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 116,237	\$ -	\$ -	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)	\$	116,237

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) 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.

Please use this space to provide explanation of any item on this page

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

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Fund*	Fund*		Fund*	Fund*
	<b>Expenditures</b>				<b>Expenses</b>		
3-1	General Government	\$ 54,996	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
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	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
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...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	<b>Add lines 3-1 through 3-23 TOTAL EXPENDITURES</b>	\$ 54,996	\$ -	\$ -	<b>Add lines 3-1 through 3-23 TOTAL EXPENSES</b>	\$ -	\$ -
3-25					<b>GRAND TOTAL (ALL FUNDS)</b>	\$	\$ 54,996
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	<b>(Add lines 3-26 through 3-31) TOTAL TRANSFERS AND OTHER EXPENDITURES</b>	\$ -	\$ -	\$ -	<b>(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS</b>	\$ -	\$ -
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-30, less line 3-24, less line 3-32	\$ 61,241	\$ -	\$ -	Net Increase (Decrease) in Net Position Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 4,869	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
3-36	Fund Balance, December 31 Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ 66,109	\$ -	\$ -	Net Position, December 31 Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ -	\$ -

**IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE 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.

Please use this space to provide explanation of any item on this page

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? <i>(If "No" is checked, skip to question 4-5)</i> <i>(If "Yes" is checked, please attach a copy of the entity's debt repayment schedule)</i>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain: N/A - Developer Advance will be repaid if and when funds are available			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain: N/A - Developer Advance will be repaid if and when funds are available			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)					
		Outstanding at end of prior 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	\$ 430,526	\$ 10,523	\$ -	\$ 441,049	
	Other (specify):	\$ -	\$ -	\$ -	\$ -	
	<b>TOTAL</b>	\$ 430,526	\$ 10,523	\$ -	\$ 441,049	
**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 as of its fiscal year-end [Section 29-1-605(2) C.R.S.]?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	How much?	\$ 2,260,000,000				
	Date the debt was authorized:	11/4/2014				
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	How much?	\$ 226,000,000				
	Date of the most recent Service Plan:	11/8/2021				
4-7	Does the entity intend to issue debt within the next calendar year?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	How much?	\$ -				
4-8	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?	\$ -				
4-9	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"/>				
	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		\$ 10,378			
5-2	Certificates of deposit		\$ -			
	<b>TOTAL CASH DEPOSITS</b>			\$ 10,378		
5-3	Investments (if investment is a mutual fund, please list underlying investments):					
	CSAFE		\$ 56,106			
			\$ -			
			\$ -			
			\$ -			
	<b>TOTAL INVESTMENTS</b>			\$ 56,106		
	<b>TOTAL CASH AND INVESTMENTS</b>			\$ 66,484		
Please answer the following questions 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 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.

Yes

No

N/A

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, **MUST** explain:

☒

☐

☐

8-2

Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:

☒

☐

☐

If yes:

Please indicate the amount appropriated for each fund separately for the year reported  
(Please make sure each individual fund's appropriation agrees to how the budget was adopted.  
Do not combine funds)

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 822,500
	\$ -
	\$ -
	\$ -
	\$ -

Please use this space to provide any explanations or comments

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

Please answer the following question by marking in the appropriate box.

Yes

No

9-1

Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

☒

☐

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use this space to provide any explanations or comments

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.

Yes

No

10-1

Is this application for a newly formed governmental entity?

☐

☒

If yes:

Date of formation:

10-2

Has the entity changed its name in the past or current year?

☐

☒

If yes:

Please list the NEW name:

Please list the PRIOR name:

10-3

Is the entity a metropolitan district?

☒

☐

10-4

Please indicate what services the entity provides:

See below

10-5

Does the entity have an agreement with another government to provide services?

☒

☐

If yes:

List the name of the other governmental entity and the services provided:

Consolidated Service Plan with The Canyons Metropolitan District Nos. 2-5 and 8-11

10-6

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.]

☐

☒

If yes:

Date filed:

10-7

Does the entity have a certified mill levy?

☒

☐

If yes:

Please provide the number of mills levied for the year reported (do not report \$ amounts):

Bond redemption mills

-

General/other mills

-

Total mills

-

10-8

If the entity is a Title 32 Special District formed 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.

☐

☐

☐

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

10-4: Streets, mosquito control, water, traffic control, storm/sanitary sewer, parks & recreation, transportation, television translation, and fire protection/emergency medical services.

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

YesNo

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

☒☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature 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.

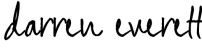
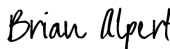
The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 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 revenues and expenditures of more than \$100,000 but not more than \$750,000 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.

Print or type the names of ALL members of the governing body below.

A MAJORITY of the members of the governing body must sign below.

Board Member 1	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: May 2027</div>	<div>Darren Everett</div> <div>Signed by:</div> <div></div> <div>Signature 3/25/202599E80B0696074EC...</div> <div>Date</div>
Board Member 2	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: May 2027</div>	<div>Brian Alpert</div> <div>DocuSigned by:</div> <div></div> <div>Signature 3/25/2025A78B7F5B14E14D9...</div> <div>Date</div>
Board Member 3	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: May 2025</div>	<div>Jonathan Alpert</div> <div>Signature</div> <div>Date</div>
Board Member 4	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: </div>	<div></div> <div>Signature</div> <div>Date</div>
Board Member 5	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: </div>	<div></div> <div>Signature</div> <div>Date</div>
Board Member 6	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: </div>	<div></div> <div>Signature</div> <div>Date</div>
Board Member 7	<div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: </div>	<div></div> <div>Signature</div> <div>Date</div>



**CliftonLarsonAllen LLP**  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
**phone** 303-779-5710 **fax** 303-779-0348  
**claconnect.com**

## Accountant's Compilation Report

Board of Directors  
The Canyons Metropolitan District No. 1  
Douglas County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of The Canyons Metropolitan District No. 1 as of and for the year ended December 31, 2024, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to The Canyons Metropolitan District No. 1.

Greenwood Village, Colorado  
March 10, 2025

## Certificate Of Completion

Envelope Id: AB744C41-558E-4891-B631-D3BACAB4ABF8  
 Subject: Complete with Docusign: Canyons MD1 2024 Audit Exemption.pdf  
 Client Name: Canyons MD1  
 Client Number: A520181  
 Source Envelope:  
 Document Pages: 9  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Cindy Jenkins  
 220 S 6th St Ste 300  
 Minneapolis, MN 55402-1418  
 Cindy.Jenkins@claconnect.com  
 IP Address: 76.25.200.116

## Record Tracking

Status: Original  
 3/25/2025 10:46:34 AM  
 Holder: Cindy Jenkins  
 Cindy.Jenkins@claconnect.com

Location: DocuSign

## Signer Events

Brian Alpert  
 brian@alperthomes.com  
 Vice President  
 TBD entity  
 Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 A78B7F5B14E14D9...

Signature Adoption: Pre-selected Style  
 Using IP Address: 64.31.3.179

## Timestamp

Sent: 3/25/2025 10:51:50 AM  
 Viewed: 3/25/2025 12:39:00 PM  
 Signed: 3/25/2025 12:39:06 PM

## Electronic Record and Signature Disclosure:

Accepted: 3/29/2023 11:34:05 AM  
 ID: 56b0aa70-0b7d-41de-b43e-d7fc1d2fc7f2

darren everett  
 darren@twoarrowsgroup.com  
 Manager

Security Level: Email, Account Authentication (None)

Signed by:  
  
 99E80B0696074EC...

Signature Adoption: Pre-selected Style  
 Using IP Address: 76.155.131.96

Sent: 3/25/2025 10:51:50 AM  
 Viewed: 3/25/2025 11:00:35 AM  
 Signed: 3/25/2025 11:00:42 AM

## Electronic Record and Signature Disclosure:

Accepted: 3/25/2025 11:00:35 AM  
 ID: 62fb5604-0f28-43cf-a489-124193d504a5

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/25/2025 10:51:50 AM
Envelope Updated	Security Checked	3/26/2025 12:44:14 PM
Certified Delivered	Security Checked	3/25/2025 11:00:35 AM
Signing Complete	Security Checked	3/25/2025 11:00:42 AM
Completed	Security Checked	3/26/2025 12:44:14 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

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i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM		
NAME OF GOVERNMENT	The Canyons Metropolitan District No. 2	For the Year Ended 12/31/2024 or fiscal year ended:
ADDRESS	8390 East Crescent Parkway	
	Suite 300	
	Greenwood Village, CO 80111-2814	
CONTACT PERSON	Shelby Clymer	
PHONE	303-779-5710	
EMAIL	shelby.clymer@claconnect.com	

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.

NAME:	Shelby Clymer	
TITLE	Accountant For the District	
FIRM NAME (if applicable)	CliftonLarsonAllen LLP	
ADDRESS	8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814	
PHONE	303-779-5710	
RELATIONSHIP TO ENTITY	CPA Firm providing accounting services to the District	

PREPARER (SIGNATURE REQUIRED)	DATE PREPARED (No exemption shall be granted prior to the close of said fiscal year)
See attached accountants compilation report	3/10/2025

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 type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

\* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

		Governmental Funds (Modified Accrual Basis)			Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
Line #	Description	General Fund	Fund*	Fund*	Fund*	Fund*
Assets					Assets	
1-1	Cash & Cash Equivalents	\$ -	\$ -	\$ -	Cash & Cash Equivalents	\$ - \$ -
1-2	Investments	\$ -	\$ -	\$ -	Investments	\$ - \$ -
1-3	Receivables	\$ -	\$ -	\$ -	Receivables	\$ - \$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	Due from Other Entities or Funds	\$ - \$ -
1-5	Property Tax Receivable	\$ 93,734	\$ -	\$ -	Other Current Assets [specify...]	\$ - \$ -
	All Other Assets					\$ - \$ -
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Total Current Assets	\$ - \$ -
1-7	Receivable from County Treasurer	\$ 624	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ - \$ -
1-8		\$ -	\$ -	\$ -	Other Long Term Assets [specify...]	\$ - \$ -
1-9		\$ -	\$ -	\$ -		\$ - \$ -
1-10		\$ -	\$ -	\$ -		\$ - \$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 94,358	\$ -	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ - \$ -
Deferred Outflows of Resources:					Deferred Outflows of Resources	
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ - \$ -
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ - \$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ - \$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 94,358	\$ -	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ - \$ -
Liabilities					Liabilities	
1-16	Accounts Payable	\$ -	\$ -	\$ -	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	\$ 624	\$ -	\$ -	Due to Other Entities or Funds	\$ - \$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ - \$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 624	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ - \$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ - \$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ - \$ -
1-24		\$ -	\$ -	\$ -		\$ - \$ -
1-25		\$ -	\$ -	\$ -		\$ - \$ -
1-26		\$ -	\$ -	\$ -		\$ - \$ -
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 624	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ - \$ -
Deferred Inflows of Resources:					Deferred Inflows of Resources	
1-28	Deferred Property Taxes	\$ 93,734	\$ -	\$ -	Pension/OPEB Related	\$ - \$ -
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Other [specify...]	\$ - \$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 93,734	\$ -	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ - \$ -
Fund Balance					Net Position	
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 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ -	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ - \$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 94,358	\$ -	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ - \$ -

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	General Fund	Fund*	Fund*	Description	Fund*	Fund*
Tax Revenue					Tax Revenue		
2-1	Property [include mills levied in question 10-7]	\$ 93,009	\$ -	\$ -	Property [include mills levied in question 10-7]	\$ -	\$ -
2-2	Specific Ownership	\$ 6,967	\$ -	\$ -	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	State Backfill	\$ 2,289	\$ -	\$ -	Other Tax Revenue [specify...]	\$ -	\$ -
2-5		\$ -	\$ -	\$ -		\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 102,265	\$ -	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
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	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ -	\$ -	\$ -	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		\$ -	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 102,265	\$ -	\$ -	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources					Other Financing Sources		
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...]	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 102,265	\$ -	\$ -	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)	\$	102,265

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) 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.

Please use this space to provide explanation of any item on this page

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

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Fund*	Fund*		Fund*	Fund*
	Expenditures				Expenses		
3-1	General Government	\$ -	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
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	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ 100,836	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	County Treasurer's fees	\$ 1,429	\$ -	\$ -	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...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	Add lines 3-1 through 3-23 TOTAL EXPENDITURES	\$ 102,265	\$ -	\$ -	Add lines 3-1 through 3-23 TOTAL EXPENSES	\$ -	\$ -
3-25					GRAND TOTAL (ALL FUNDS)	\$	102,265
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	(Add lines 3-26 through 3-31) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-30, less line 3-24, less line 3-32	\$ -	\$ -	\$ -	Net Increase (Decrease) in Net Position Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
3-36	Fund Balance, December 31 Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ -	\$ -	\$ -	Net Position, December 31 Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE 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.

Please use this space to provide explanation of any item on this page

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? <i>(If "No" is checked, skip to question 4-5)</i> <i>(If "Yes" is checked, please attach a copy of the entity's debt repayment schedule)</i>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain: N/A - The district has no outstanding debt			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain: N/A - The district has no outstanding debt			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)					
		Outstanding at end of prior 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	\$ -	\$ -	\$ -	\$ -	
	Other (specify):	\$ -	\$ -	\$ -	\$ -	
	<b>TOTAL</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 as of its fiscal year-end [Section 29-1-605(2) C.R.S.]?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	How much?	\$ 2,260,000,000				
	Date the debt was authorized:	11/4/2014				
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	How much?	\$ 226,000,000				
	Date of the most recent Service Plan:	11/9/2021				
4-7	Does the entity intend to issue debt within the next calendar year?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	How much?	\$ -				
4-8	Does the entity have debt that has been refinanced that it is still responsible for?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	What is the amount outstanding?	\$ -				
4-9	Does the entity have any lease agreements?			<input checked="" 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 checked="" 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		\$ -			
5-2	Certificates of deposit		\$ -			
	<b>TOTAL CASH DEPOSITS</b>			\$ -		
5-3	Investments (if investment is a mutual fund, please list underlying investments):					
		\$ -				
		\$ -				
		\$ -				
		\$ -				
	<b>TOTAL INVESTMENTS</b>			\$ -		
	<b>TOTAL CASH AND INVESTMENTS</b>			\$ -		
Please answer the following questions 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.

Yes

No

N/A

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, **MUST** explain:

8-2

Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:

If yes:

Please indicate the amount appropriated for each fund separately for the year reported

(Please make sure each individual fund's appropriation agrees to how the budget was adopted.

Do not combine funds)

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 102,380
	\$ -
	\$ -
	\$ -
	\$ -

Please use this space to provide any explanations or comments

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

Please answer the following question by marking in the appropriate box.

Yes

No

9-1

Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use this space to provide any explanations or comments

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.

Yes

No

10-1

Is this application for a newly formed governmental entity?

If yes:

Date of formation:

10-2

Has the entity changed its name in the past or current year?

If yes:

Please list the NEW name:

Please list the PRIOR name:

10-3

Is the entity a metropolitan district?

10-4

Please indicate what services the entity provides:

See Below

10-5

Does the entity have an agreement with another government to provide services?

If yes:

List the name of the other governmental entity and the services provided:

Consolidated service plan with The Canyons Metropolitan District Nos. 1, 3-5, and 8-11

10-6

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.]

If yes:

Date filed:

10-7

Does the entity have a certified mill levy?

If yes:

Please provide the number of mills levied for the year reported (do not report \$ amounts):

Bond redemption mills	-
General/other mills	71.732
Total mills	71.732

10-8

If the entity is a Title 32 Special District formed 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.

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

10-4: Streets, mosquito control, water, traffic control, storm/sanitary sewer, parker & recreation, transportation, television translation, and fire protection/emergency medical services.



OSA USE ONLY									
Entity Wide:		General Fund			Governmental Funds				
Unrestricted Cash & Investments	\$	-	Unrestricted Fund Balan	\$	-	Total Tax Revenue	\$	102,265	
Current Liabilities	\$	624	Total Fund Balance	\$	-	Revenue Paying Debt Service	\$	-	
Deferred Inflow	\$	93,734	PY Fund Balance	\$	-	Total Revenue	\$	102,265	
			Total Revenue	\$	102,265	Total Debt Service Principal	\$	-	
			Total Expenditures	\$	102,265	Total Debt Service Interest	\$	-	
						Total Assets	\$	94,358	
			Interfund In	\$	-	Total Liabilities	\$	624	
			Interfund Out	\$	-				
Governmental			Proprietary			Enterprise Funds			
Total Cash & Investments	\$	-	- Current Assets	\$	-	- Net Position	\$	-	
Transfers In	\$	-	- Deferred Outflow	\$	-	- PY Net Position	\$	-	
Transfers Out	\$	-	- Current Liabilities	\$	-	Government-Wide			
Property Tax	\$	93,009	- Deferred Inflow	\$	-	- Total Outstanding Debt	\$	-	
Debt Service Principal	\$	-	Cash & Investments	\$	-	- Authorized but Unissued	\$	2,260,000,000	
Total Expenditures	\$	102,265	- Principal Expense	\$	-	- Year Authorized		11/4/2014	
Total Developer Advances	\$	-	- Total Expenses	\$	-				
Total Developer Repayments	\$	-							

PART 11 - GOVERNING BODY APPROVAL			
Please answer the following question by marking in the appropriate box.		Yes	No
11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	<input type="checkbox"/>	<input type="checkbox"/>

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature 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 two methods:

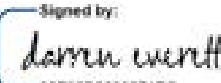
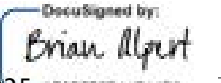
1) Submit the application in hard copy via the US Mail including original signatures.

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 revenues and expenditures of more than \$100,000 but not more than \$750,000 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.

Print or type the names of <u>ALL</u> members of the governing body below. A <u>MAJORITY</u> of the members of the governing body must sign below.		
Board Member 1	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: May 2027	Darren Everett  Signature  Date 3/25/2025
Board Member 2	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: May 2027	Brian Alpert  Signature  Date 3/25/2025
Board Member 3	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: May 2025	Jonathan Alpert  Signature _____ Date _____
Board Member 4	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: _____	_____  Signature _____ Date _____
Board Member 5	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: _____	_____  Signature _____ Date _____
Board Member 6	Board Member's Name:  I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.  My term expires: _____	_____  Signature _____ Date _____



**CliftonLarsonAllen LLP**  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
**phone** 303-779-5710 **fax** 303-779-0348  
**claconnect.com**

## Accountant's Compilation Report

Board of Directors  
The Canyons Metropolitan District No. 2  
Douglas County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of The Canyons Metropolitan District No. 2 as of and for the year ended December 31, 2024, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to The Canyons Metropolitan District No. 2.

Greenwood Village, Colorado  
March 10, 2025

## Certificate Of Completion

Envelope Id: A4D9B7A5-2D90-4347-82A2-9603A9B8A0AA  
 Subject: Complete with Docusign: Canyons MD2 2024 Audit Exemption.pdf  
 Client Name: Canyons MD 1  
 Client Number: A520181  
 Source Envelope:  
 Document Pages: 10  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Cindy Jenkins  
 220 S 6th St Ste 300  
 Minneapolis, MN 55402-1418  
 Cindy.Jenkins@claconnect.com  
 IP Address: 76.25.200.116

## Record Tracking

Status: Original  
 3/25/2025 10:52:00 AM  
 Holder: Cindy Jenkins  
 Cindy.Jenkins@claconnect.com

Location: DocuSign

## Signer Events

Brian Alpert  
 brian@alperthomes.com  
 Vice President  
 TBD entity  
 Security Level: Email, Account Authentication (None)

## Signature

  
 A788775814E14C8

Signature Adoption: Pre-selected Style  
 Using IP Address: 64.31.3.179

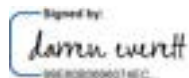
## Timestamp

Sent: 3/25/2025 10:54:33 AM  
 Viewed: 3/25/2025 12:39:38 PM  
 Signed: 3/25/2025 12:39:44 PM

## Electronic Record and Signature Disclosure:

Accepted: 3/29/2023 11:34:05 AM  
 ID: 56b0aa70-0b7d-41de-b43e-d7fc1d2fc7f2

darren everett  
 darren@twoarrowsgroup.com  
 Manager  
 Security Level: Email, Account Authentication (None)

  
 05E80B096074EC

Signature Adoption: Pre-selected Style  
 Using IP Address: 76.155.131.96

Sent: 3/25/2025 10:54:33 AM  
 Viewed: 3/25/2025 10:59:40 AM  
 Signed: 3/25/2025 10:59:48 AM

## Electronic Record and Signature Disclosure:

Accepted: 3/25/2025 10:59:40 AM  
 ID: f24ed836-d971-4fb7-bc1b-a2d6014b13d0

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/25/2025 10:54:33 AM
Envelope Updated	Security Checked	3/26/2025 12:44:49 PM
Certified Delivered	Security Checked	3/25/2025 10:59:40 AM
Signing Complete	Security Checked	3/25/2025 10:59:48 AM
Completed	Security Checked	3/26/2025 12:44:49 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

#### **To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from CliftonLarsonAllen LLP**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.



APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	The Canyons Metropolitan District No. 4
ADDRESS	8390 East Crescent Parkway
	Suite 300
	Greenwood Village, CO 80111-2814
CONTACT PERSON	Shelby Clymer
PHONE	303-779-5710
EMAIL	shelby.clymer@claconnect.com

For the Year Ended  
12/31/24  
or fiscal year ended:

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:	Shelby Clymer
TITLE	Accountant for the District
FIRM NAME (if applicable)	CliftonLarsonAllen LLP
ADDRESS	8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814
PHONE	303-779-5710

PREPARER (SIGNATURE REQUIRED)		DATE PREPARED (No exemption shall be granted prior to the close of said fiscal year)	
See attached accountants compilation report		3/11/2025	
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## PART 2 - REVENUES

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in question 10-7)	\$ 2,255	
2-2	Specific ownership	\$ 169	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ 2	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree to table 4-4, column 'Issued during year')	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree to table 4-4, column 'Issued during year')	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other Revenue	\$ 33	
2-22		\$ -	
2-23		\$ -	
2-24		\$ -	
2-25		\$ -	
2-26	(add lines 2-1 through 2-25) TOTAL REVENUES	\$ 2,459	

## PART 3 - EXPENDITURES/EXPENSES

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan	\$ -	
3-22	Contribution to Fire & Police Pension Assoc.	\$ -	
3-23	County Treasurer's Fee	\$ 34	
3-24	Transfers to Canyons MD No. 1	\$ 2,431	
3-25		\$ -	
3-26		\$ -	
3-27		\$ -	
3-28	(add lines 3-1 through 3-27) TOTAL EXPENDITURES/EXPENSES	\$ 2,465	

If TOTAL REVENUES (Line 2-26) or TOTAL EXPENDITURES (Line 3-28) are GREATER than \$100,000 - **STOP**.  
You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

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

Please answer the following questions by marking the appropriate boxes.		Yes	No	
4-1	Does the entity have outstanding debt? <i>(If 'No' is checked, skip to question 4-5)</i>	<input type="checkbox"/>	<input type="checkbox"/>	
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A - The District has no outstanding debt</div>	<input type="checkbox"/>	<input type="checkbox"/>	
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A - The District has no outstanding debt</div>	<input type="checkbox"/>	<input type="checkbox"/>	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)			
	General obligation bonds	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -
	<b>TOTAL</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 as of its fiscal year-end?	<input type="checkbox"/>	<input type="checkbox"/>
	How much? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ 2,260,000,000.00</div>		
	Date the debt was authorized: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">11/4/2014</div>		
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	<input type="checkbox"/>	<input type="checkbox"/>
	If yes: How much? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ 226,000,000.00</div>		
	Date of the most recent Service Plan: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">11/9/2021</div>		
4-7	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input type="checkbox"/>
	If yes: How much? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>		
4-8	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input type="checkbox"/>
	If yes: What is the amount outstanding? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>		
4-9	Does the entity have any lease agreements?	<input type="checkbox"/>	<input type="checkbox"/>
	If yes: What is being leased? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"></div>		
	What is the original date of the lease? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"></div>		
	Number of years of lease? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"></div>		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input type="checkbox"/>
	What are the annual lease payments? <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>		

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
	<b>TOTAL CASH DEPOSITS</b>		\$ -
5-3	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
		\$ -	
		\$ -	
		\$ -	
	<b>TOTAL INVESTMENTS</b>		\$ -
	<b>TOTAL CASH AND INVESTMENTS</b>		\$ -

Please answer the following questions by marking in the appropriate boxes.		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 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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part 5 - If no, MUST use this space to provide any explanations

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

6-1

Does the entity have capital assets?  
(If 'No' is checked, skip the rest of Part 6)

Yes

No

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:

Yes

No

N/A - The District has no capital assets

6-3

Complete the following capital & right-to-use assets table:

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

\*Must agree to prior year-end balance

^Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy.  
Please explain any discrepancy

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

7-1

Does the entity have an "old hire" firefighters' pension plan?

Yes

No

7-2

Does the entity have a volunteer firefighters' pension plan?

Yes

No

If yes:

Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -

Part 7 - Please use this space to provide any explanations or comments

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

8-1

Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?

Yes

No

N/A

If no, **MUST** explain:

8-2

Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:

Yes

No

N/A

If yes:

Please indicate the amount appropriated for each fund separately for the year reported  
(Please make sure each individual fund's appropriation agrees to how the budget was adopted.  
Do not combine funds)

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$2,958.00

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)			
Please answer the following question by marking in the appropriate box.		Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</i>			
Part 9 - If no, MUST use this space to provide any explanations			

PART 10 - GENERAL INFORMATION				
Please answer the following questions by marking in the appropriate boxes.		Yes	No	
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Date of formation:	<input type="text"/>		
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Please list the NEW name:	<input type="text"/>		
	Please list the PRIOR name:	<input type="text"/>		
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10-4	Please indicate what services the entity provides:			
	<input type="text" value="See below"/>			
10-5	Does the entity have an agreement with another government to provide services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	List the name of the other governmental entity and the services provided:			
	<input type="text" value="Consolidated Service Plan with The Canyons Metropolitan District Nos. 1-3, 5, and 8-11"/>			
10-6	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.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Date filed:	<input type="text"/>		
10-7	Does the entity have a certified mill levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):			
	Bond redemption mills	<input type="text" value="-"/>		
	General/other mills	<input type="text" value="69.000"/>		
	Total mills	<input type="text" value="69.000"/>		
		Yes	No	N/A
10-8	If the entity is a Title 32 Special District formed 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="text"/>			

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

10-4: Streets, mosquito control, water, traffic control, storm/sanitary sewer, parks & recreation, transportation, television translation, and fire protection/emergency medical services.

PART 11 - GOVERNING BODY APPROVAL			
Please answer the following question by marking in the appropriate box.		Yes	No
11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	<input type="checkbox"/>	<input type="checkbox"/>

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

**Policy - Requirements**

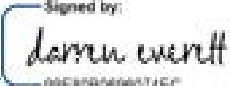
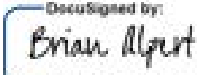
The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- 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 two 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.

**Print or type the names of ALL members of current governing body below.  
A MAJORITY of the members of the governing body must sign below.**

<p><b>Board Member 1</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: May 2027</p>	<p>Darren Everett</p> <p>Signed by: </p> <p>Signature _____</p> <p>Date <u>3/25/2025</u></p>
<p><b>Board Member 2</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: May 2027</p>	<p>Brian Alpert</p> <p>DecuSigned by: </p> <p>Signature _____</p> <p>Date <u>3/25/2025</u></p>
<p><b>Board Member 3</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: May 2025</p>	<p>Jonathan Alpert</p> <p>Signature _____</p> <p>Date _____</p>
<p><b>Board Member 4</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: _____</p>	<p>_____</p> <p>Signature _____</p> <p>Date _____</p>
<p><b>Board Member 5</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: _____</p>	<p>_____</p> <p>Signature _____</p> <p>Date _____</p>
<p><b>Board Member 6</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: _____</p>	<p>_____</p> <p>Signature _____</p> <p>Date _____</p>
<p><b>Board Member 7</b></p>	<p><b>Board Member's Name:</b></p> <p>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</p> <p>My term expires: _____</p>	<p>_____</p> <p>Signature _____</p> <p>Date _____</p>



**CliftonLarsonAllen LLP**  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
**phone** 303-779-5710 **fax** 303-779-0348  
**claconnect.com**

## Accountant's Compilation Report

Board of Directors  
The Canyons Metropolitan District No. 4  
Douglas County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of The Canyons Metropolitan District No. 4 as of and for the year ended December 31, 2024, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to The Canyons Metropolitan District No. 4.

Greenwood Village, Colorado  
March 11, 2025



## Certificate Of Completion

Envelope Id: 331601FE-9D80-4322-8B3C-E0046A95BD69  
 Subject: Complete with Docusign: Canyons MD4 2024 Audit Exemption.pdf  
 Client Name: Canyons MD1  
 Client Number: A520181  
 Source Envelope:  
 Document Pages: 8  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Cindy Jenkins  
 220 S 6th St Ste 300  
 Minneapolis, MN 55402-1418  
 Cindy.Jenkins@claconnect.com  
 IP Address: 76.25.200.116

## Record Tracking

Status: Original  
 3/25/2025 10:54:49 AM  
 Holder: Cindy Jenkins  
 Cindy.Jenkins@claconnect.com

Location: DocuSign

## Signer Events

Brian Alpert  
 brian@alperthomes.com  
 Vice President  
 TBD entity  
 Security Level: Email, Account Authentication  
 (None)

## Signature

Signed by:  
  
 A788775814E14C8...

Signature Adoption: Pre-selected Style  
 Using IP Address: 64.31.3.179

## Timestamp

Sent: 3/25/2025 10:56:57 AM  
 Viewed: 3/25/2025 12:40:01 PM  
 Signed: 3/25/2025 12:40:04 PM

## Electronic Record and Signature Disclosure:

Accepted: 3/29/2023 11:34:05 AM  
 ID: 56b0aa70-0b7d-41de-b43e-d7fc1d2fc7f2

darren everett  
 darren@twoarrowsgroup.com  
 Manager  
 Security Level: Email, Account Authentication  
 (None)

Signed by:  
  
 05E80B096074EC...

Signature Adoption: Pre-selected Style  
 Using IP Address: 76.155.131.96

Sent: 3/25/2025 10:56:57 AM  
 Viewed: 3/25/2025 11:00:05 AM  
 Signed: 3/25/2025 11:00:12 AM

## Electronic Record and Signature Disclosure:

Accepted: 3/25/2025 11:00:05 AM  
 ID: 1b7951c3-6d49-403c-96f7-7d1ee6e95a1d

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/25/2025 10:56:58 AM
Envelope Updated	Security Checked	3/26/2025 12:45:17 PM
Certified Delivered	Security Checked	3/25/2025 11:00:05 AM
Signing Complete	Security Checked	3/25/2025 11:00:12 AM
Completed	Security Checked	3/26/2025 12:45:17 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.