

**Green Valley Ranch East  
Metropolitan District No. 7**

2022  
Annual Report

**Submitted to:  
Office of Development Assistance  
City of Aurora  
July 31, 2023**

Also filed with:  
Colorado Division of Local Government in the Department of Local Affairs,  
Adams County Clerk and Recorder &  
Colorado State Auditor

The Green Valley Ranch East Metropolitan District No. 7 (the “District”) hereby submits this annual report, as required pursuant to Section VIII of the Consolidated Second Amended and Restated Service Plan, approved by the City of Aurora (the “City) on August 8, 2022 (the “Service Plan”). In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the City, the Division of Local Government, the state auditor, and the Adams County Clerk and Recorder. This annual report is being submitted to satisfy the reporting requirement for the year 2023. For the year ending December 31, 2022, the District makes the following report:

**1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.**

On December 5, 2018, Clayton Properties Group II, Inc., petitioned the District to include real property (the “Clayton Property”) within the boundaries of the District. On December 20, 2018, the Board of Directors approved a resolution ordering the inclusion of real property into the boundaries of the District. On April 24, 2019, the Adams County District Court granted an order for the inclusion of the Clayton Property into the District, and that order was recorded in the office of the Adams County Clerk and Recorder on April 26, 2019 at Reception No. 2019000030751.

On October 11, 2019, Green Valley East LLC petitioned the District to exclude real property (the “GVE LLC Property”) from the boundaries of the District. On October 18, 2019, the Board of Directors approved a resolution ordering the exclusion of real property from the boundaries of the District. On November 6, 2019, the Adams County District Court granted an order for the exclusion of the GVE LLC Property from the District, and that order was recorded in the office of the Adams County Clerk and Recorder on November 22, 2019 at Reception No. 2019000102347.

No changes to the District’s boundary were made in 2022 or proposed as of December 31, 2022.

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

- *Intergovernmental Agreement* between the City, the District, Green Valley Ranch East Metropolitan District No. 6, and Green Valley Ranch East Metropolitan District No. 8, dated October 30, 2017, as superseded by the *Intergovernmental Agreement* between the City, the District, Green Valley Ranch East Metropolitan District No. 6, Green Valley Ranch East Metropolitan District No. 8, Green Valley Ranch East Metropolitan District No. 9, Green Valley Ranch East Metropolitan District No. 10, Green Valley Ranch East Metropolitan District No. 11, Green Valley Ranch East Metropolitan District No. 12, Green Valley Ranch East Metropolitan District No. 13, and Green Valley Ranch East Metropolitan District No. 14, dated February 24, 2023.
- *Intergovernmental Agreement Concerning District Operations and Funding* between the District, Green Valley Ranch East Metropolitan District No. 6, Green

Valley Ranch East Metropolitan District No. 8, Second Creek Ranch Metropolitan District, and Central Adams County Water and Sanitation District, dated July 15, 2020.

- *Eligible Governmental Entity Agreement* between the Statewide Internet Portal Authority of the State of Colorado and the District dated July 15, 2021.
- *Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool* dated July 15, 2020.
- *Intergovernmental Agreement Imposition, Collection, and Transfer of ARI Mill Levies* between Green Valley Ranch East Metropolitan District No. 6, the District, Green Valley Ranch East Metropolitan District No. 8, Aerotropolis Area Coordinating Metropolitan District, and Aerotropolis Regional Transportation Authority dated October 12, 2021.

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

- Policy and Procedures for Collection of Unpaid Fees, Penalties and Charges and Appeals, adopted by the Board of Directors of the District (the “Board”) on April 21, 2020 and as attached to the 2020 Annual Report.
- Policy and Procedures for the Imposition of Fines for Violations of the Covenants and Design Standards, Hearing Procedures, Collection of Unpaid Fees, Penalties and Charges, and Appeals, adopted by the Board on December 1, 2020 and as attached to the 2020 Annual Report.
- Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S., adopted by the Official Custodian of the District on July 23, 2021 and as attached to the 2021 Annual Report .
- Joint Resolution of the Boards of Directors of the District and Second Creek Ranch Metropolitan District Imposing a Monthly Maintenance Fee for Green Valley Ranch East (Aurora) The Reserve and a Fee for The Reserve Clubhouse and Pool, adopted by the Board on December 6, 2022 and attached hereto as **Exhibit A**.

**4. A summary of any litigation which involves the District public improvements as of December 31 of the prior year.**

The District’s General Counsel is not aware of any litigation concerning the District’s public improvements as of December 31, 2022.

**5. Status of the District’s construction of the public improvements as of December 31 of the prior year.**

Green Valley Ranch East Metropolitan District No. 6 commenced and continued the construction of various public improvements consistent with the approved development plans, which will be dedicated to the City or other appropriate entity. Public improvements include the Green Valley Ranch Active Adult Community Clubhouse,

multiple parks and landscaping improvements (e.g., PA-14 Park, Filing No. 3 Park; Filing No. 5 Park) street improvements, and improvements to the Tributary-T drainage channel. Certain of the Green Valley Ranch East Metropolitan District No. 6's contracts related the construction of 48<sup>th</sup> Avenue from Picadilly Road to Tibet Road, Tibet Road Phase 1 from 38<sup>th</sup> Avenue to east of Tributary-T Phase 1, and Tibet Road Phase 2 from E. 48<sup>th</sup> Avenue to east of Tributary-T Phase 1 were assigned to Second Creek Ranch Metropolitan District on April 21, 2023 for completion of construction.

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

No facilities or improvements constructed by the District had been dedicated to or accepted by the City as of December 31, 2022.

**7. The assessed valuation of the District for the current year.**

The assessed valuation of the District for 2023 is \$5,475,890.

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

A copy of the District's 2023 budget is attached hereto as **Exhibit B**. See response to Section 5 above for a description of the public improvements to be constructed in 2023.

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

A copy of the District's application for exemption from audit for the year ending December 31, 2022 is attached hereto as **Exhibit C**.

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

As of the date of submission of this 2022 Annual Report, the District is not aware of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

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

As of the date of submission of this 2022 Annual Report, the District is not aware of any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

**For the year ending December 31, 2022, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:**

**(a) Boundary changes made.**

See Section 1 above.

**(b) Intergovernmental agreements entered into or terminated with other governmental entities.**

See Section 2 above.

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

For information concerning rules and regulations adopted by the District please contact the District's General Counsel:

Jennifer L. Ivey, Esq.  
Icenogle Seaver Pogue, P.C.  
4725 S. Monaco St., Suite 360  
Denver, CO 80237  
Phone: (303) 292-9100

**(d) A summary of litigation involving public improvements owned by the special district.**

See Section 4 above.

**(e) The status of the construction of public improvements by the special district.**

See Section 5 above.

**(f) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

See Section 6 above.

**(g) The final assessed valuation of the special district as of December 31 of the reporting year.**

See Section 7 above.

**(h) A copy of the current year's budget.**

See Section 8 above.

**(i) 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.**

See Section 9 above.

**(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

See Section 10 above.

**(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

See Section 11 above.

**EXHIBIT A**

Joint Resolution of the Boards of Directors of the District and Second Creek Ranch Metropolitan District Imposing a Monthly Maintenance Fee for Green Valley Ranch East (Aurora) The Reserve and a Fee for The Reserve Clubhouse

**JOINT RESOLUTION OF  
THE BOARDS OF DIRECTORS  
OF  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
AND  
SECOND CREEK RANCH METROPOLITAN DISTRICT  
IMPOSING A MONTHLY MAINTENANCE FEE FOR  
GREEN VALLEY RANCH EAST (AURORA) THE RESERVE  
AND A FEE FOR  
THE RESERVE CLUBHOUSE AND POOL**

At a special joint meeting of the Boards of Directors of the Green Valley Ranch East Metropolitan District No. 7 and Second Creek Ranch Metropolitan District, Adams County, Colorado, held at 1:00 P.M., on Tuesday, December 6, 2022 at The Farmhouse at the Reserve Mustang Way Event Center at 4875 N. Rome Street., Aurora, Colorado; via online meeting at <https://us02web.zoom.us/j/89163878283?pwd=ZFJVUXFzNzAyTOY3NFRpWE50WVNZZz09;> and via telephone conference at Dial In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218, in which the public was invited to participate and at which a quorum of both boards of directors were present, the following joint resolution was adopted:

**WHEREAS**, Green Valley Ranch East Metropolitan District No. 7 (“GVRE 7”) and Second Creek Ranch Metropolitan District (“SCRMD”) are organized and exist as metropolitan districts pursuant to the provisions of Sections 32-1-101, *et seq.*, C.R.S. (the “Special District Act”); and

**WHEREAS**, on August 22, 2022, the City Council for the City of Aurora approved the “Consolidated Second Amended and Restated Service Plan for Green Valley Ranch East Metropolitan District Nos. 6 – 14”, as may be amended from time to time (the “GVRE 6-14 Service Plan”), allowing GVRE 7 to, among other things, provide for, street, traffic and safety, water, sanitation, parks and recreation, public transportation, television relay and translation, mosquito control and security improvements and other public improvements; and

**WHEREAS**, pursuant to the GVRE 6-14 Service Plan, GVRE 7 and Green Valley Ranch East Metropolitan District Nos. 6, 8, 9, 10, 11, 12, 13, and 14 (collectively, the “GVRE Districts”) are intended to work together and with other special districts to coordinate their activities with respect to the financing, construction, operation and maintenance of the public improvements authorized by the GVRE 6-14 Service Plan in order to serve development within their common service areas; and

**WHEREAS**, the GVRE 6-14 Service Plan discloses and establishes the necessity for and desirability of an intergovernmental agreement or intergovernmental agreements among the GVRE Districts, and as necessary other special districts, concerning the manner in which the GVRE 6-14 Service Plan is implemented and finance, construct, operate and maintain the public improvements authorized under the GVRE 6-14 Service Plan; and

**WHEREAS**, on November 5, 1984, the Board of County Commissioners of Adams County approved the “Service Plan for Second Creek Ranch Metropolitan District” as may be amended from time to time (the “Second Creek Service Plan”) for the purpose of providing certain



parameters for SCRMD to provide certain public improvements and services to and for the benefit of the properties within and without SCRMD in accordance with Special District Act and pursuant to the Second Creek Service Plan; and

**WHEREAS**, the purposes for which SCRMD was formed include the provision of, among other things, street, traffic and safety, water, sanitation, parks and recreation, transportation, television relay and translation, mosquito control, safety protection and other public improvements; and

**WHEREAS**, pursuant to the Second Creek Service Plan, SCRMD is intended to work other special districts, to coordinate their activities with respect to the financing, construction, operation and maintenance of public improvements authorized by the Second Creek Service Plan and to perform feasibility studies demonstrating the need for and the ability of SCRMD to fund the same; and

**WHEREAS**, the Second Creek Service Plan discloses and establishes the necessity for and desirability of an intergovernmental agreement or intergovernmental agreements with other special districts, concerning the manner in which SCRMD shall implement the Second Creek Service Plan and finance, construct, operate and maintain public improvements; and

**WHEREAS**, Green Valley Ranch East Metropolitan District No. 6, GVRE 7, Green Valley Ranch East Metropolitan District No. 8, SCRMD, and Central Adams County Water and Sanitation District entered into an Intergovernmental Agreement Concerning District Operations and Funding dated July 15, 2020, which sets forth the respective roles, responsibilities and obligations of each party thereto with respect to the provision of administrative services, ownership, operation and maintenance of the certain public improvement and funding of the same (the “Operations and Funding IGA”); and

**WHEREAS**, the Operations and Funding IGA provides, in relevant part, the SCRMD has been engaged the “operator” of certain public improvements and will provide services as set forth in certain covenants recorded against property within the districts, and that the other districts, including GVRE 7, shall impose ad valorem property taxes and/or fees sufficient to fund the operation and maintenance costs of such public improvements and provisions of such services; and

**WHEREAS**, the Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at reception number 2020000098818 in the records of the Adams County Clerk and Recorder on September 30, 2020, as the same may be amended from time to time, and the Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at reception number 2020000127310 in the records of the Adams County Clerk and Recorder on December 8, 2020, as the same may be amended from time to time (collectively the “Supplemental Covenants”), apply to homes located within GVRE 7 referred to as the “The Reserve” and increased the services and improvements to be provided, operated, and maintained by SCRMD (collectively the “Additional Reserve Services”); and

**WHEREAS**, one of the public improvements that SCRMD will be operating and maintaining on behalf of the community is “The Farmhouse,” a clubhouse, pool and related improvements and facilities which are located within the boundaries of GVRE 7 and the operation and maintenance of which will include, but not be limited to, programming, management, staffing,

pool operation and maintenance, and janitorial and cleaning services, landscaping and grounds maintenance, entry facility, and snow removal (collectively the “Additional Clubhouse Services” and with the Additional Reserve Services referred to herein as the “Additional Services”); and

**WHEREAS**, SCRMD requested that CliftonLarsonAllen LLP review the operations and maintenance expenses related to (1) the Additional Reserve Services provided within The Reserve and (2) the Additional Clubhouse Services required for the operation and maintenance of The Farmhouse, and make recommendations regarding assessment of a reasonable and equitable fee that would facilitate SCRMD and GVRE 7’s ability to defray the additional costs incurred by SCRMD in providing the Additional Reserve Services to residents of The Reserve; and

**WHEREAS**, CliftonLarsonAllen LLP performed such a review and produced the reports attached hereto and incorporated herein and **Exhibit A**; and

**WHEREAS**, the allocation of funds currently provided by GVRE 7 to SCRMD through its operations and maintenance mill levy is insufficient to defray the costs of providing, operating, and maintaining the Additional Services to be performed by SCRMD; and

**WHEREAS**, GVRE 7 is authorized under the GVRE 6-14 Service Plan to rely on various other revenue sources authorized by law in addition to revenue received from ad valorem property taxes to fund its operations and maintenance expenses; and

**WHEREAS**, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., GVRE 7 and SCRMD are authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the special district; and

**WHEREAS**, Section 32-1-1001(1)(j), C.R.S., further provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

**WHEREAS**, GVRE 7 and SCRMD have determined that it is necessary to impose fees to provide sufficient revenue to cover the cost of providing, operating, and maintaining the Additional Services to be performed by SCRMD.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 AND THE BOARD OF DIRECTORS OF SECOND CREEK RANCH METROPOLITAN DISTRICT THAT:

1. Adoption of Fees. GVRE 7 and SCRMD hereby adopt an operations and maintenance fee in the amount of \$195.00 per month per The Reserve unit located within the boundaries of GVRE 7, as described on **Exhibit B**, attached hereto and incorporated herein by this reference (the “The Reserve Operations & Maintenance Fee”).
2. Payment of Fees. The Reserve Operations & Maintenance Fee shall be due and payable within thirty (30) days of issuance of an invoice for The Reserve Operations & Maintenance Fee.

3. Proceeds of the Fees. GVRE 7 hereby directs that the proceeds of The Reserve Operations & Maintenance Fee be paid to SCRMD to fund the cost of SCRMD's operation and maintenance of Additional Services in accordance with the Supplemental Covenants, Operations and Funding IGA, and agreements between the parties.

4. Interest and Penalties Imposed for Nonpayment. GVRE 7 or SCRMD may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, any portion of The Reserve Operations & Maintenance Fee that is not paid in full when due may be assessed a late fee of \$15.00 per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid The Reserve Operations & Maintenance Fee, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All of The Reserve Operations & Maintenance Fees, late fees, and penalty interest shall be paid in immediately available funds.

5. District Expenses of Collection. GVRE 7 and SCRMD shall be entitled to charge users and/or property owners for all costs and expenses associated with collecting an unpaid The Reserve Operations & Maintenance Fee, including attorneys' fees.

6. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(1)(j)(I), C.R.S., The Reserve Operations & Maintenance Fee do and shall, until paid, constitute a perpetual lien against the property served which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

7. Actions to Effectuate Resolution. Management and legal counsel for GVRE 7 and SCRMD are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of The Reserve Operations & Maintenance Fee contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Boards of Directors and/or management or legal counsel for the GVRE 7 and SCRMD and the officers, agents and employees of GVRE 7 and SCRMD and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

8. Repealer. All prior acts, orders or resolutions, or parts thereof, by GVRE 7 and SCRMD in conflict with this Resolution are hereby repealed, including, but not limited to, the prior adoption of The Reserve Operations & Maintenance Fee by resolution of GVRE 7 and SCRMD approved on April 28, 2021 which fee did not include the costs associated with the Farmhouse which was not in service at the time, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

9. Severability. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

10. Effective Date. This Resolution shall take effect on January 1, 2023.

**[The remainder of this page is intentionally left blank.]**

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Board.

**ADOPTED AND APPROVED** this 6th day of December 2022.

**GREEN VALLEY RANCH EAST  
METROPOLITAN DISTRICT NO. 7**

DocuSigned by:

*Brandon Wyszynski*

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Brandon Wyszynski, President

ATTEST:

DocuSigned by:

*Chris Carlton*

B18217EDE74A41D...

Chris Carlton, Secretary/Treasurer

**SECOND CREEK RANCH  
METROPOLITAN DISTRICT**

DocuSigned by:

*Brandon Wyszynski*

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Brandon Wyszynski, President

ATTEST:

DocuSigned by:

*Chris Carlton*

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Chris Carlton, Secretary/Treasurer

**EXHIBIT A**

Rate Analysis Report  
For Additional Reserve Services



CliftonLarsonAllen LLP  
CLAconnect.com

September 2, 2022

The Board of Directors of  
Second Creek Ranch Metropolitan District  
Adams County, Colorado

The Second Creek Ranch Metropolitan District (“District”) provides certain public services to The Reserve Community (“Community”), located in Aurora, Colorado. At the request of the District, CLA has analyzed and calculated the proposed initial rate evaluation for fees to be applied to the proposed Community. The purpose of the analysis and calculation was to evaluate whether the proposed fees were determined based on sound rate methodology and reasonable estimates of expenses.

We were not engaged to, and did not, conduct an examination in accordance with generally accepted auditing standards, the objective of which would be the expression of an opinion on the financial statements of the Second Creek Ranch Metropolitan District. Accordingly, we did not express such an opinion. We performed our engagement as a consulting service under the AICPA Statement of Standards for Consulting Services. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

Background information provided to CLA by the District included a site plan exhibit, contracts and spreadsheets showing the currently contracted and projected expenses for services to be provided by the District within the Community. The site plan and a summary of projected expenses prepared by CLA based on the information provided are attached to this letter.

The services to be provided by the District in the Community include: snow removal from driveways, parking areas and common walkways; landscape maintenance of common areas, including front yards and fencing; operation of the Community entry facility, and; operation of the Community pool and clubhouse. The proposed fees are specific to the services to be provided in the Community. Any difference in services provided by lot type, and the costs thereof, are offset among lot types such that we consider a standard fee for all lots to be reasonable.

In developing the rates for the Community, the District utilized a straightforward approach of calculating projected expenses and allocating those expenses equally to the 636 lots planned in the Community. Since the District is not yet providing all of the services in the Community, or has just recently initiated the services, line item expenses are estimated based on the best information available, such as preliminary quotes from contractors or prices for similar work in other areas. We understand that in the future the District intends to update line item estimates based on actual costs, which is consistent with industry practice. The initial projection for annual direct operating expenses is \$1,378,000, which includes a contingency of \$18,880. As the District develops operating experience and actual costs for services in the Community, contingency requirements should be reviewed and adjusted to a level that provides adequate protection for the operating budget.

September 2, 2022  
Second Creek Ranch Metropolitan District  
Page 2

In addition to direct operating expenses, the projected expenses include a contribution to reserves of \$110,240, which was calculated as 8% of projected expenses. Development of adequate reserves is essential to the long-term sustainability of the District's facilities because all District facilities will eventually require major repair or complete replacement. Establishing contributions to reserves based on a percentage of the operating budget is a recognized approach, which is often used in the absence of more detailed analysis reserve requirements. In the future, the District should consider establishing capital reserves based on the expected useful life of its facilities and the expected replacement cost.

Based on the initial projections developed by the District, annual expenses for services in the Community are estimated at \$1,488,240 including contributions to reserves. Allocation of total expenses to the 636 lots planned in the Community results in a monthly fee of \$195/lot. Although the scope of our review did not include a survey of fees in similar districts, our experience indicates that the proposed fees are reasonable for the services to be provided.

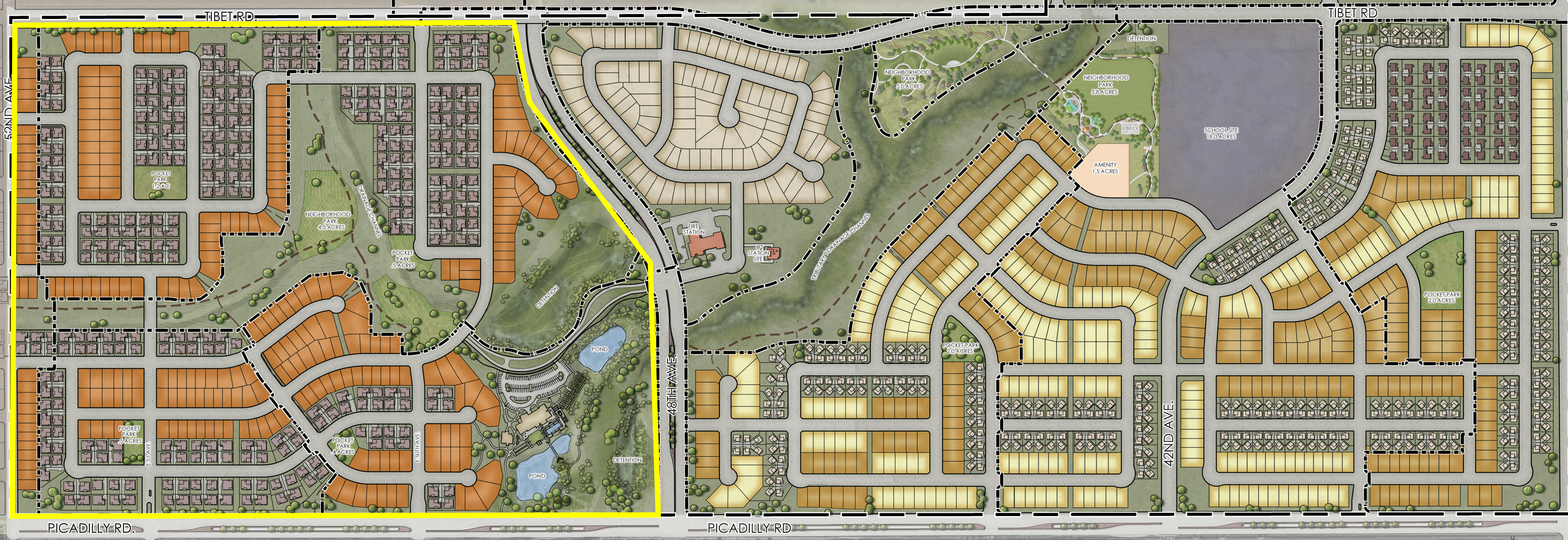
In summary, we believe that the fees proposed by the District for the Community were developed using acceptable methodology, and that the resulting fees are reasonable based on the services to be provided. It should be noted that since the proposed fees were developed without the benefit of operating history or actual costs, it is reasonable to expect that fees could vary somewhat as actual costs are recognized.



CliftonLarsonAllen LLP  
Greenwood Village, Colorado

DEVELOPMENT SUMMARY		
	PROPOSED UNIT COUNT	PROPOSED UNIT %
<b>ACTIVE ADULT</b>		
BUNGALOWS	370	58.2%
RETREAT	266	41.8%
<b>SUBTOTAL</b>	<b>636</b>	<b>100.0%</b>
<b>TRADITIONAL NEIGHBORHOOD</b>		
MERIDIAN	335	20.4%
HORIZON	281	17.1%
OVERLOOK	108	6.6%
CARRIAGE HOUSE	693	42.2%
PORCHLIGHT	225	13.7%
<b>SUBTOTAL</b>	<b>1,642</b>	<b>100.0%</b>
<b>TOTAL</b>	<b>2,278</b>	

OVERALL SMALL LOTS		
	PROPOSED UNIT COUNT	PROPOSED UNIT %
CARRIAGE HOUSE	693	
SINGLE-FAMILY (<50')	276	
<b>TOTAL</b>	<b>969</b>	<b>42.54%</b>





**Second Creek Ranch Metropolitan District  
Summary of Estimated Expenses to Serve The Reserve  
Including Pool and Clubhouse**

Snow Removal	\$ 381,600
Front Yard Maintenance	480,815
Common Area Maintenance	39,360
Waste & Recycling	8,745
Fence Maintenance	12,000
Entry Facility	31,000
Clubhouse Operations	365,000
Pool Maintenance and Cleaning	40,600
Contingency	<u>18,880</u>
Total O&M Expenses	1,378,000
Reserves (8% of annual budget)	<u>110,240</u>
Total Expenses	<u><u>\$ 1,488,240</u></u>

## **EXHIBIT B**

### Description and Map of The Reserve Community

The following described real property located in the City of Aurora, County of Adams, State of Colorado:

Lots 1-6, inclusive, Block 1,  
Lots 1-12, inclusive, Block 2,  
Lots 1-14, inclusive, and Lots 26-27, inclusive, Block 3,  
Lots 1-5, inclusive, and Lots 19-32, inclusive, Block 4,  
Lots 1-9, inclusive, and Lots 18-29, inclusive, Block 5,  
Green Valley Ranch East Subdivision Filing No. 1,  
according to the plat thereof recorded January 7, 2019 at Reception No. 2019000001480,  
County of Adams, State of Colorado.

And

Lots 1-6, inclusive, Block 1,  
Lots 1-10, inclusive, Block 2,  
Lots 1-12, inclusive, Block 3  
Lot 1, Block 4,  
Green Valley Ranch East Subdivision Filing No. 1, Amendment No. 1,  
according to the plat thereof recorded September 1, 2020 at  
Reception No. 2020000086037,  
County of Adams, State of Colorado.

And

Lots 1-25, inclusive, Block 1,  
Lots 1-10, inclusive, Block 2,  
Lots 1-12, inclusive, Block 3,  
Lots 1-12, inclusive, Block 4,  
Lots 1-11, inclusive, Block 5,  
Lots 1-20, inclusive, Block 6,  
Lots-1-31, inclusive, Block 7,  
Lots 1-22, inclusive, Block 8,  
Green Valley Ranch East Subdivision Filing No. 5,  
according to the plat thereof recorded December 29, 2020 at  
Reception No. 2020000137533,  
County of Adams, State of Colorado.

And

All future real property that becomes subject to the Supplemental Covenants and/or receives the Additional Services, which real property may be located within Green Valley Ranch East Subdivision Filing No. 1, Green Valley Ranch East Subdivision Filing No. 1,

Amendment No. 1, Green Valley Ranch East Subdivision Filing No. 5, or other future filings not yet contemplated.

**EXHIBIT B**

2023 Budget

STATE OF COLORADO  
CITY OF AURORA, COUNTY OF ADAMS  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
2023 BUDGET RESOLUTION

The Board of Directors of the Green Valley Ranch East Metropolitan District No. 7, City of Aurora, Adams County, Colorado held a regular meeting on Tuesday, December 6, 2022, at the hour of 1:00 P.M., via video conference at <https://us02web.zoom.us/j/89163878283?pwd=ZFJVUXFzNzAyT0Y3NFRpWE50WVNZZz09> and via telephone conference at Dial-In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218.

The following members of the Board of Directors were present:

President: Brandon Wyszynski  
Secretary/Treasurer: Chris Carlton  
Secretary: Todd Johnson

Also present were: Jenna Trujillo, Shelby Clymer, Celeste Terrell and Debra Sedgeley, CliftonLarsonAllen LLP; Corey Pilato, Jerry Jacobs and Brittany Barnett, Timberline District Consulting, LLC; Jennifer L. Ivey and Karlie Ogden, Icenogle Seaver Pogue, P.C.; Ross Blackmer; Oakwood Homes; Dan Bergander; Green Valley Ranch East Metropolitan District No. 6 Board Member; and approximately 24 members of the public.

Ms. Ivey reported that proper notice was made to allow the Board of Directors of the Green Valley Ranch East Metropolitan District No. 7 to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted in the designated public place within the boundaries of the District, southeast corner of 48<sup>th</sup> Avenue and Picadilly Road, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Johnson introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7, CITY OF AURORA, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Green Valley Ranch East Metropolitan District No. 7 (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, November 24, 2022, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, December 6, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7, CITY OF AURORA, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Adams County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Aric Jones, Assistant Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$123,131 and that the 2022 valuation for assessment, as certified by the Adams County Assessor, is \$5,475,890. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 22.486 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$-0- and that the 2022 valuation for assessment, as certified by the Adams County Assessor, is \$5,475,890 That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Adams County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**



The foregoing Resolution was seconded by Director Wyszynski.

RESOLUTION APPROVED AND ADOPTED THIS 6TH DAY OF DECEMBER 2022.

GREEN VALLEY RANCH EAST METROPOLITAN  
DISTRICT NO. 7

DocuSigned by:  
*Brandon Wyszynski*  
9E8B75DB3C664FC...  
By: Brandon Wyszynski  
Its: President

ATTEST:

DocuSigned by:  
*Chris Carlton*  
B18217EDE74A41D...  
By: Chris Carlton  
Its: Secretary/Treasurer

STATE OF COLORADO  
CITY OF AURORA, COUNTY OF ADAMS  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

I, **Chris Carlton**, hereby certify that I am a director and the duly elected and qualified **Secretary and Treasurer** of the Green Valley Ranch East Metropolitan District No. 7, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Green Valley Ranch East Metropolitan District No. 7 held on Tuesday, December 6, 2022 at **The Farmhouse at the Reserve Mustang Way Event Center at 4875 N. Rome Street., Aurora, Colorado**; via video at <https://us02web.zoom.us/j/89163878283?pwd=ZfJVUXFzNzAyT0Y3NFRpWE50WVNZZz09> and via telephone conference at Dial-In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December 2022.

DocuSigned by:  
*Chris Carlton*  
B18217E0E74A41D  
Chris Carlton, Secretary/Treasurer

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget



**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Green Valley Ranch East Metropolitan District No. 7 to be held at 1:00 P.M., on Tuesday, December 6, 2022. The meeting will be held via video conference at <https://us02web.zoom.us/j/89163878283?pwd=ZfJvUXFzNzAyT0Y3NFRpWE50WVNZZz09> and via telephone conference at Dial-In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218. Any interested elector within the Green Valley Ranch East Metropolitan District No. 7 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *Sentinel*  
Publish On: Thursday, November 24, 2022

**EXHIBIT B**

Budget Document  
Budget Message

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
ANNUAL BUDGET  
FOR YEAR ENDING DECEMBER 31, 2023

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/3/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	24,586	50,441	123,131
Specific Ownership Taxes	5	3,300	8,619
Interest Income	22	501	100
Other Income	-	-	1,000
Total revenues	<u>24,613</u>	<u>54,242</u>	<u>132,850</u>
Total funds available	<u>24,613</u>	<u>54,242</u>	<u>132,850</u>
EXPENDITURES			
General and administrative			
County Treasurer Fees	-	757	1,847
Intergovernmental Transfer - Second Creek Ranch	24,613	53,485	130,003
Contingency	-	-	1,000
Total expenditures	<u>24,613</u>	<u>54,242</u>	<u>132,850</u>
Total expenditures requiring appropriation	<u>24,613</u>	<u>54,242</u>	<u>132,850</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/3/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 6,280	\$ 240	\$ 5,850
Commercial	-	15,570	76,530
Residential - Single Family	-	677,850	1,962,410
Vacant land	1,092,580	1,587,600	3,431,100
Certified Assessed Value	<u>\$ 1,098,860</u>	<u>\$ 2,281,260</u>	<u>\$ 5,475,890</u>
General	22.111	22.111	22.486
<b>MILL LEVY</b>	<u>22.111</u>	<u>22.111</u>	<u>22.486</u>
<b>PROPERTY TAXES</b>			
General	\$ 24,297	\$ 50,441	\$ 123,131
Levied property taxes	24,297	50,441	123,131
Adjustments to actual/rounding	289	-	-
<b>PROPERTY TAXES</b>	<u>\$ 24,586</u>	<u>\$ 50,441</u>	<u>\$ 123,131</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 24,586</b>	<b>\$ 50,441</b>	<b>\$ 123,131</b>
<b>BUDGETED PROPERTY TAXES</b>	<u><b>\$ 24,586</b></u>	<u><b>\$ 50,441</b></u>	<u><b>\$ 123,131</b></u>

No assurance provided. See summary of significant assumptions.

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order dated November 15, 2004, to provide financing for the construction and installation of regional public improvements, including streets, traffic safety, water, sanitary sewer, park and recreation, public transportation, mosquito control, fire protection, and television relay improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The District's service plan does not authorize the District to provide fire protection or television relay services unless the District enters into an intergovernmental agreement with the City of Aurora (City). The District was formed in conjunction with seven other metropolitan districts: Aerotropolis Area Coordinating Metropolitan District ("AACMD") (formally known as Green Valley Ranch East Metropolitan District No. 1), Aurora Highlands Metropolitan District Nos. 1-3 (formally known as Green Valley Ranch East Metropolitan District Nos. 3-4), Green Valley Aurora Metropolitan District No. 1 (formally known as Green Valley Ranch East Metropolitan District No. 5), and Green Valley Ranch East Metropolitan District Nos. 6 and 8 (collectively the "Districts"). It is anticipated that the Districts will enter into an intergovernmental agreement which shall govern the relationships between and among the Districts with respect to the financing, construction, and operation of the regional public improvements. The District's service area is located in Adams County, Colorado, entirely within the City.

On November 2, 2004, the District voters approved a mill levy increase to generate property taxes of up to \$5,000,000 annually to pay, in part, the District's general cost of operations and maintenance. The mill levy is on all taxable property within the District for collection in 2005 and each year thereafter. Furthermore, the voters authorized the District to collect and expend levied taxes and any other income of the District without regard to any limitations imposed by TABOR. The total debt authorized for all services and improvements was \$2,405,000,000, but the District's service plan limits the total debt issuance to \$200,000,000, with a maximum debt mill levy of 50.000 mills.

The District has entered into an intergovernmental agreement with the City detailing the covenants and mutual agreements the District will follow as regards to the financing and construction of the regional public improvements, and the repayment of the associated debt.

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 budgets are in accordance with the TABOR Amendment limitation. Emergency reserves required under TABOR have been provided.

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
2023 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

**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 7% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 1.5%.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's fees have been computed at approximately 1.5% of property tax collections.

**Intergovernmental Transfers**

The District has budgeted a transfer its net 2021 revenues to Second Creek Ranch Metropolitan District (SCR). SCR will provide all of the administrative and operating expenditures for the District, which includes the services necessary to maintain the Districts' administrative viability such as legal, management, accounting, insurance, banking and meeting expenses.

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District has no outstanding debt. Additionally, the District has no 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 the District transfers all TABOR eligible revenue to SCR for the payment of the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget. The Emergency Reserve for these funds is reflected in the budget of SCR.

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

**EXHIBIT C**

Certification of Tax Levy

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

of the GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,475,890 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 5,475,890 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/11/2022 for budget/fiscal year 2023.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	22.486 mills	\$123,131
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	22.486 mills	<b>\$123,131</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	22.486 mills	<b>\$123,131</b>

Contact person: (print) Debra L. Sedgeley Daytime phone: (303) 779-5710

Signed: \_\_\_\_\_ Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Green Valley Ranch East Metropolitan District No. 7 of Adams County, Colorado on this 6th day of December 2022.

DocuSigned by:

*Chris Carlton*

Chris Carlton, Secretary/Treasurer

SEAL





**EXHIBIT C**

Application for Exemption from Audit for the Year Ending December 31, 2022

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

**NAME OF GOVERNMENT  
ADDRESS**

Green Valley Ranch East Metropolitan District No. 7
8390 E Crescent Parkway
Suite 300
Greenwood Village, CO 80111
Shelby Clymer
303-779-5710
<a href="mailto:Shelby.Clymer@claconnect.com">Shelby.Clymer@claconnect.com</a>

For the Year Ended  
12/31/22  
or fiscal year ended:

**CONTACT PERSON  
PHONE  
EMAIL**

### 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.

<b>NAME:</b>	Shelby Clymer
<b>TITLE</b>	Accountant for the District
<b>FIRM NAME (if applicable)</b>	CliftonLarsonAllen LLP
<b>ADDRESS</b>	8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111
<b>PHONE</b>	303-779-5710
<b>DATE PREPARED</b>	3/22/23

### PREPARER (SIGNATURE REQUIRED)

SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<b>GOVERNMENTAL</b> <small>(MODIFIED ACCRUAL BASIS)</small>	<b>PROPRIETARY</b> <small>(CASH OR BUDGETARY BASIS)</small>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## PART 2 - REVENUE

REVENUE: 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 nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 50,441	
2-2	Specific ownership	\$ 3,412	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
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	\$ 55	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ 53,908	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: 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 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 with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):	\$ -	
3-24	Intergovernmental Transfer	\$ 53,908	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES/EXPENSES</b>	\$ 53,908	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) 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? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		
	<b>General obligation bonds</b>	\$ -	\$ -
	<b>Revenue bonds</b>	\$ -	\$ -
	<b>Notes/Loans</b>	\$ -	\$ -
	<b>Lease Liabilities</b>	\$ -	\$ -
	<b>Developer Advances</b>	\$ -	\$ -
	<b>Other (specify):</b>	\$ -	\$ -
	<b>TOTAL</b>	\$ -	\$ -

\*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized:		
	\$ 54,404,000,000.00 11/02/04 and 11/08/16		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much?		
	\$ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?		
	\$ -		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease?		
	Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input type="checkbox"/>
	\$ -		

Please use this space to provide any explanations or comments:

## 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>			\$ -
	Investments (if investment is a mutual fund, please list underlying investments):		
	CSAFE	\$ 379	
5-3		\$ -	
		\$ -	
		\$ -	
<b>Total Investments</b>			\$ 379
<b>Total Cash and Investments</b>			\$ 379

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 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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Yes                      No

- 6-1 Does the entity have capital assets?  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

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

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

Yes                      No

- 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.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

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.

Yes                      No                      N/A

- 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

- 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 budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 54,972

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

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

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

	Please answer the following questions by marking in the appropriate boxes.	Yes	No
<b>10-1</b>	<b>Is this application for a newly formed governmental entity?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	<b>Date of formation:</b> <input style="width: 450px; height: 15px;" type="text"/>		
<b>10-2</b>	<b>Has the entity changed its name in the past or current year?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	<b>Please list the NEW name &amp; PRIOR name:</b> <input style="width: 600px; height: 15px;" type="text"/>		
<b>10-3</b>	<b>Is the entity a metropolitan district?</b> <b>Please indicate what services the entity provides:</b> <input style="width: 600px; height: 15px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10-4</b>	<b>Does the entity have an agreement with another government to provide services?</b> <b>List the name of the other governmental entity and the services provided:</b> <input style="width: 600px; height: 15px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	<b>See below</b>		
<b>10-5</b>	<b>Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during</b> <b>Date Filed:</b> <input style="width: 450px; height: 15px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	<b>See below</b>		
<b>10-6</b>	<b>Does the entity have a certified Mill Levy?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	<b>Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):</b>		
	<b>Bond Redemption mills</b>	-	
	<b>General/Other mills</b>	22.111	
	<b>Total mills</b>	22.111	

**Please use this space to provide any explanations or comments:**

10-3: Street improvements, water, sanitary and storm sewer, park and recreation, mosquito control, public transportation, and traffic and safety control.

10-4: IGA regarding sharing of tax revenue with Green Valley Ranch East Metropolitan Districts Nos. 6 and 8, Second Creek Ranch Metropolitan District, and Central Adams County Water and Sanitation District.

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

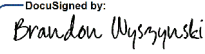
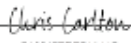
### Policy - Requirements

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 three methods:**

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A MAJORITY of the members of the governing body must complete and sign in the column below.
Board Member 1	Brandon Wyszynski	I Brandon Wyszynski , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed  _____ Date: _____ '2023 My term Expires: May 2023
Board Member 2	Chris Carlton	I Chris Carlton , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed  _____ Date: _____ 3/29/2023 My term Expires: May 2025
Board Member 3	Aric Jones	I Aric Jones , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May 2023
Board Member 4		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 5		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____





CliftonLarsonAllen LLP  
8390 East Crescent Pkwy., Suite 300  
Greenwood Village, CO 80111

phone 303-779-5710 fax 303-779-0348  
CLAAconnect.com

## Accountant's Compilation Report

Board of Directors  
Green Valley Ranch East Metropolitan District No. 7  
Adams County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Green Valley Ranch East Metropolitan District No. 7 as of and for the year ended December 31, 2022, 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 Green Valley Ranch East Metropolitan District No. 7.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

Greenwood Village, Colorado  
March 22, 2023

**Certificate Of Completion**

Envelope Id: F2D776441FE54DEBAC5E04E609BB2D98	Status: Completed
Subject: Complete with DocuSign: GVRE7 - 2022 Audit Exemption 3-22-23..pdf	
Client Name: Green Valley Ranch East Metropolitan District No. 7	
Client Number: A510428	
Source Envelope:	
Document Pages: 8	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	CJ Cook
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	cj.cook@claconnect.com
	IP Address: 50.169.146.162

**Record Tracking**

Status: Original	Holder: CJ Cook	Location: DocuSign
3/29/2023 9:22:19 AM	cj.cook@claconnect.com	

**Signer Events**

Brandon Wyszynski  
 bwyszynski@oakwoodhomesco.com  
 Board President  
 Security Level: Email, Account Authentication (None)

**Signature**


DocuSigned by:  
  
 9E8B75DB3C664FC...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 23.242.195.105

**Timestamp**

Sent: 3/29/2023 9:25:29 AM  
 Viewed: 3/29/2023 10:11:41 AM  
 Signed: 3/29/2023 10:11:48 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 3/13/2019 12:31:25 PM  
 ID: 5fb4ed75-9b46-4253-8a63-f6b610d63593

Chris Carlton  
 ccarton@oakwoodhomesco.com  
 Assistant Secretary  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 B18217EDE74A41D...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 174.51.151.26

Sent: 3/29/2023 9:25:30 AM  
 Viewed: 3/29/2023 9:29:02 AM  
 Signed: 3/29/2023 9:29:08 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 2/29/2020 5:45:54 AM  
 ID: 92f381dd-ae7a-4c12-bde9-8172b1cf8f93

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

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	3/29/2023 9:25:30 AM
Envelope Updated	Security Checked	3/31/2023 1:17:31 PM
Envelope Updated	Security Checked	3/31/2023 1:17:31 PM
Certified Delivered	Security Checked	3/29/2023 9:29:02 AM
Signing Complete	Security Checked	3/29/2023 9:29:08 AM
Completed	Security Checked	3/31/2023 1:17:31 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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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.

### **To withdraw your consent with CliftonLarsonAllen LLP**

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.