

**Green Valley Ranch East  
Metropolitan District No. 8**

2023  
Annual Report

**Submitted to:  
Office of Development Assistance  
City of Aurora  
July 30, 2024**

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. 8 (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 approved by the City of Aurora (the “City) on August 8, 2023 (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 to the City, the Division of Local Government, the Colorado State Auditor, and the Adams County Clerk and Recorder. This annual report is being submitted to satisfy the reporting requirement for the year 2024. For the year ending December 31, 2023, the District makes the following report:

## **I. SERVICE PLAN – ANNUAL REPORT REQUIREMENTS.**

### **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. 2019000030753.

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. 2019000102348.

No changes to the District’s boundary were made in 2023 or proposed as of December 31, 2023.

### **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 of Aurora, the District, Green Valley Ranch East Metropolitan District No. 6, and Green Valley Ranch East Metropolitan District No. 7, 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. 7, 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. 7, 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, Green Valley Ranch East Metropolitan District No. 7, the District, 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 attached to the 2021 Annual Report.
- Amended and Restated 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) Carriage Houses, adopted by the Board on November 20, 2023, with an effective date of January 1, 2024, 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, 2023.

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

The District did not construct any public improvements as of December 31, 2023.

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 multiple parks and landscaping improvements (e.g., F9-PA-14 Park, Filing No. 3 Park; Filing No. 5 Park) streetlight improvements, and improvements to the Tributary-T Phase 1 drainage channel. Certain of the Green Valley Ranch East Metropolitan District No. 6's contracts related the construction of the Green Valley Ranch Active Adult Community Clubhouse, 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. Second Creek Ranch Metropolitan District has commenced construction of multiple other public improvement projects including the Green Valley Ranch Traditional Clubhouse and Pool Amenity, Tibet Road Phase 3 spanning from E. 48<sup>th</sup> Ave. to E. 52<sup>nd</sup> Avenue, Tributary-T Phase 2 drainage channel, various landscaping and irrigation improvements, and streetlight improvements.

**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, 2023.

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

The assessed valuation of the District for 2024 is \$20,767,960.

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

A copy of the District's 2024 budget is attached hereto as **Exhibit B**. See response to Section I.5. above for a description of the public improvements to be constructed in 2024.

**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, 2023 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 2023 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 2023 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.

**II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(C), C.R.S.) ANNUAL REPORT REQUIREMENTS:**

**(a) Boundary changes made.**

See Section I.1. above.

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

See Section I.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 Board 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 I.4. above.

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

See Section I.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 I.6. above.

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

See Section I.7. above.

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

See Section I.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 I.9. above.

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

See Section I.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 I.11. above.

**EXHIBIT A**

Amended and Restated 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) Carriage Houses

**AMENDED AND RESTATED JOINT RESOLUTION OF  
THE BOARDS OF DIRECTORS  
OF  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8  
AND  
SECOND CREEK RANCH METROPOLITAN DISTRICT  
IMPOSING A MONTHLY MAINTENANCE FEE FOR  
GREEN VALLEY RANCH EAST (AURORA) CARRIAGE HOUSES**

At a meeting of the Board of Directors of the Second Creek Ranch Metropolitan District, Adams County, Colorado, held at 1:00 P.M., on Monday, November 20, 2023, at The Farmhouse at The Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at <https://us06web.zoom.us/j/89225817469?pwd=gVIwCGYDjzke5P28oK0kmi95P3ATqt.1&from=addon>; and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 892 2581 7469, Passcode: 376926; and at a regular meeting of the Board of Directors of the Green Valley Ranch East Metropolitan District No. 8, Adams County, Colorado, held at 1:00 P.M., on Tuesday, December 5, 2023, at The Farmhouse at The Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at <https://us02web.zoom.us/j/89163878283?pwd=ZFJVUXFzNzAyT0Y3NFRpWE50WVNZZz09>; and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 891 6387 8283, Passcode: 944218; in which the public was invited to participate and at which a quorum of each boards of directors were present, the following amended and restated joint resolution was adopted:

**WHEREAS**, Green Valley Ranch East Metropolitan District No. 8 (“GVRE 8”) 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 October 30, 2017, the City of Aurora City Council approved the “Consolidated First Amended and Restated Service Plan for Green Valley Ranch East Metropolitan District Nos. 6 – 8”, as may be amended from time to time (the “GVRE 6-8 Service Plan”), allowing GVRE 8 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 6-8 Service Plan, Green Valley Ranch East Metropolitan District No. 6 (“GVRE 6”), Green Valley Ranch East Metropolitan District No. 7 (“GVRE 7”), and GVRE 8 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 Green Valley Ranch East Public Improvements authorized by the GVRE 6-8 Service Plan in order to serve development within their common service areas; and

**WHEREAS**, the GVRE 6-8 Service Plan discloses and establishes the necessity for and desirability of an intergovernmental agreement or intergovernmental agreements among GVRE 6, GVRE 7 and GVRE 8, and, as necessary other special districts, concerning the manner in which

the GVRE 6-8 Service Plan is implemented and finance construct, operate and maintain the public improvements authorized under the GVRE 6-8 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

**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**, SCRMD and GVRE 8, among others, are expected to enter into an intergovernmental agreement pursuant to which GVRE 8 is obligated to provide, operate, and maintain the services and facilities within GVRE 8 by way of an allocation of funds provided by GVRE 8; and

**WHEREAS**, the Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at reception number 2019000108432 in the records of Adams County on December 11, 2019, as the same may be amended from time to time (the “Supplemental Covenants”), apply to certain homes located within GVRE 8 and referred to as the “Carriage Houses” and increased the services and improvements to be provided, operated, and maintained by SCRMD (the “Additional Services”); and

**WHEREAS**, GVRE 8 and SCRMD contracted with Schedio Group LLC to review the operations and maintenance expenses related to the Additional Services provided to the Carriage Houses and to make recommendations regarding assessment of a fee that would facilitate GVRE8’s ability to defray the additional costs incurred by SCRMD in providing the Additional Services; and

**WHEREAS**, Schedio Group LLC performed such a review and produced the report, attached hereto and incorporated herein and **Exhibit A**, recommending a monthly fee of \$127.33 be imposed on each Carriage House unit located within the boundaries of GVRE 8 to cover

estimated costs to be incurred by SCRMD in performing the Additional Services (the “Rate Analysis Report”); and

**WHEREAS**, on April 21, 2020, the Board of Directors of GVRE 8 and the Board of Directors of SCRMD approved a resolution imposing a monthly fee of \$108.00 on each Carriage House unit located within the boundaries of GVRE 8 to provide then sufficient revenue to cover the costs incurred by SCRMD in performing the Additional Services (the “2020 Fee Resolution”); and

**WHEREAS**, costs incurred by SCRMD in performing the Additional Services have continued to increase and the current allocation of funds provided by GVRE 8 to SCRMD under the 2020 Fee Resolution is insufficient to defray the increasing costs of the Additional Services provided, operated, and maintained by SCRMD; and

**WHEREAS**, the GVRE 8 is authorized under the GVRE 6-8 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 8 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., also 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 8 and SCRMD have determined that it is necessary to amend and restate the 2020 Fee Resolution to increase the monthly fee, within the parameters of the Rate Analysis Report, 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. 6 AND THE BOARD OF DIRECTORS OF SECOND CREEK RANCH METROPOLITAN DISTRICT THAT:

1. Adoption of Carriage House Operations & Maintenance Fee. GVRE 8 hereby adopts an operations and maintenance fee in the amount of \$118.00 per month per Carriage House unit located within the boundaries of the GVRE 8, as described on **Exhibit B**, attached hereto and incorporate herein by this reference, and authorizes SCRMD to adjust this amount annually based on the Consumer Price Index as published by the Bureau of Labor Statistics (the “Carriage House Operations & Maintenance Fee”).

2. Payment of Maintenance Fee. The Carriage House Operations & Maintenance Fee shall be due and payable to within thirty (30) days of issuance of an invoice for the Carriage House Operations & Maintenance Fee.

3. Carriage House Operations & Maintenance Fee. GVRE 8 hereby directs that the proceeds of the Carriage House 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 and agreements between that parties.

4. Interest and Penalties Imposed for Nonpayment. GVRE 8 or SCRMD may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, any Carriage House 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 Carriage House 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 Carriage House Operations & Maintenance Fee, late fees, and penalty interest shall be paid in immediately available funds.

5. District Expenses of Collection. GVRE 8 and SCRMD shall be entitled to charge property owners for all costs and expenses associated with collecting an unpaid Carriage House Operations & Maintenance Fee, including attorneys' fees.

6. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(l)(j)(I), C.R.S., the Carriage House 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 8 and SCRMD are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Carriage House Operations & Maintenance Fee contemplated hereunder. All actions not inconsistent with the provisions of this joint resolution heretofore taken by the members of the Boards of Directors and/or management or legal counsel for the GVRE 8 and SCRMD and the officers, agents and employees of GVRE 8 and SCRMD and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

8. Repealer. All prior acts, orders or resolutions, including the 2020 Fee Resolution, by GVRE 8 and SCRMD in conflict with this joint resolution are hereby repealed, 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 joint 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 joint resolution shall take effect on January 1, 2024.

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Whereupon, a motion was made and seconded, and upon a majority vote this joint resolution was approved by the Boards.

**ADOPTED AND APPROVED** this 5<sup>th</sup> day of December 2023.

**GREEN VALLEY RANCH EAST  
METROPOLITAN DISTRICT NO. 8**

DocuSigned by:  
*Brandon Wyszynski*  
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Brandon Wyszynski, President

ATTEST:

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Charles F. (Eric) McCloskey, Secretary/Treasurer

**ADOPTED AND APPROVED** this 20<sup>th</sup> day of November 2023.

**SECOND CREEK RANCH  
METROPOLITAN DISTRICT**

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*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



**Date: April 20, 2020**

**To: Board of Directors**

Second Creek Ranch Metropolitan District and  
Green Valley Ranch Metropolitan District No. 8  
c/o Jerry Jacobs  
Timberline District Consulting, LLC

**From: Schedio Group LLC**

Timothy A. McCarthy, P.E., Owner  
808 9<sup>th</sup> Street  
Greeley, CO 80631

**Subject: Proposed Fee Structure for Carriage House Units – Green Valley Ranch East (Aurora)**

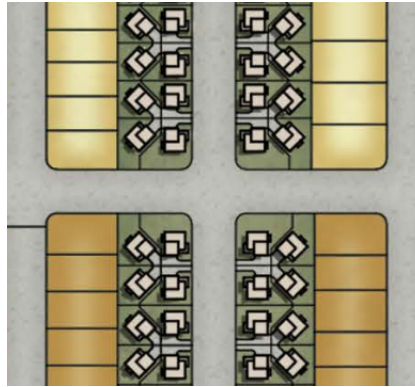
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Dear Board of Directors,

Per the request of Second Creek Ranch Metropolitan District (District), Schedio Group LLC (Schedio Group) has reviewed the Proposed Fee Structure to be imposed by the District upon owners of Carriage House units within the Green Valley Ranch East development in Aurora, Colorado (Aurora Development). The purpose of the fee is to fund an ongoing maintenance and repair program, as well as build a Reserve Fund that will serve to replace improvements as their ends of useful lifecycles are approached. The beneficiaries of the District's services, including the Reserve Fund, will be the owners of the Carriage House units. Services to be performed by the District on and adjacent to Carriage House properties are summarized below:

- Snow Removal of Shared Driveways
- Snow Removal of Sidewalks
- Front Yard Landscape Maintenance and Plant Material Replacement
- Irrigation System Maintenance and Repairs
- Sewer and Water Shared Line Repairs
- Shared Driveway Maintenance and Repairs
- Perimeter District Owned Fencing Maintenance and Repairs

*Figure 1 – Typical Carriage House unit Configuration* below is from the Green Valley Ranch Illustrative Site Plan prepared by Terracina Design and dated December 7, 2018 (Site Plan). *Figure 1* depicts the shared driveways and planned landscaped areas associated with the Carriage House units. Per the Site Plan, the Development will contain a total of 1,064 units, of which 551 units will be of product type Carriage House units. For additional detail, see attached *Exhibit A – Oakwood Homes Carriage House GVR Aurora Landscape Typical for both 4 and 6 pod configurations*.



*Figure 1- Typical Carriage House Configuration*

Timberline District Consulting, LLC provided Schedio Group with a summary of six years of historical cost data associated with operations at First Creek Village Metropolitan District and Town Center Metropolitan District (Denver Development), both located within the City and County of Denver.

The summarized annual operations costs for the Denver Development, which have 492 Carriage House units combined, was \$662,989. The Aurora Development anticipates a total of 551 Carriage House units, which is an increase of 11.99% when compared to the Denver Development.

*Figure 2 – Basis of Proposed Fee Structure below*, shows the summary of the historical data from the Denver Development as well as the anticipated expenses for the Aurora Development. The calculation takes into consideration an increase of 11.99% in Carriage House units from the Denver Development to the Aurora Development. Also included in *Figure 2* is a Reserve Fund at 8.0% of estimated expenditures for the Aurora Development.

In summary, the total annual estimated fiscal need for the District, to service the 551 Carriage Home units within the Aurora Development, is \$841,882.66 or \$70,156.89 per month. Schedio Group therefore recommends a monthly fee of \$127.33 be levied on each Carriage House unit within the Aurora Development to cover estimated expenditures and a reasonable Reserve Fund.

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BASIS OF PROPOSED FEE STRUCTURE	DENVER	% ↑ IN NO. UNITS	AURORA		% OF TOTAL
	(HISTORICAL)		(PROPOSED)		
	NO. UNITS -->	492	11.99%	551	
HISTORICAL EXPENDITURES	PER YEAR		PER YEAR	PER MONTH	
<b>Administration</b>					
Accounting	\$ 28,000		\$ 31,358	\$ 2,613.14	4.02%
Billing Expenses	NA	(\$5.60 / Unit / Mo.)	\$ 37,027	\$ 3,085.60	4.75%
Contingency	\$ 5,639		\$ 6,315	\$ 526.27	0.81%
<b>Operations</b>					
District Management	\$ 55,000		\$ 61,596	\$ 5,132.96	7.90%
<b>Maintenance and Repairs</b>					
Construction Management	\$ 5,000		\$ 5,600	\$ 466.63	0.72%
Driveway Repairs	\$ 15,000		\$ 16,799	\$ 1,399.90	2.16%
Fencing Repairs	\$ 10,000		\$ 11,199	\$ 933.27	1.44%
Irrigation Repairs	\$ 10,000		\$ 11,199	\$ 933.27	1.44%
Landscape Maintenance - Common Areas	\$ 10,000		\$ 11,199	\$ 933.27	1.44%
Landscape Maintenance - Front Yards	\$ 250,000		\$ 279,980	\$ 23,331.64	35.92%
Other Repairs and Maintenance	\$ 1,000		\$ 1,120	\$ 93.33	0.14%
Pocket Park Repairs	\$ 2,000		\$ 2,240	\$ 186.65	0.29%
Sewer Line Repairs	\$ 12,000		\$ 13,439	\$ 1,119.92	1.72%
Snow Removal	\$ 200,000		\$ 223,984	\$ 18,665.31	28.73%
Tree Replacements	\$ 30,000		\$ 33,598	\$ 2,799.80	4.31%
Utilities - Electric	\$ 350		\$ 392	\$ 32.66	0.05%
Utilities - Water	\$ 18,000		\$ 20,159	\$ 1,679.88	2.59%
Water Line Repairs	\$ 6,000		\$ 6,720	\$ 559.96	0.86%
Winter Watering	\$ 5,000		\$ 5,600	\$ 466.63	0.72%
Subtotal Denver (Historical) Expenditures -->	\$ 662,989.00				100.00%
					<b>EST EXP PER UNIT</b>
Subtotal Estimated Aurora (Proposed) Expenditures -->			\$ 779,520.98	\$ 64,960.08	\$ 117.89
Reserve Fund (8.0%) -->			\$ 62,361.68	\$ 5,196.81	\$ 9.43
Total Estimated Expenditures + Reserve Fund -->			\$ 841,882.66	\$ 70,156.89	\$ 127.33

Figure 2 - Basis of Proposed Fee Structure

Schedio Group recommends the District reevaluate the Proposed Fee Structure on an annual basis as actual expenditures may vary initially and over time from current estimated expenditures as shown in Figure 2.

Schedio Group, as the District’s Independent Verification and Oversight Engineer, finds that a monthly fee of \$127.33 per Carriage House unit is reasonable and that methodologies contained herein are sound.

Respectfully,

**Schedio Group LLC**

Timothy A. McCarthy, P.E.

Managing Principal



## **EXHIBIT A**

**OAKWOOD HOMES CARRIAGE HOUSE GVR AURORA LANDSCAPE TYPICAL**

**4 & 6 UNIT POD CONFIGURATIONS**

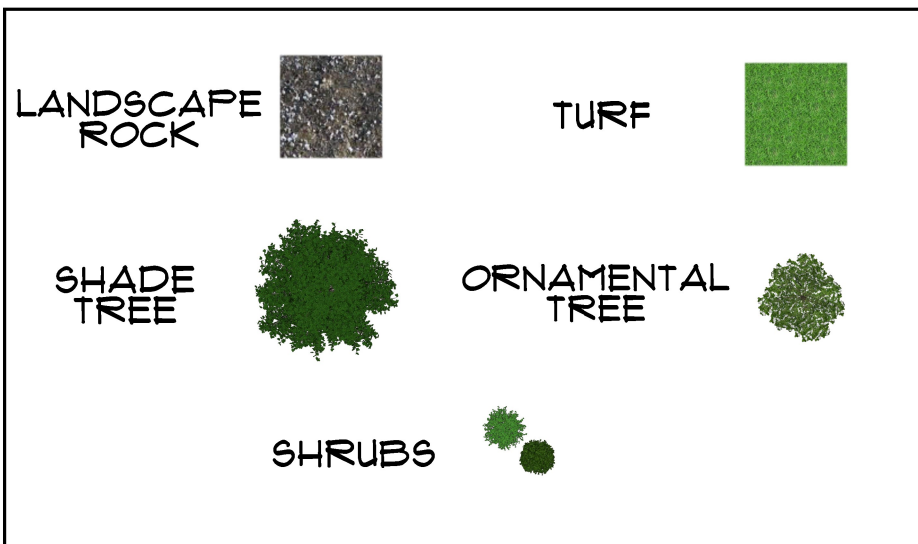


# OAKWOOD HOMES CARRIAGE HOUSE GVR AURORA LANDSCAPE TYPICAL



**NOTES:**

- \* UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO MEET MUNICIPAL REQUIREMENTS.
- \* TURF AREAS TO BE IRRIGATED WITH POP-UP HEADS INSTALLED WITH HEAD TO HEAD COVERAGE.
- \* PLANT MATERIAL IN LANDSCAPE BED AREAS TO BE IRRIGATED WITH POINT-SOURCE DRIP IRRIGATION.
- \* TURF AREAS TO BE INSTALLED A MINIMUM DISTANCE OF 5' FROM HOME FOUNDATION.
- \* TURF AREA SQUARE FOOTAGE NOT TO EXCEED MUNICIPAL REQUIREMENTS.
- \* LANDSCAPE WEED BARRIER FABRIC AND 1.5" DECORATIVE LANDSCAPE ROCK TO BE INSTALLED IN ALL BED AREAS.
- \* 4" ROLLED TOP METAL EDGING TO BE INSTALLED TO SEPARATE TURF AND BED AREAS.
- \* COMPOSTED SOIL AMENDMENT TO BE TILLED INTO PLANTING AREAS TO MEET MUNICIPAL REQUIREMENTS.
- \* PLANT MATERIAL SIZE AND TYPE TO MEET MUNICIPAL REQUIREMENTS.
- \* PLANT MATERIAL IS SELECTED BASED ON QUALITY AND SEASONAL AVAILABILITY. NO SUBSTITUTIONS OR SPECIAL REQUESTS.
- \* TYPICAL DIAGRAM SHOWN FRONT YARD INCLUDED BACKYARD OPTIONAL



\* LANDSCAPE LAYOUT WILL VARY WITH LOT SIZE, SHAPE AND FLOOR PLAN



# OAKWOOD HOMES CARRIAGE HOUSE GVR AURORA LANDSCAPE TYPICAL



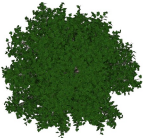




**NOTES:**

- \* UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO MEET MUNICIPAL REQUIREMENTS.
- \* TURF AREAS TO BE IRRIGATED WITH POP-UP HEADS INSTALLED WITH HEAD TO HEAD COVERAGE.
- \* PLANT MATERIAL IN LANDSCAPE BED AREAS TO BE IRRIGATED WITH POINT-SOURCE DRIP IRRIGATION.
- \* TURF AREAS TO BE INSTALLED A MINIMUM DISTANCE OF 5' FROM HOME FOUNDATION.
- \* TURF AREA SQUARE FOOTAGE NOT TO EXCEED MUNICIPAL REQUIREMENTS.
- \* LANDSCAPE WEED BARRIER FABRIC AND 1.5" DECORATIVE LANDSCAPE ROCK TO BE INSTALLED IN ALL BED AREAS.
- \* 4" ROLLED TOP METAL EDGING TO BE INSTALLED TO SEPARATE TURF AND BED AREAS.
- \* COMPOSTED SOIL AMENDMENT TO BE TILLED INTO PLANTING AREAS TO MEET MUNICIPAL REQUIREMENTS.
- \* PLANT MATERIAL SIZE AND TYPE TO MEET MUNICIPAL REQUIREMENTS.
- \* PLANT MATERIAL IS SELECTED BASED ON QUALITY AND SEASONAL AVAILABILITY. NO SUBSTITUTIONS OR SPECIAL REQUESTS.

\* TYPICAL DIAGRAM SHOWN FRONT YARD INCLUDED BACKYARD OPTIONAL



LANDSCAPE ROCK		TURF	
SHADE TREE		ORNAMENTAL TREE	
SHRUBS			

\* LANDSCAPE LAYOUT WILL VARY WITH LOT SIZE, SHAPE AND FLOOR PLAN

## **EXHIBIT B**

### Description and Map of Carriage Houses

#### Legal Description of Filing No. 2 Carriage House Neighborhood Area

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

Lots 10-27, inclusive, Block 1,  
Lots 11-30, inclusive, Block 5,  
Lots 12-33, inclusive, Block 6,  
Lots 1-12, inclusive, Block 7,  
Lots 1-8, inclusive, Block 8,  
Green Valley Ranch East Subdivision Filing No. 2,  
according to the plat thereof recorded February 11, 2019 at Reception No. 2019000009919,  
City of Aurora, County of Adams, State of Colorado.

And

Lots 10-20, inclusive, Block 1,  
Green Valley Ranch East Subdivision Filing No. 2, Amendment No. 1  
according to the plat thereof recorded September 11, 2019 at Reception No.  
2019000075680, City of Aurora, County of Adams, State of Colorado.

#### Description of Filing No. 3 Carriage House Neighborhood Area

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

Lots 12-29, inclusive, Block 1,  
Lots 12-31, inclusive, Block 2,  
Lots 1-20, inclusive, Block 3,  
Lots 1-23, inclusive, Block 9,  
Lots 15-38, inclusive, Block 10,  
Lots 1-24, inclusive, Block 11,  
Lots 1-16, inclusive, Block 15,  
Lots 1-16, inclusive, Block 16,  
Green Valley Ranch East Subdivision Filing No. 3,  
according to a plat thereof that is in the process of being recorded in the real property  
records, City of Aurora, County of Adams, State of Colorado.

#### Other Carriage House Neighborhood Areas

All future real property that becomes subject to the Supplemental Covenants and/or receives the Additional Services provides to Carriage Houses, which real property may be located within Green Valley Ranch East Subdivision Filing No. 2, Green Valley Ranch



East Subdivision Filing No. 3, Green Valley Ranch East Subdivision Filing No. 7 or other future filings not yet contemplated.

**EXHIBIT B**

2024 Budget

STATE OF COLORADO  
CITY OF AURORA, COUNTY OF ADAMS  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8  
2024 BUDGET RESOLUTION

The Board of Directors of the Green Valley Ranch East Metropolitan District No. 8, City of Aurora, Adams County, Colorado held a regular meeting on Tuesday, December 5, 2023, at the hour of 1:00 P.M., at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; 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
Treasurer:	Evelyn Kay DeNardo
Secretary:	Charles F. (Eric) McCloskey
Assistant Secretary:	Chris Carlton

Also present were for all or a portion of the meeting were the following: Shelby Clymer, Jenna Trujillo and Celeste Terrell, CliftonLarsonAllen LLP; Jerry Jacobs and Brittany Barnett, Timberline District Consulting; Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Evelyn DeNardo, Green Valley Ranch East Metropolitan District Nos. 6 and 8 Board Member; Raymond Czaplewski, Robin Manley, and Paula Ann Burton, Green Valley Ranch East Metropolitan District No. 6 Board Members; Eric McCloskey, Green Valley Ranch East Metropolitan District No. 8 Board Member; David Carro, Second Creek Ranch Metropolitan District Board Member; Randy Bauer, Second Creek Ranch Metropolitan District and Central Adams County Water and Sanitation District Board Member; Dan Bergander, Community Liaison; Kyle Riley, Oakwood Homes; and approximately 11 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. 8 to conduct a public hearing on the 2024 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 on a public website of the District, <https://gvremd.specialdistrict.org/>, 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 DeNardo 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 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8, CITY OF AURORA, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors (the "Board") of the Green Valley Ranch East Metropolitan District No. 8 (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, 2023; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, November 23, 2023, 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 5, 2023 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. 8, CITY OF AURORA, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2024 Revenues and 2024 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2024, 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 2024. 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 Charles F. (Eric) McCloskey, 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. 2024 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 \$649,082 and that the 2023 valuation for assessment, as certified by the Adams County Assessor, is \$20,767,960. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 31.254 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 6. 2024 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 2023 valuation for assessment, as certified by the Adams County Assessor, is \$20,767,960. That for the purposes of meeting all debt retirement expenses of the District during the 2024 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 2024.

Section 7. 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 McCloskey.

RESOLUTION APPROVED AND ADOPTED THIS 5TH DAY OF DECEMBER 2023.

GREEN VALLEY RANCH EAST  
METROPOLITAN DISTRICT NO. 8

DocuSigned by:  
*Brandon Wyszynski*  
3E8B7EDB3C964FC

By: Brandon Wyszynski  
Its: President

ATTEST:

DocuSigned by:  
*Eric McCloskey*  
45A0DDAB57E84B5

By: Charles F. (Eric) McCloskey  
Its: Secretary

STATE OF COLORADO  
CITY OF AURORA, COUNTY OF ADAMS  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8

I, Charles F. (Eric) McCloskey, hereby certify that I am a director and the duly elected and qualified Secretary of the Green Valley Ranch East Metropolitan District No. 8, 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. 8 held on Tuesday, December 5, 2023, at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; 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, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; 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 5th day of December 2023.

DocuSigned by:  
  
45A0UDAG5/LS465

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Charles F. (Eric) McCloskey, Secretary

[SEAL]





**EXHIBIT A**

Affidavit  
Notice as to Proposed 2024 Budget

SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 23 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 23 A.D. 2023.

I witness whereof I have hereinto set my hand this 23rd day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23rd day of November A.D. 2023.



Notary Public



**NOTICE AS TO PROPOSED 2024  
BUDGET AND HEARING  
GREEN VALLEY RANCH EAST  
METROPOLITAN DISTRICT NO. 8**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8 for the ensuing year of 2024. 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. 8 to be held at 1:00 P.M., on Tuesday, December 5, 2023. The meeting will be held at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado, via Zoom video conference; and via telephone conference at Dial-In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218. The Zoom video conference link will be posted on the official website of the District: <https://gvremd.specialdistrict.org/>. Any interested elector within the Green Valley Ranch East Metropolitan District No. 8 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

BY ORDER OF THE  
BOARD OF DIRECTORS:  
GREEN VALLEY RANCH EAST  
METROPOLITAN  
DISTRICT NO. 8

By: /s/ ICENOGLLE | SEEVER | POGUE  
A Professional Corporation

Publication: November 23, 2023  
Sentinel

**NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8** for the ensuing year of 2024. 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. 8 to be held at 1:00 P.M., on Tuesday, December 5, 2023. The meeting will be held at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via Zoom video conference; and via telephone conference at Dial-In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218. The Zoom video conference link will be posted on the official website of the District: <https://gvremd.specialdistrict.org/>. Any interested elector within the Green Valley Ranch East Metropolitan District No. 8 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

**BY ORDER OF THE BOARD OF DIRECTORS:  
GREEN VALLEY RANCH EAST METROPOLITAN  
DISTRICT NO. 8**

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

Publish In: *Sentinel*  
Publish On: Thursday, November 23, 2023

**EXHIBIT B**

Budget Document  
Budget Message

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8

ANNUAL BUDGET

FOR YEAR ENDING DECEMBER 31, 2024

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	260,939	356,130	649,082
Specific ownership taxes	17,640	22,256	45,436
Interest income	690	1,000	1,000
Other revenue	-	-	1,500
Total revenues	<u>279,269</u>	<u>379,386</u>	<u>697,018</u>
Total funds available	<u>279,269</u>	<u>379,386</u>	<u>697,018</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,920	5,350	9,736
Contingency	-	-	1,500
Transfers to other districts	275,349	374,036	685,782
Total expenditures	<u>279,269</u>	<u>379,386</u>	<u>697,018</u>
Total expenditures and transfers out requiring appropriation	<u>279,269</u>	<u>379,386</u>	<u>697,018</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential	\$ 4,558,270	\$ 9,680,580	\$ 18,959,810
Commercial	152,070	136,080	-
Agricultural	270	14,340	13,480
State assessed	42,020	315,650	3,990
Vacant land	7,048,680	5,569,260	1,310,310
Personal property	-	-	480,370
Certified Assessed Value	<u>\$ 11,801,310</u>	<u>\$ 15,715,910</u>	<u>\$ 20,767,960</u>
<b>MILL LEVY</b>			
General	22.111	22.661	31.254
Total mill levy	<u>22.111</u>	<u>22.661</u>	<u>31.254</u>
<b>PROPERTY TAXES</b>			
General	\$ 260,939	\$ 356,138	\$ 649,082
Levied property taxes	260,939	356,138	649,082
Adjustments to actual/rounding	-	734	-
Refunds and abatements	-	(742)	-
Budgeted property taxes	<u>\$ 260,939</u>	<u>\$ 356,130</u>	<u>\$ 649,082</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<u>\$ 260,939</u>	<u>\$ 356,130</u>	<u>\$ 649,082</u>
	<u><u>\$ 260,939</u></u>	<u><u>\$ 356,130</u></u>	<u><u>\$ 649,082</u></u>

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8  
2024 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. 2-4), 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 7 (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. 8  
2024 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.

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

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%			

**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 4%.

**GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

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

**Intergovernmental Transfers**

The District has budgeted a transfer of its net 2024 revenues to Second Creek Ranch Metropolitan District (SCR). SCR will provide all of the administrative and operating expenditures for the District, which include the services necessary to maintain the Districts' administrative viability such as legal, management, accounting, insurance, banking, and meeting expenses.

**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. 8

the BOARD OF DIRECTORS  
(taxing entity)<sup>A</sup>

of the GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 8  
(governing body)<sup>B</sup>  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 20,767,960 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: \$ 20,767,960 (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:** 12/14/23 for budget/fiscal year 2024  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	<u>31.254</u> mills	\$ <u>649,082</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< <u>        </u> > mills	\$ < <u>        </u> >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>31.254</u> mills	\$ <u>649,082</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>        </u> mills	\$ <u>        </u>
4. Contractual Obligations <sup>K</sup>	<u>        </u> mills	\$ <u>        </u>
5. Capital Expenditures <sup>L</sup>	<u>        </u> mills	\$ <u>        </u>
6. Refunds/Abatements <sup>M</sup>	<u>        </u> mills	\$ <u>        </u>
7. Other <sup>N</sup> (specify): <u>        </u>	<u>        </u> mills	\$ <u>        </u>
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<u>31.254</u> mills	\$ <u>649,082</u>


Contact person: Shelby Clymer Phone: ( 303)779-5710  
Signed: *Shelby Clymer* Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*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).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Green Valley Ranch East Metropolitan District No. 8 of Adams County, Colorado on this 5th day of December 2023.

DocuSigned by:  
  
45A0BDAB57E8465...

---

Charles F. (Eric) McCloskey, Secretary

SEAL



**EXHIBIT C**

Application for Exemption from Audit for the Year Ending December 31, 2023

## APPLICATION FOR EXEMPTION FROM AUDIT LONG FORM

<b>NAME OF GOVERNMENT</b>	<b>Green Valley Ranch East Metropolitan District No. 8</b>
<b>ADDRESS</b>	<b>8390 East Crescent Parkway Suite 300 Greenwood Village, CO 80111-2814</b>
<b>CONTACT PERSON</b>	<b>Shelby Clymer</b>
<b>PHONE</b>	<b>303-779-5710</b>
<b>EMAIL</b>	<b>shelby.clymer@claconnect.com</b>

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

### CERTIFICATION OF PREPARER

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

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

PREPARER (SIGNATURE REQUIRED)	DATE PREPARED
See Accountant's Compilation Report	3/6/2024

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]	YES  <input type="checkbox"/>	NO  <input checked="" type="checkbox"/>	If Yes, date filed:
--	-------------------------------------	---	---------------------

## PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

**\* Indicate Name of Fund**

NOTE: Attach additional sheets as necessary.

		Governmental Funds				Proprietary/Fiduciary Funds			
Line #	Description	General Fund	Fund*	Description	Fund*	Fund*			
<b>Assets</b>				<b>Assets</b>					
1-1	Cash & Cash Equivalents	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -			
1-2	Investments	\$ 4,217	\$ -	Investments	\$ -	\$ -			
1-3	Receivables	\$ 1,989	\$ -	Receivables	\$ -	\$ -			
1-4	Due from Other Entities or Funds	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -			
1-5	Property Tax Receivable	\$ 649,082	\$ -	Other Current Assets [specify...]					
	All Other Assets [specify...]				\$ -	\$ -			
1-6	Lease Receivable (as Lessor)	\$ -	\$ -						
1-7		\$ -	\$ -						
1-8		\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -			
1-9		\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -			
1-10		\$ -	\$ -		\$ -	\$ -			
1-11	<b>(add lines 1-1 through 1-10) TOTAL ASSETS</b>	<b>\$ 655,288</b>	<b>\$ -</b>	<b>(add lines 1-1 through 1-10) TOTAL ASSETS</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Deferred Outflows of Resources:</b>				<b>Deferred Outflows of Resources</b>					
1-12	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -			
1-13	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -			
1-14	<b>(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>			
1-15	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>\$ 655,288</b>	<b>\$ -</b>	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Liabilities</b>				<b>Liabilities</b>					
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	\$ 6,206	\$ -	Due to Other Entities or Funds	\$ -	\$ -			
1-20	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -			
1-21	<b>(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES</b>	<b>\$ 6,206</b>	<b>\$ -</b>	<b>(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES</b>	<b>\$ -</b>	<b>\$ -</b>			
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	<b>(add lines 1-21 through 1-26) TOTAL LIABILITIES</b>	<b>\$ 6,206</b>	<b>\$ -</b>	<b>(add lines 1-21 through 1-26) TOTAL LIABILITIES</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Deferred Inflows of Resources:</b>				<b>Deferred Inflows of Resources</b>					
1-28	Deferred Property Taxes	\$ 649,082	\$ -	Pension/OPEB Related	\$ -	\$ -			
1-29	Lease related (as lessor)	\$ -	\$ -	Other [specify...]	\$ -	\$ -			
1-30	<b>(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS</b>	<b>\$ 649,082</b>	<b>\$ -</b>	<b>(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Fund Balance</b>				<b>Net Position</b>					
1-31	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -			
1-32	Nonspendable Inventory	\$ -	\$ -						
1-33	Restricted [specify...]	\$ -	\$ -	Emergency Reserves	\$ -	\$ -			
1-34	Committed [specify...]	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -			
1-35	Assigned [specify...]	\$ -	\$ -	Restricted	\$ -	\$ -			
1-36	Unassigned:	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -			
1-37	<b>Add lines 1-31 through 1-36</b> This total should be the same as line 3-33 <b>TOTAL FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>Add lines 1-31 through 1-36</b> This total should be the same as line 3-33 <b>TOTAL NET POSITION</b>	<b>\$ -</b>	<b>\$ -</b>			
1-38	<b>Add lines 1-27, 1-30 and 1-37</b> This total should be the same as line 1-15 <b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b>	<b>\$ 655,288</b>	<b>\$ -</b>	<b>Add lines 1-27, 1-30 and 1-37</b> This total should be the same as line 1-15 <b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b>	<b>\$ -</b>	<b>\$ -</b>			

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



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

		Governmental Funds				Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
Line #	Description	General Fund	Fund*	Description	Fund*	Fund*		
<b>Tax Revenue</b>				<b>Tax Revenue</b>				
2-1	Property [include mills levied in Question 10-6]	\$ 356,143	\$ -	Property [include mills levied in Question 10-6]	\$ -	\$ -		
2-2	Specific Ownership	\$ 23,959	\$ -	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 <b>TOTAL TAX REVENUE</b>	\$ 380,102	\$ -	Add lines 2-1 through 2-7 <b>TOTAL TAX REVENUE</b>	\$ -	\$ -		
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -		
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -		
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -		
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -		
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -		
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -		
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -		
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -		
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -		
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -		
2-19	Interest/Investment Income	\$ 1,285	\$ -	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 2-8 through 2-23 <b>TOTAL REVENUES</b>	\$ 381,387	\$ -	Add lines 2-8 through 2-23 <b>TOTAL REVENUES</b>	\$ -	\$ -		
<b>Other Financing Sources</b>				<b>Other Financing Sources</b>				
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -		
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$ -	\$ -		
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -		
2-28	Other [specify...]:	\$ -	\$ -	Other [specify...]:	\$ -	\$ -		
2-29	Add lines 2-25 through 2-28 <b>TOTAL OTHER FINANCING SOURCES</b>	\$ -	\$ -	Add lines 2-25 through 2-28 <b>TOTAL OTHER FINANCING SOURCES</b>	\$ -	\$ -	<b>GRAND TOTALS</b>	
2-30	Add lines 2-24 and 2-29 <b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b>	\$ 381,387	\$ -	Add lines 2-24 and 2-29 <b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b>	\$ -	\$ -	\$ 381,387	

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

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

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Fund*		Fund*	Fund*	
	<b>Expenditures</b>			<b>Expenses</b>			
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	\$ -	\$ -	Utilities	\$ -	\$ -	
3-11	Other [specify...]:	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12		\$ -	\$ -	Other [specify...]	\$ -	\$ -	
3-13		\$ -	\$ -		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	<b>Debt Service</b>			<b>Debt Service</b>			
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	<b>Add lines 3-1 through 3-21 TOTAL EXPENDITURES</b>	\$ -	\$ -	<b>Add lines 3-1 through 3-21 TOTAL EXPENSES</b>	\$ -	\$ -	<b>GRAND TOTAL</b>
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	
3-24	Interfund Transfers Out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -	
3-26	County Treasurer's Fees	\$ 5,346	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27	Transfers to other Districts	\$ 376,041	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -	
3-29	<b>(Add lines 3-23 through 3-28) TOTAL TRANSFERS AND OTHER EXPENDITURES</b>	\$ 381,387	\$ -	<b>(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS</b>	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ -	\$ -	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ -	\$ -	Net Position, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ -	\$ -	

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

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

Please answer the following questions by marking the appropriate boxes.

YES                      NO

Please use this space to provide any explanations or comments:

4-1	Does the entity have outstanding debt?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input style="width: 450px;" type="text" value="N/A"/>				
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input style="width: 450px;" type="text" value="N/A"/>				
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)				
		Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

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

\*Must agree to prior year-end balance

<b>Please answer the following questions by marking the appropriate boxes.</b>		<b>YES</b>	<b>NO</b>	
4-5	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	How much? <input style="width: 100px;" type="text" value="\$ 54,404,000,000"/>			
If yes:	Date the debt was authorized: <input style="width: 100px;" type="text" value="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? <input style="width: 100px;" type="text" value="\$ -"/>			
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? <input style="width: 100px;" type="text" value="\$ -"/>			
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	What is being leased? <input style="width: 350px;" type="text"/>			
	What is the original date of the lease? <input style="width: 350px;" type="text"/>			
	Number of years of lease? <input style="width: 350px;" type="text"/>			
	Is the lease subject to annual appropriation? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	What are the annual lease payments? <input style="width: 100px;" type="text" value="\$ -"/>			

## 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>		\$ -	
	Investments (if investment is a mutual fund, please list underlying investments):			
5-3	CSAFE	\$ 4,217		
		\$ -		
		\$ -		
		\$ -		
	<b>TOTAL INVESTMENTS</b>		\$ 4,217	
	<b>TOTAL CASH AND INVESTMENTS</b>		\$ 4,217	

Please answer the following question by marking in the appropriate box

YES                      NO                      N/A

5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, <b>MUST</b> explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input style="width: 450px;" type="text"/>			

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

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

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

N/A

6-3 Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions*	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions*	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

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

## PART 7 - PENSION INFORMATION

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

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

Indicate the contributions from:

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

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

### PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	N/A	Please use this space to provide any explanations or comments:										
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
If yes: Please indicate the amount appropriated for each fund separately for the year reported															
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 70%;">Governmental/Proprietary Fund Name</th> <th style="width: 30%;">Total Appropriations By Fund</th> </tr> </thead> <tbody> <tr> <td>General Fund</td> <td style="text-align: right;">\$ 382,868</td> </tr> <tr> <td></td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td></td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td></td> <td style="text-align: right;">\$ -</td> </tr> </tbody> </table>				Governmental/Proprietary Fund Name	Total Appropriations By Fund	General Fund	\$ 382,868		\$ -		\$ -		\$ -
Governmental/Proprietary Fund Name	Total Appropriations By Fund														
General Fund	\$ 382,868														
	\$ -														
	\$ -														
	\$ -														

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

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

### PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:					
10-1	Is this application for a newly formed governmental entity? If yes: Date of formation: <input style="width: 150px; height: 30px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 District Nos. 6 and 7, Second Creek Ranch Metropolitan District, and Central Adams County Water & Sanitation District.					
10-2	Has the entity changed its name in the past or current year? If Yes: NEW name <input style="width: 400px; height: 20px;" type="text"/> PRIOR name <input style="width: 400px; height: 20px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
10-4	Please indicate what services the entity provides: <input style="width: 460px; height: 20px;" type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>						
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: <input style="width: 460px; height: 20px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
10-6	Does the entity have a certified mill levy? If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 60%;">Bond Redemption mills</td> <td style="text-align: right;">0.000</td> </tr> <tr> <td>General/Other mills</td> <td style="text-align: right;">22.661</td> </tr> <tr style="background-color: #0056b3; color: white;"> <td><b>Total mills</b></td> <td style="text-align: right;"><b>22.661</b></td> </tr> </tbody> </table>			Bond Redemption mills	0.000	General/Other mills	22.661	<b>Total mills</b>
Bond Redemption mills	0.000								
General/Other mills	22.661								
<b>Total mills</b>	<b>22.661</b>								
10-7	<b>NEW 2023!</b> If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain. <input style="width: 460px; height: 30px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						

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

**OSA USE ONLY**

<b>Entity Wide:</b>		<b>General Fund</b>		<b>Governmental Funds</b>		<b>Notes</b>			
Unrestricted Cash & Investments	\$	4,217	Unrestricted Fund Balance	\$	-	Total Tax Revenue	\$	380,102	
Current Liabilities	\$	6,206	Total Fund Balance	\$	-	Revenue Paying Debt Service	\$	-	
Deferred Inflow	\$	649,082	PY Fund Balance	\$	-	Total Revenue	\$	381,387	
			Total Revenue	\$	381,387	Total Debt Service Principal	\$	-	
			Total Expenditures	\$	-	Total Debt Service Interest	\$	-	
						Total Assets	\$	655,288	
						Total Liabilities	\$	6,206	
<b>Governmental</b>			Interfund In	\$	-				
Total Cash & Investments	\$	4,217	Interfund Out	\$	-	<b>Enterprise Funds</b>			
Transfers In	\$	-	<b>Proprietary</b>			Net Position	\$	-	
Transfers Out	\$	-	- Current Assets	\$	-	PY Net Position	\$	-	
Property Tax	\$	356,143	Deferred Outflow	\$	-	<b>Government-Wide</b>			
Debt Service Principal	\$	-	- Current Liabilities	\$	-	Total Outstanding Debt	\$	-	
Total Expenditures	\$	-	Deferred Inflow	\$	-	Authorized but Unissued	\$	54,404,000,000	
Total Developer Advances	\$	-	Cash & Investments	\$	-	Year Authorized		11/02/04 and 11/08/16	
Total Developer Repayments	\$	-	Principal Expense	\$	-				



## PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

	YES	NO
12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Policy - Requirements

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

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

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

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

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

	Full Name	A MAJORITY of the members of the governing body must sign below.
1	Chris Carlton	I, Chris Carlton, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Chris Carlton</u> Date: <u>3/26/2024</u> My term Expires: <u>May, 2025</u>
2	Evelyn Kay DeNardo	I, Evelyn Kay DeNardo, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May, 2027</u>
3	Charles F. (Eric) McCloskey	I, Charles F. (Eric) McCloskey, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Charles F. McCloskey</u> Date: <u>3/28/2024</u> My term Expires: <u>May, 2027</u>
4	Brandon Wyszynski	I, Brandon Wyszynski, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Brandon Wyszynski</u> Date: <u>3/27/2024</u> My term Expires: <u>May, 2027</u>
5	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
6	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
7	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



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  
Green Valley Ranch East Metropolitan District No. 8  
Adams County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit Green Valley Ranch East Metropolitan District No. 8 as of and for the year ended December 31, 2023, 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. 8.

A handwritten signature in black ink, which appears to read 'CliftonLarsonAllen LLP'.

Greenwood Village, Colorado  
March 6, 2024



**Certificate Of Completion**

Envelope Id: 75814EF7C85042F4A83AC6675E723EA1	Status: Completed
Subject: Complete with DocuSign: Green Valley Ranch East MD No. 8	
Client Name: Green Valley Ranch East MD No. 8	
Client Number: A510427	
Source Envelope:	
Document Pages: 10	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cole Stadeker
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cole.Stadeker@claconnect.com
	IP Address: 24.8.89.52

**Record Tracking**

Status: Original	Holder: Cole Stadeker	Location: DocuSign
3/26/2024 2:20:49 PM	Cole.Stadeker@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: 207.174.36.35

**Timestamp**

Sent: 3/26/2024 2:26:20 PM  
 Viewed: 3/27/2024 8:08:48 AM  
 Signed: 3/27/2024 8:09:00 AM

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


Charles F. McCloskey  
 cfmjr@aol.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 45A0BDAB57E8465...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 76.130.71.159  
 Signed using mobile

Sent: 3/26/2024 2:26:20 PM  
 Resent: 3/28/2024 10:54:49 AM  
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 Signed: 3/28/2024 11:00:25 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 3/28/2024 10:56:47 AM  
 ID: 3be9ae61-3739-4f3a-812e-9b7642106a55

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

DocuSigned by:  
  
 B18217EDE74A41D...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 174.234.21.133  
 Signed using mobile

Sent: 3/26/2024 2:26:19 PM  
 Viewed: 3/26/2024 2:46:44 PM  
 Signed: 3/26/2024 2:47:17 PM

**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

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Updated	Security Checked	3/28/2024 2:49:46 PM
Certified Delivered	Security Checked	3/26/2024 2:46:44 PM
Signing Complete	Security Checked	3/26/2024 2:47:17 PM
Completed	Security Checked	3/28/2024 2:49:46 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.

### **Getting paper copies**

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.