

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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<https://www.citycenterwestmd.live/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Andrew R. Klein	Treasurer	2027/May 2027
Michael J. Schroeder	Asst. Secretary	2027/May 2027
Paige Langley	Asst. Secretary	2025/May 2025
Mike Sandene	Asst. Secretary	2025/May 2025
<i>VACANT</i>		2027/May 2027

DATE: November 6, 2023 (Monday)

TIME: 1:00 P.M.

PLACE: Via Zoom

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-253-215-8782

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum. Present Disclosures of Potential Conflicts of Interest.

- B. Approve agenda; confirm location of the meeting, posting of meeting notices, and designate 24-hour posting location.

- C. Review and consider approval of the Minutes of the November 7, 2022 Regular Meeting (enclosure).

- D. Acknowledge resignation of Ann Finn as District Secretary and consider appointment of David Solin as District Secretary.

- E. Acknowledge the resignation of Otis C. Moore, III, effective July 26, 2023.

- F. Discuss results of May 2, 2023 Directors' election (enclosure).
-

- G. Consider appointment of Officers:

President _____

Treasurer _____

Secretary _____

Asst. Secretary _____

Asst. Secretary _____

- H. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) or meetings. Consider regular meeting dates for 2024 (suggested dates are June 3, 2024 and November 4, 2024 at 1:00 p.m. via Zoom). Review and consider approval of Resolution No. 2023-11-01 Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- I. Insurance Discussion
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- a. Cyber Security and Increased Crime Coverage.
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- b. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
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- c. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2024.
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II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes.
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III. FIINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following periods (enclosures):

Fund	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023
General	\$ 3,378.98	\$ 7,239.99	\$ 3,431.70
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,378.98	\$ 7,239.99	\$ 3,431.70

Fund	Period Ending Feb. 28, 2023	Period Ending March 31, 2023	Period Ending April 30, 2023
General	\$ 2,680.92	\$ 4,100.84	\$ 3,674.19
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 2,680.92	\$ 4,100.84	\$ 3,674.19

Fund	Period Ending May 31, 2023	Period Ending June 30, 2023	Period Ending Jul. 31, 2023
General	\$ 4,659.13	\$ 2,991.15	\$ 2,546.50
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,659.13	\$ 2,991.15	\$ 2,546.50

Fund	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023	Period Ending Oct. 31, 2023
General	\$ 3,217.81	\$ 2,227.93	\$ 4,406.34
Debt	\$ -0-	\$ -0-	\$ 48,562.60
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,217.81	\$ 2,227.93	\$ 52,968.94

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- B. Review and accept unaudited financial statements through the period ending September 30, 2023 and updated cash position statement dated September 30, 2023 (enclosure).

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- C. Ratify approval of the filing of the Application for Exemption from Audit for 2022 (enclosure - copy of application).

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- D. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2023.
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- E. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget (enclosure).

- F. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

- G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary (enclosure).

- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

- I. Consider appointment of District Accountant to prepare 2025 Budget.

- J. Discuss and consider Director fees.

III. LEGAL MATTERS

- A. Review and consider approval of Third Amendment to Operation Funding Agreement by and between City Center West Residential Metropolitan District and City Center West, LP.

- B. Discuss Status of Inclusion Agreement Requirements.

- C. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).

- D. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).

- E. Discuss Senate Bill 23-108: Allowing Temporary Reductions in Property Taxes Due and potential impact on 2024 Budget process and strategy.

- F. Discuss legislative changes that may impact the District / Annual Meeting requirement.
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IV. CAPITAL MATTERS

- A. Discuss status of construction.
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V. OPERATIONS

- A. _____
-

VI. OTHER BUSINESS

- A. _____
-

ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.

Additional Enclosures:

- Notice of rate increase from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT HELD NOVEMBER 7, 2022

A Regular Meeting of the Board of Directors of the City Center West Residential Metropolitan District (referred to hereafter as “Board”) was convened on Monday, the 7th day of November, 2022, at 1:00 p.m. This District Board meeting was held via conference call. The meeting was open to the public via conference call.

ATTENDANCE

Directors in Attendance Were:

Otis C. Moore, III
Michael J. Schroeder
Paige Langley

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the absence of Director Klein was excused.

Also In Attendance Were:

Ann E. Finn and James Ruthven; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Mike Sandene; Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Quorum / Disclosure of Potential Conflicts of Interest: Ms. Finn confirmed the presence of a quorum. The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Becher noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Becher noted that all Directors’ Disclosure Statements had been filed. No additional conflicts were disclosed at the meeting.

ADMINISTRATIVE

Agenda: The Board reviewed a proposed Agenda for the District’s Regular

RECORD OF PROCEEDINGS

MATTERS

Meeting.

Following discussion, upon motion duly made by Director Moore seconded by Director Schroeder and, upon vote, unanimously carried, the Agenda was approved, as presented.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This District Board meeting was held by conference call and the public was encouraged to participate via conference call.

Ms. Finn noted that notice of the time, date and manner was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Resignation of Director: The Board acknowledged the resignation of Director Kevin Smith effective as of August 13, 2022.

Appointment of Director: The Board discussed the vacancies on the Board of Directors.

It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication. As such, eligible elector Mike Sandene was nominated to serve on the Board.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board appointed Mike Sandene to fill the vacancy on the Board. The Oath of Office was administered.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Otis C. Moore
Treasurer	Andrew R. Klein
Secretary	Ann E. Finn
Assistant Secretary	Michael J. Schroeder
Assistant Secretary	Paige Langley

RECORD OF PROCEEDINGS

Assistant Secretary

Mike Sandene

Consent Agenda: The Board considered the following actions:

- Approve Minutes from the August 9, 2022 Regular Meeting.
- Ratify approval of Change Order No. 1 to the Service Agreement between the District and All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping for snow removal services.

Following discussion and review, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

Resolution No. 2022-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 24-Hour Notices: Ms. Finn discussed with the Board Resolution No. 2022-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 24-Hour Notices.

The Board determined to meet at 1:00 p.m. on June 5, 2023, and November 6, 2023 via video/conference call.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for 24-Hour Notices.

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2023: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2023.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

**PUBLIC
COMMENTS**

There were no public comments.

**FINANCIAL
MATTERS**

Claims: The Board considered ratifying the approval of the payment of claims as follows:

RECORD OF PROCEEDINGS

Fund	Period Ending August 31, 2022	Period Ending Sept. 30, 2022	Period Ending Oct. 31, 2022
General	\$ 5,257.78	\$ 4,776.89	\$ 4,391.35
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,257.78	\$ 4,776.89	\$ 4,391.35

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims.

Unaudited Financial Statements and Schedule of Cash Position: The Board reviewed the unaudited financial statements, dated September 30, 2022, and the schedule of cash position, dated September 30, 2022.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated September 30, 2022, and the schedule of cash position dated September 30, 2022.

2022 Application for Exemption from Audit: The Board discussed the requirements for an audit.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2022.

2022 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

It was noted that no amendment to the 2022 Budget was required.

2023 Budget Hearing: The President opened the public hearing to consider the approval of the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing

RECORD OF PROCEEDINGS

was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing.

No public comments were received, and the public hearing was closed.

Mr. Ruthven reviewed the estimated year-end 2022 revenues and expenditures and the proposed 2023 estimated revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2022-11-03 to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution No. 2022-11-04 to Set Mill Levies (for the General Fund at 11.133 mills, the Debt Service Fund at 57.266 mills and Other Funds at 0.000 mills, for a total of 68.399 mills). Upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2022. Ms. Finn was authorized to transmit the Certification of Mill Levies to the Division of Local Government not later than December 15, 2022. Ms. Finn was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board reviewed Resolution No. 2023-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan. A copy of the adopted Resolution is attached to these minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other

RECORD OF PROCEEDINGS

interested parties.

2024 Budget Preparation: The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget.

LEGAL MATTERS

Election Resolution: The Board discussed Resolution No. 2022-11-05; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing the Designated Election Official (the “DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-05; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Second Amendment to Operation Funding Agreement by and between City Center West Residential Metropolitan District and City Center West, LP: The Board reviewed a Second Amendment to Operation Funding Agreement by and between City Center West Residential Metropolitan District and City Center West, LP.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the Second Amendment to Operation Funding Agreement by and between City Center West Residential Metropolitan District and City Center West, LP.

CAPITAL MATTERS

Status of Construction: There was no report at this time.

OPERATIONS

2023 Landscape Maintenance Services: The Board entered into discussion regarding the 2023 landscape maintenance services for the District.

Following discussion, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the Board authorized Ms. Finn to work with Director Sandene to select a landscape contractor. The Board further authorized Attorney Becher to prepare the Service Agreement.

RECORD OF PROCEEDINGS

OTHER BUSINESS

There was no other business for the Board's consideration.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Moore, seconded by Director Schroeder and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2023-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City Center West Residential Metropolitan District (the “**District**”), Weld County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

2. That regular meetings of the District Board for the year 2024 shall be held on June 3, 2023 and November 4, 2023 at 1:00 p.m., via Zoom.

That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

3. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

4. That the District has established the following District Website, <https://citycenterwestresidentialmd1-2.colorado.gov/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On the chain-link fence at the southeast corner of the District boundary, approximately 540 feet east of 6623 West 10th Street

5. District manager, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2023.

**CITY CENTER WEST RESIDENTIAL
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

City Center West Residential Metropolitan District
November-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	77160	11/1/2022	12/1/2022	\$ 392.93	Landscape Maint & Repair	1696
All Terrain Landscaping	FC 1374	10/11/2022	10/11/2022	\$ 28.62	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 10-2022	10/24/2022	10/24/2022	\$ 745.13	Utilities	1790
McGeady Becher P.C.	915B 9-2022	9/30/2022	9/30/2022	\$ 747.50	Legal	1675
Special District Management Services	Oct-22	10/31/2022	11/30/2022	\$ 902.40	Management	1680
Special District Management Services	Oct-22	10/31/2022	11/30/2022	\$ 562.40	Accounting	1614
				\$ 3,378.98		

City Center West Residential Metropolitan District
November-22

	General	Debt	Capital	Totals
Disbursements	\$ 3,378.98			\$ 3,378.98
<u>Total Disbursements</u>	<u>\$ 3,378.98</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,378.98</u>

City Center West Residential Metropolitan District
December-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	77519	11/18/2022	12/18/2022	\$ 90.00	Snow Removal	1695
All Terrain Landscaping	77674	11/29/2022	12/29/2022	\$ 90.00	Snow Removal	1695
Colorado Special Districts Property and Liability Pool	23PL-61273-2024	10/20/2022	10/20/2022	\$ 2,651.00	Prepaid Expenses	1142
McGeady Becher P.C.	915B 10-2022	10/31/2022	10/31/2022	\$ 1,742.50	Legal	1675
Special District Management Services	Nov-22	11/30/2022	12/30/2022	\$ 1,107.09	Management	1680
Special District Management Services	Nov-22	11/30/2022	12/30/2022	\$ 784.40	Accounting	1614
T Charles Wilson Insurance	12007	11/3/2022	1/1/2023	\$ 775.00	Prepaid Expenses	1142
				\$ 7,239.99		

City Center West Residential Metropolitan District
December-22

	General	Debt	Capital	Totals
Disbursements	\$ 7,239.99			\$ 7,239.99
Total Disbursements	\$ 7,239.99	\$ -	\$ -	\$ 7,239.99

City Center West Residential Metropolitan District
January-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Ac	Account Number
All Terrain Landscaping	77992	12/22/2022	1/21/2023	\$ 135.00	Snow Remo	1695
All Terrain Landscaping	78253	1/2/2023	2/1/2023	\$ 160.00	Snow Remo	1695
All Terrain Landscaping	78145	12/29/2022	1/28/2023	\$ 90.00	Snow Remo	1695
McGeady Becher P.C.	915B 11-2022	11/30/2022	11/30/2022	\$ 1,594.50	Legal	1675
Special District Management Services	Dec-22	12/31/2022	1/30/2023	\$ 712.20	Managemen	1680
Special District Management Services	Dec-22	12/31/2022	1/30/2023	\$ 725.20	Accounting	1614
Special District Management Services	Dec-22	12/31/2022	1/30/2023	\$ 14.80	Election	1635
				\$ 3,431.70		

City Center West Residential Metropolitan District
January-23

	General	Debt	Capital	Totals
Disbursements	\$ 3,431.70			\$ 3,431.70
Total Disbursements	\$ 3,431.70	\$ -	\$ -	\$ 3,431.70

City Center West Residential Metropolitan District
February-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	78651	1/30/2023	3/1/2023	\$ 90.00	Snow Removal	1695
All Terrain Landscaping	FC 1393	1/17/2023	1/17/2023	\$ 4.83	Landscape Maint & Repair	1696
All Terrain Landscaping	78441	1/18/2023	2/17/2023	\$ 180.00	Snow Removal	1695
McGeady Becher P.C.	915B 12-2022	12/31/2022	12/31/2022	\$ 697.50	Legal	1675
Special District Association of Colorado	2023 Renewal	2/3/2023	2/3/2023	\$ 320.19	Insurance/SDA Dues	1670
Special District Management Services	Jan-23	1/31/2023	3/2/2023	\$ 430.60	Management	1680
Special District Management Services	Jan-23	1/31/2023	3/2/2023	\$ 864.00	Accounting	1614
Special District Management Services	Jan-23	1/31/2023	3/2/2023	\$ 93.80	Election	1635
				\$ 2,680.92		

City Center West Residential Metropolitan District
February-23

	General	Debt	Capital	Totals
Disbursements	\$ 2,680.92			\$ 2,680.92
<u>Total Disbursements</u>	<u>\$ 2,680.92</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,680.92</u>

City Center West Residential Metropolitan District
March-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	78800	2/16/2023	3/18/2023	\$ 270.00	Snow Removal	1695
All Terrain Landscaping	78912	2/23/2023	3/25/2023	\$ 360.00	Snow Removal	1695
McGeady Becher P.C.	915B 1-2023	1/31/2023	1/31/2023	\$ 1,421.56	Legal	1675
Special District Management Services	Feb-23	2/28/2023	3/30/2023	\$ 686.88	Management	1680
Special District Management Services	Feb-23	2/28/2023	3/30/2023	\$ 976.00	Accounting	1614
Special District Management Services	Feb-23	2/28/2023	3/30/2023	\$ 386.40	Election	1635
				\$ 4,100.84		

City Center West Residential Metropolitan District
March-23

	General	Debt	Capital	Totals
Disbursements	\$ 4,100.84			\$ 4,100.84
Total Disbursements	\$ 4,100.84	\$ -	\$ -	\$ 4,100.84

City Center West Residential Metropolitan District
April-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	79396	4/3/2023	5/3/2023	\$ 420.83	Landscape Maint & Repair	1696
All Terrain Landscaping	79189	3/27/2023	4/26/2023	\$ 180.00	Snow Removal	1695
McGeady Becher P.C.	915B 2-2023	2/28/2023	2/28/2023	\$ 1,098.08	Legal	1675
Special District Management Services	Mar-23	3/31/2023	4/30/2023	\$ 672.48	Management	1680
Special District Management Services	Mar-23	3/31/2023	4/30/2023	\$ 1,104.00	Accounting	1614
Special District Management Services	Mar-23	3/31/2023	4/30/2023	\$ 173.80	Election	1635
Utility Notification Center of Colorado	Application Fee	4/14/2023	4/14/2023	\$ 25.00	Miscellaneous	1685
				\$ 3,674.19		

City Center West Residential Metropolitan District
April-23

	General	Debt	Capital	Totals
Disbursements	\$ 3,674.19			\$ 3,674.19
<u>Total Disbursements</u>	<u>\$ 3,674.19</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,674.19</u>

City Center West Residential Metropolitan District
May-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	79696	4/14/2023	5/14/2023	\$ 1,325.69	Landscape Maint & Repair	1696
All Terrain Landscaping	80238	5/1/2023	5/31/2023	\$ 420.83	Landscape Maint & Repair	1696
McGeady Becher P.C.	915B 3-2023	3/31/2023	3/31/2023	\$ 1,670.01	Legal	1675
Special District Management Services	Apr-23	4/30/2023	5/30/2023	\$ 346.60	Management	1680
Special District Management Services	Apr-23	4/30/2023	5/30/2023	\$ 704.00	Accounting	1614
Special District Management Services	Apr-23	4/30/2023	5/30/2023	\$ 192.00	Election	1635
				\$ 4,659.13		

City Center West Residential Metropolitan District
May-23

	General	Debt	Capital	Totals
Disbursements	\$ 4,659.13			\$ 4,659.13
<u>Total Disbursements</u>	<u>\$ 4,659.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,659.13</u>

City Center West Residential Metropolitan District
June-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	81311	6/1/2023	7/1/2023	\$ 420.83	Landscape Maint & Repair	1696
All Terrain Landscaping	80714	5/18/2023	6/17/2023	\$ 130.50	Landscape Maint & Repair	1696
McGeady Becher P.C.	915B 4-2023	4/30/2023	4/30/2023	\$ 721.82	Legal	1675
Special District Management Services	May-23	5/31/2023	6/30/2023	\$ 556.80	Management	1680
Special District Management Services	May-23	5/31/2023	6/30/2023	\$ 976.00	Accounting	1614
Special District Management Services	May-23	5/31/2023	6/30/2023	\$ 185.20	Election	1635
				\$ 2,991.15		

City Center West Residential Metropolitan District
June-23

	General	Debt	Capital	Totals
Disbursements	\$ 2,991.15			\$ 2,991.15
Total Disbursements	\$ 2,991.15	\$ -	\$ -	\$ 2,991.15

City Center West Residential Metropolitan District
July-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	82226	7/5/2023	8/4/2023	\$ 420.83	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 6-23	6/30/2023	6/30/2023	\$ 49.97	Utilities	1790
McGeady Becher P.C.	915B 05-2023	5/31/2023	5/31/2023	\$ 1,363.50	Legal	1675
Special District Management Services	Jun-23	6/30/2023	7/30/2023	\$ 72.20	Management	1680
Special District Management Services	Jun-23	6/30/2023	7/30/2023	\$ 640.00	Accounting	1614
				\$ 2,546.50		

City Center West Residential Metropolitan District
July-23

	General	Debt	Capital	Totals
Disbursements	\$ 2,546.50			\$ 2,546.50
Total Disbursements	\$ 2,546.50	\$ -	\$ -	\$ 2,546.50

City Center West Residential Metropolitan District
August-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	83173	8/4/2023	9/3/2023	343	Landscape Maint & Repair	1696
All Terrain Landscaping	83186	8/4/2023	9/3/2023	182.76	Landscape Maint & Repair	1696
All Terrain Landscaping	83091	8/1/2023	8/31/2023	420.83	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 7-2023	7/25/2023	8/14/2023	312.65	Utilities	1790
Diversified Underground, Inc.	28146	7/31/2023	8/30/2023	15	Miscellaneous	1685
McGeady Becher P.C.	915B 6-2023	6/30/2023	6/30/2023	438.74	Legal	1675
Special District Management Services	Jul-23	7/31/2023	8/30/2023	524.96	Management	1680
Special District Management Services	Jul-23	7/31/2023	8/30/2023	976	Accounting	1614
Utility Notification Center of Colorado	223070234	7/31/2023	7/31/2023	3.87	Miscellaneous	1685
				3217.81		

City Center West Residential Metropolitan District
August-23

	General	Debt	Capital	Totals
Disbursements	\$ 3,217.81			\$ 3,217.81
Total Disbursements	\$ 3,217.81	\$ -	\$ -	\$ 3,217.81

City Center West Residential Metropolitan District
September-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	83530	8/24/2023	9/23/2023	\$ 101.00	Landscape Maint & Repair	1696
All Terrain Landscaping	83897	9/1/2023	10/1/2023	\$ 420.83	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 08-2023	8/31/2023	9/11/2023	\$ 406.23	Utilities	1790
Diversified Underground, Inc.	28260	8/31/2023	9/30/2023	\$ 20.00	Miscellaneous	1685
McGeady Becher P.C.	915B 07-2023	7/31/2023	7/31/2023	\$ 123.71	Legal	1675
Special District Management Services	Aug-23	8/31/2023	9/30/2023	\$ 186.40	Management	1680
Special District Management Services	Aug-23	8/31/2023	9/30/2023	\$ 948.60	Accounting	1614
Special District Management Services	Aug-23	8/31/2023	9/30/2023	\$ 16.00	Election	1635
Utility Notification Center of Colorado	223080235	8/31/2023	8/31/2023	\$ 5.16	Miscellaneous	1685
				\$ 2,227.93		

City Center West Residential Metropolitan District
September-23

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 2,227.93			\$ 2,227.93
Total Disbursements	\$ 2,227.93	\$ -	\$ -	\$ 2,227.93

City Center West Residential Metropolitan District
October-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	84518	10/2/2023	11/1/2023	\$ 420.83	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 09-2023	9/25/2023	9/25/2023	\$ 713.88	Utilities	1790
Colorado Special Districts Property and Liability Pool	24WC-61273-0663	8/14/2023	8/14/2023	\$ 450.00	Prepaid Expenses	1142
Diversified Underground, Inc.	28427	9/30/2023	10/30/2023	\$ 15.00	Miscellaneous	1685
McGeady Becher P.C.	915B 09-2023	9/30/2023	9/30/2023	\$ 598.96	Legal	1675
McGeady Becher P.C.	915B 08/2023	8/31/2023	8/31/2023	\$ 1,207.71	Legal	1675
Special District Management Services	Sep-23	9/30/2023	10/30/2023	\$ 398.20	Management	1680
Special District Management Services	Sep-23	9/30/2023	10/30/2023	\$ 580.60	Accounting	1614
Special District Management Services	Sep-23	9/30/2023	10/30/2023	\$ 16.00	Election	1635
Utility Notification Center of Colorado	223090235	9/30/2023	9/30/2023	\$ 5.16	Miscellaneous	1685
UMB	CCWRMD 10.16.2023	10/30/2023	10/30/2023	\$ 48,562.60	Transter to Other Dist	2890
				\$ 52,968.94		

City Center West Residential Metropolitan District
October-23

	General	Debt	Capital	Totals
Disbursements	\$ 4,406.34	\$ 48,562.60		\$ 52,968.94
Total Disbursements	\$ 4,406.34	\$ 48,562.60	\$ -	\$ 52,968.94

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2023

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:					
Cash in Bank - First Bank	\$	(2,388.78)	\$ 52,775.69	\$ -	\$ 50,386.91
TOTAL FUNDS:	\$	(2,388.78)	\$ 52,775.69	\$ -	\$ 50,386.91

2023 Mill Levy Information

General Fund	11.133
Debt Service Fund	57.266
Total	68.399

Board of Directors

- * Andrew R. Klein
- * Michael John Schroeder
- Paige Langley
- Mike Sandene

*authorized signer on checking account

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

**CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
September 30, 2023**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets				
Cash in Bank - First Bank	\$ (2,389)	\$ 52,776	\$ -	\$ 50,387
Property Taxes Receivable	2,490	12,807	-	15,297
Total Current Assets	<u>101</u>	<u>65,583</u>	<u>-</u>	<u>65,684</u>
Other Debits				
Amount in Debt Service Fund	-	-	43,877	43,877
Amount to be Provided for Debt	-	-	444,213	444,213
Total Other Debits	<u>-</u>	<u>-</u>	<u>488,090</u>	<u>488,090</u>
Total Assets	<u>\$ 101</u>	<u>\$ 65,583</u>	<u>\$ 488,090</u>	<u>\$ 553,774</u>
Liabilities				
Due to Other District	\$ 2,013	\$ 8,899	\$ -	\$ 10,912
Developer Advance Payable	-	-	386,636	386,636
Developer Advance Interest	-	-	101,455	101,455
Total Liabilities	<u>2,013</u>	<u>8,899</u>	<u>488,090</u>	<u>499,002</u>
Deferred Inflows of Resources				
Deferred Property Taxes	2,490	12,807	-	15,297
Total Deferred Inflows of Resources	<u>2,490</u>	<u>12,807</u>	<u>-</u>	<u>15,297</u>
Fund Balance				
Fund Balance	(10,531)	26,276	-	15,745
Current Year Earnings	6,129	17,601	-	23,730
Total Fund Balances	<u>(4,402)</u>	<u>43,877</u>	<u>-</u>	<u>39,475</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 101</u>	<u>\$ 65,583</u>	<u>\$ 488,090</u>	<u>\$ 553,774</u>

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 9 Months Ending
September 30, 2023

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	\$ 343	\$ 3,304	\$ 5,794	\$ (2,490)	57.0%
Specific Ownership Taxes	67	166	348	(182)	47.6%
Developer Advance	10,983	33,309	65,000	(31,691)	51.2%
Interest Income	2	2	-	2	-
Total Revenues	<u>11,395</u>	<u>36,780</u>	<u>71,142</u>	<u>(34,362)</u>	<u>51.7%</u>
Expenditures					
Accounting	2,565	7,189	13,000	5,811	55.3%
Audit	-	-	6,700	6,700	0.0%
Election	16	1,047	1,000	(47)	104.7%
Insurance/SDA Dues	-	4,446	4,250	(196)	104.6%
Legal	1,926	7,017	12,000	4,983	58.5%
Management	784	3,477	12,000	8,523	29.0%
Miscellaneous	307	804	500	(304)	160.7%
Snow Removal	-	1,240	3,000	1,760	41.3%
Landscape Maint & Repair	4,187	4,613	15,000	10,387	30.8%
Treasurer's Fees	5	50	87	37	57.0%
Utilities	769	769	4,000	3,231	19.2%
Emergency Reserve	-	-	184	184	0.0%
Total Expenditures	<u>10,558</u>	<u>30,651</u>	<u>71,721</u>	<u>41,070</u>	<u>42.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	838	6,129	(579)	6,708	
Beginning Fund Balance	(5,240)	(10,531)	8,414	(18,945)	
Ending Fund Balance	<u>\$ (4,402)</u>	<u>\$ (4,402)</u>	<u>\$ 7,835</u>	<u>\$ (12,237)</u>	

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending
September 30, 2023

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 1,765	\$ 16,995	\$ 29,802	\$ (12,807)	57.0%
Specific Ownership Tax	344	852	1,788	(936)	47.6%
Interest Income	10	10	-	10	-
Total Revenues	<u>2,119</u>	<u>17,856</u>	<u>31,590</u>	<u>(13,734)</u>	<u>56.5%</u>
Expenditures					
Treasurer's Fees	27	255	447	192	57.1%
Total Expenditures	<u>27</u>	<u>255</u>	<u>447</u>	<u>192</u>	<u>57.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	2,092	17,601	31,143	(13,542)	
Transfers and Other Sources (Uses)					
Transfer to Other District	-	-	(31,143)	31,143	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>(31,143)</u>	<u>31,143</u>	
Change in Fund Balance	2,092	17,601	-	17,601	
Beginning Fund Balance	41,785	26,276	-	26,276	
Ending Fund Balance	<u>\$ 43,877</u>	<u>\$ 43,877</u>	<u>\$ -</u>	<u>\$ 43,877</u>	

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, USE THE LONG FORM.

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 in the year.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA).

Any preparer of an Application for Exemption from Audit-SHORT FORM must be a person skilled in governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END.

FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END.

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS
PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED. FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all Prior Year Deficiencies as communicated by the OSA?
- Has the application been PERSONALLY reviewed and approved by the governing body?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted electronically?
 - If yes, have you read and understand the new Electronic Signature Policy? See new policy -> [here](#)
- or--
- If yes, have you included a resolution?
 - Does the resolution state that the governing body PERSONALLY reviewed and approved the resolution in an open public meeting?
 - Has the resolution been signed by a MAJORITY of the governing body? (See sample resolution.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
 - If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

FILING METHODS

NEW METHOD! Register and submit your Applications at our new portal!

WEB PORTAL: <https://apps.leg.co.gov/osa/lg>

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

QUESTIONS? Email: osa.lg@coleg.gov OR Phone: 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

City Center West Residential Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228-1898
Ann Finn
303-987-0835
afinn@sdmsi.com

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

CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE
DATE PREPARED

James H. Ruthven
Director of Finance
Special District Management Services, Inc.
141 Union Blvd., Suite 150, Lakewood, CO 80228-1898
303-987-0835
3/28/2023

PREPARER (SIGNATURE REQUIRED)



Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

GOVERNMENTAL
(MODIFIED ACCRUAL BASIS)

PROPRIETARY
(CASH OR BUDGETARY BASIS)

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 35,791	
2-2	Specific ownership	\$ 2,126	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 420	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ 46,987	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 85,324	

PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 18,718	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ 3,669	
3-7	Accounting and legal fees	\$ 26,455	
3-8	Repair and maintenance	\$ 10,026	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ 3,199	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): transfer to City Center West Commercial Metro District	\$ 5,166	
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 67,233	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Debt consists of developer advances for which there is no scheduled repayment.</div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ 264,847	\$ 46,988	\$ -	\$ 311,835
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 264,847	\$ 46,988	\$ -	\$ 311,835

*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? \$ 20,000,000.00 Date the debt was authorized: 11/6/2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ 26,175	
5-2 Certificates of deposit	\$ -	
Total Cash Deposits		\$ 26,175
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
5-3 Total Investments		\$ -
Total Cash and Investments		\$ 26,175

Please answer the following questions by marking in the appropriate boxes

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

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

6-3 Complete the following capital & right-to-use assets table:

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

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

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

Yes No

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No
- If yes: Who administers the plan?

Indicate the contributions from:

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

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

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

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

Yes No N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? Yes No N/A
-
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain: Yes No N/A

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General	\$ 61,930
Debt Service	\$ 31,744

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

Please answer the following question by marking in the appropriate box

Yes

No

9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

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.

If no, **MUST** explain:

PART 10 - GENERAL INFORMATION

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

Yes

No

10-1 Is this application for a newly formed governmental entity?

If yes: Date of formation:

10-2 Has the entity changed its name in the past or current year?

If yes: Please list the NEW name & PRIOR name:

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

design, financing, acquisition and construction of certain infrastructure improvements

10-4 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:

City of Greeley, CO to provide design, financing, acquisition and construction of certain

10-5 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during

If yes: Date Filed:

10-6 Does the entity have a certified Mill Levy?

If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	55.664
General/Other mills	11.133
Total mills	66.797

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must complete and sign in the column below.
Board Member 1	Print Board Member's Name Otis C. Moore, III	I _____ Otis C. Moore, III _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Otis Moore</u> Date: <u>3/29/2023</u> My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name Andrew R. Klein	I _____ Andrew R. Klein _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>AK</u> Date: <u>3/29/2023</u> My term Expires: <u>May 2023</u>
Board Member 3	Print Board Member's Name Michael John Schroeder	I _____ Michael John Schroeder _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: <u>3/29/2023</u> My term Expires: <u>May 2023</u>
Board Member 4	Print Board Member's Name Paige Langley	I _____ Paige Langley _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Paige Langley</u> Date: <u>3/29/2023</u> My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name Mike Sandene	I _____ Mike Sandene _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>MS</u> Date: <u>3/29/2023</u> My term Expires: <u>May 2025</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the fiscal year ended _____, 20XX.

ADOPTED THIS ___ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

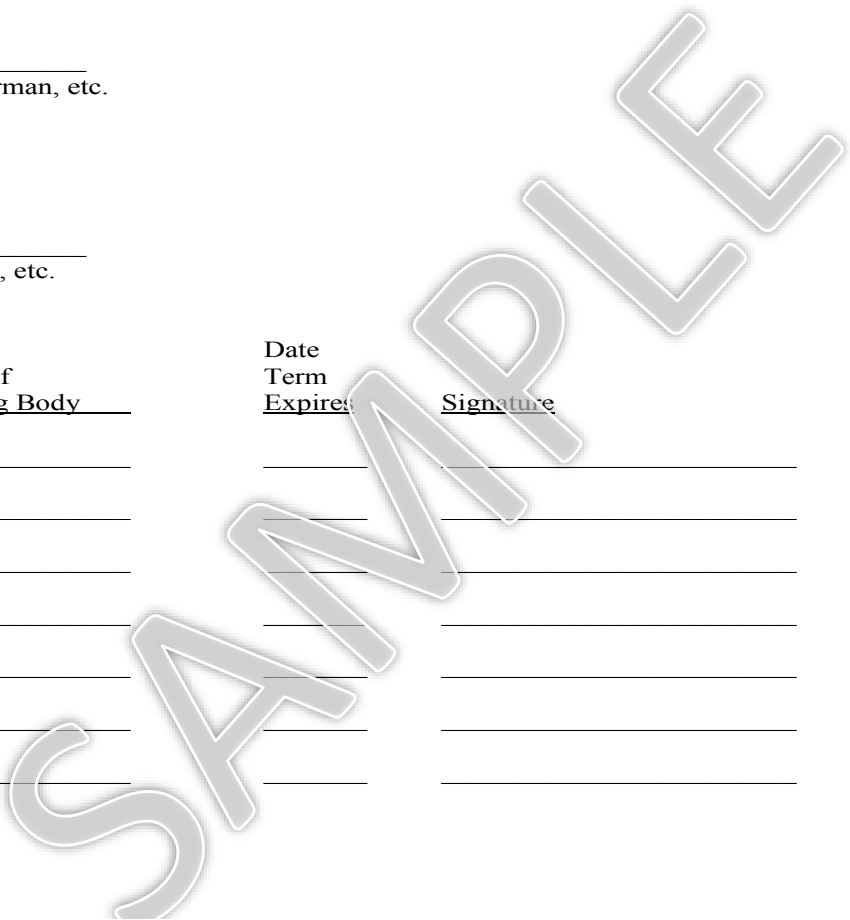
Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body

Date
Term
Expires

Signature

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



Title	City Center West Residential MD, Audit Exemption Form
File name	2022 short form exemption - CCWRMD.pdf
Document ID	e83a10078f0b558b8cfd824860513c9ddccf8915
Audit trail date format	MM / DD / YYYY
Status	● Pending signature

Document History



03 / 29 / 2023
15:23:54 UTC

Sent for signature to Otis C. Moore, III (omooore@westsideinv.com), Andrew R. Klein (aklein@westsideinv.com), Michael John Schroeder (mschroeder@westsideinv.com), Paige Langley (plangley@westsideinv.com), Mike Sandene (msandene@westsideinv.com) and James Ruthven (jruthven@sdmsi.com) from apadilla@sdmsi.com
IP: 50.78.200.153



03 / 29 / 2023
15:42:23 UTC

Viewed by James Ruthven (jruthven@sdmsi.com)
IP: 50.78.200.153



03 / 29 / 2023
15:42:39 UTC

Signed by James Ruthven (jruthven@sdmsi.com)
IP: 50.78.200.153



03 / 29 / 2023
15:55:50 UTC

Viewed by Andrew R. Klein (aklein@westsideinv.com)
IP: 174.198.137.87

Title	City Center West Residential MD, Audit Exemption Form
File name	2022 short form exemption - CCWRMD.pdf
Document ID	e83a10078f0b558b8cfd824860513c9ddccf8915
Audit trail date format	MM / DD / YYYY
Status	● Pending signature

Document History



03 / 29 / 2023
15:56:05 UTC

Signed by Andrew R. Klein (aklein@westsideinv.com)
IP: 174.198.137.87



03 / 29 / 2023
16:12:34 UTC

Viewed by Paige Langley (plangley@westsideinv.com)
IP: 96.93.223.173



03 / 29 / 2023
16:13:16 UTC

Signed by Paige Langley (plangley@westsideinv.com)
IP: 96.93.223.173



03 / 29 / 2023
18:38:13 UTC

Viewed by Mike Sandene (msandene@westsideinv.com)
IP: 173.196.215.70



03 / 29 / 2023
18:38:33 UTC

Signed by Mike Sandene (msandene@westsideinv.com)
IP: 173.196.215.70



03 / 30 / 2023
20:27:43 UTC

Viewed by Otis C. Moore, III (omoore@westsideinv.com)
IP: 96.93.223.173

Title	City Center West Residential MD, Audit Exemption Form
File name	2022 short form exemption - CCWRMD.pdf
Document ID	e83a10078f0b558b8cfd824860513c9ddccf8915
Audit trail date format	MM / DD / YYYY
Status	● Pending signature

Document History



03 / 30 / 2023
20:28:58 UTC

Signed by Otis C. Moore, III (omooore@westsideinv.com)
IP: 96.93.223.173



INCOMPLETE

03 / 30 / 2023
20:28:58 UTC

This document has not been fully executed by all signers.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1451 - CITY CENTER WEST RESIDENTIAL METRO

IN WELD COUNTY ON 8/18/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$520,420
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$576,930
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$576,930
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$7,370,704
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$60
--	------

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2022 Actual		2023 Adopted Budget		2024 Preliminary Budget
Assessed Valuation	\$ 537,990	\$	520,420	\$	576,930
Mill Levy					
General Fund	11.133		11.133		11.133
Debt Service Fund	55.664		57.266		57.266
Total Mill Levy	<u>66.797</u>		<u>68.399</u>		<u>68.399</u>
Property Taxes					
General Fund	\$ 5,989	\$	5,794	\$	6,423
Debt Service Fund	29,947		29,802		33,038
Actual/Budgeted Property Taxes	<u>\$ 35,936</u>	\$	<u>35,596</u>	\$	<u>39,461</u>

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

**GENERAL FUND
2024 Preliminary Budget
with 2022 Actual and 2023 Estimated**

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ (2,347)	\$ (10,531)	\$ 8,414	\$ (10,531)	\$ 3,455
REVENUE					
Property Tax Revenue	5,969	2,961	5,794	5,794	6,423
Specific Ownership Taxes	354	99	348	175	225
Interest Income	70	-	-	-	-
Total Revenue	6,393	3,059	6,142	5,969	6,648
Total Funds Available	4,046	(7,472)	14,556	(4,562)	10,103
EXPENDITURES					
Accounting	9,184	4,624	13,000	13,000	13,000
Audit	6,300	-	6,700	6,700	6,700
Election	805	1,031	1,000	1,250	1,000
Insurance/SDA Dues	3,669	4,446	4,250	4,446	4,250
Legal	10,971	5,091	12,000	12,000	12,000
Management	10,396	2,693	12,000	12,000	12,000
Miscellaneous	456	497	500	500	500
Landscape Maint & Repair	8,929	426	15,000	15,000	15,000
Snow Removal	1,097	1,240	3,000	3,000	3,000
Treasurer's Fees	100	44	87	87	96
Utilities	3,199	-	4,000	4,000	4,000
Total Expenditures	55,106	20,093	71,537	71,983	71,546
TRANSFERS AND OTHER SOURCES (USES)					
Emergency Reserve	-	-	184	-	199
Developer Advance	46,987	22,326	65,000	80,000	65,000
Transfer to Capital Projects	6,459	-	-	-	-
Total Expenditures Requiring Appropriation	\$ 61,565	\$ 20,093	\$ 71,721	\$ 71,983	\$ 71,746
ENDING FUND BALANCE	\$ (10,531)	\$ (5,240)	\$ 7,835	\$ 3,455	\$ 3,357

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

**DEBT SERVICE FUND
2024 Preliminary Budget
with 2022 Actual and 2023 Estimated**

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ 26,276	\$ -	\$ 26,276	\$ 25,436
REVENUE					
Property Tax Revenue	29,822	15,229	29,802	29,802	33,038
Specific Ownership Tax	1,772	508	1,788	950	1,000
Interest Income	350	-	-	-	-
Total Revenue	31,944	15,737	31,590	30,752	34,038
Total Funds Available	31,944	42,013	31,590	57,028	59,474
EXPENDITURES					
Treasurer's Fees	502	228	447	449	496
Total Expenditures	502	228	447	449	496
TRANSFERS AND OTHER SOURCES (USES)					
Transfer to Other District	5,166	-	31,143	31,143	58,978
Total Expenditures Requiring Appropriation	5,668	228	31,590	31,592	59,474
ENDING FUND BALANCE	\$ 26,276	\$ 41,785	\$ -	\$ 25,436.09	\$ (0.00)

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

**CAPITAL PROJECTS FUND
2024 Preliminary Budget
with 2022 Actual and 2023 Estimated**

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ (6,459)	\$ -	\$ -	\$ -	\$ -
REVENUE					
Total Revenue	-	-	-	-	-
Total Funds Available	(6,459)	-	-	-	-
EXPENDITURES					
Accounting	-	-	-	-	-
Legal	-	-	-	-	-
Management	-	-	-	-	-
Developer Reimbursement	-	-	-	-	-
Developer Reimb - Interest	-	-	-	-	-
Total Expenditures	-	-	-	-	-
TRANSFERS AND OTHER SOURCES (USES)					
Transfer from Debt Service	-	-	-	-	-
Transfer from General Fund	6,459	-	-	-	-
Total Transfers and Other Uses	6,459	-	-	-	-
Total Expenditures Requiring Appropriation	6,459	-	-	-	-
ENDING FUND BALANCE	\$ (0)	\$ -	\$ -	\$ -	\$ -

RESOLUTION NO. 2023-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the City Center West Residential Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City Center West Residential Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the City Center West Residential Metropolitan District for the 2023 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2023.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the City Center West Residential Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the City Center West Residential Metropolitan District held on November 6, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-11-___
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the City Center West Residential Metropolitan District (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 6, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of City Center West Residential Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of November, 2023.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the City Center West Residential Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the City Center West Residential Metropolitan District held on November 6, 2023.

Secretary

RESOLUTION NO. 2023-11-
CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT
AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS

A. On June 2, 2014, City Center West Residential Metropolitan District (the “**District**”) adopted Resolution No. 2014-06-04 Regarding Colorado Open Records Act Requests, as amended (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of City Center West Residential Metropolitan District, City of Greeley, Weld County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where prohibited or limited by law. Upon either receiving such payment or making arrangements to receive such payment at a later date, the Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(b) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(c) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS]

RESOLUTION APPROVED AND ADOPTED ON November 6, 2023.

**CITY CENTER WEST RESIDENTIAL
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.