

**ANNUAL REPORT**  
(for the Year Ending December 31, 2024)

**CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT  
(the “DISTRICT”)**

Pursuant to Section 32-1-207(3)(c), C.R.S., and Section VII of the Second Amended and Restated Consolidated Service Plan for City Center West Commercial Metropolitan District, City Center West Residential Metropolitan District and City Center West Residential Metropolitan District No. 2, approved by the City of Greeley on August 16, 2016 (the “Service Plan”).

**1. Progress of the District in the Implementation of its Service Plan**

In 2024, the District did not construct or finance any public improvements authorized in the Service Plan. However, City Center West Commercial Metropolitan District (the “Commercial District”) continued to construct or finance the public improvements authorized in the Service Plan.

**2. 2024 Application for Exemption from Audit**

A copy of the 2024 Application for Exemption from Audit is attached hereto as **Exhibit A**.

**3. Summary of Capital Expenditures Incurred by the District in the Development of Public Improvements and Proposed for the Next Five (5) Years**

In 2024, the District did not construct or finance any public improvements authorized in the Service Plan. However, the Commercial District continued to construct or finance the public improvements authorized in the Service Plan. In the next five (5) years, the Commercial District anticipates continuing to construct or finance the public improvements authorized in the Service Plan.

**4. Financial Obligations of the District**

Effective December 1, 2014, the District entered into that certain Capital Pledge Agreement with the Residential District, for the purpose of providing for the payment of the Residential District’s Limited Tax General Obligation and Special Revenue Bonds, Series 2014A, and Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2014B as more particularly described therein (the “**2014 Bonds**”).

In 2020, the District’s Board of Directors adopted a Resolution authorizing the issuance of the proposed Limited Tax General Obligation Refunding and Improvement Bonds, Series 2020A, and Subordinate Limited Tax General Obligation Bond, Series 2020B, in a combined aggregate principal amount of \$9,157,000 (the “**2020 Bonds**”), which were issued on April 9, 2020. The Commercial District’s 2020 Bonds refunded the Residential District’s 2014 Bonds. The proceeds of the 2020 Bonds have been used, and will be used, to reimburse the costs of construction of certain public improvements, including streets, sanitation, drainage and storm water, and parks and recreation improvements.

The District's 2024 Audit Exemption sets forth the amount of outstanding debt and the payment or retirement of debt during 2024. The District's 2025 Budget, attached as **Exhibit B** hereto, includes the assessed valuation of all property within the District in 2024, and the District's current mill levy pledged to debt.

**5. 2024 Residential and Commercial Development Summary**

The Service Plan requires residential property to be within the boundaries of either the District or City Center West Residential Metropolitan District No. 2, and for commercial property to be within the boundaries of the Commercial District.

There were no building permits nor certificates of occupancy issued for residential construction in 2024.

**6. Fees, Charges and Assessments in the District**

The District did not impose any fees, charges or assessments in 2024.

**7. Copies of any Intergovernmental Agreements entered into by the District in 2024**

The District did not enter into any Intergovernmental Agreements in 2024.

**8. District Certification/No Material Modifications**

No action, event or condition occurred in 2024 which violates the Service Plan or requires an amendment to the Service Plan.

**9. Current Year Contact Information and Regular Meetings**

Please find attached as **Exhibit C**, a list containing the name, business address and telephone number of each member of the District's Board of Directors, the District Manager and General Counsel.

2025 Regular Meeting Schedule: June 2, 2025 and November 3, 2025, at 1:00 p.m., via video/conference call.

**10. 2025 Adopted Budget**

The District's 2025 Budget is attached hereto as **Exhibit B**.

**11. Boundary Changes Made**

No boundary changes were made in 2024. A copy of the current boundary map is attached hereto as **Exhibit D**.

**12. Access Information to Obtain a Copy of Rules and Regulations Adopted**

There were no policy changes made or proposed during 2024. Copies of the rules and regulations of the Districts, if any, may be accessed on the District's website: <https://citycenterwestresidentialmd1-2.colorado.gov/>.

**13. Summary of Litigation Involving the District's Public Improvements**

To our knowledge, the District was not involved in any litigation during 2024.

**14. Conveyances or Dedications of District Constructed Facilities or Improvements to the Town**

None.

**15. Final Assessed Valuation of the District**

\$570,910

**16. Notice of Any Uncured Events of Default by the District Continuing Beyond a Ninety (90) Day Period, Under Any Debt Instrument**

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

**17. Any Inability of the District to Pay its Obligations as They Come Due, in Accordance with the Terms of Such Obligations Continuing Beyond a Ninety (90) Day Period**

To our knowledge, the District has been able to pay its obligations as they come due.

/s/ Paola Corado

Paola Corado

Assistant to David Solin

District Manager

**EXHIBIT A**  
2024 Application for Exemption

# 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. APPLICATIONS FOR EXEMPTION FROM AUDIT ARE NOT ELIGIBLE FOR AN EXTENSION OF TIME

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?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ 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 understood the Electronic Signature Policy? See policy in Part 11.
- 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 at the end of this form.)
- ☐ 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?

Check out our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more!

See the link below:

[Click here to go to the portal](#)

## FILING METHODS

Register and submit your Applications at our web portal! For faster processing the web portal is the preferred method for submission

**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

*Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.*

**QUESTIONS?** Email: [osa.lg@coleg.gov](mailto: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

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

CONTACT PERSON  
PHONE  
EMAIL

David Solin  
303-9870835  
dsolin@sdmsi.com

## 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:

Kaitlyn Toman

TITLE

District Accountant

FIRM NAME (if applicable)

Special District Management Services, Inc.

ADDRESS

141 Union Blvd., Suite 150, Lakewood, CO. 80228-1898

PHONE

303-987-0835

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED

(No exemption shall be granted prior to the  
close of said fiscal year)

*Kaitlyn Toman*

2/24/2025

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

GOVERNMENTAL  
(MODIFIED ACCRUAL BASIS)



PROPRIETARY  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUES

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

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in question 10-7)	\$ 40,292	
2-2	Specific ownership	\$ 1,455	
2-3	Sales and use	\$ -	
2-4	Other (specify): Developer Advance	\$ -	
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	\$ 1,595	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree to table 4-4, column 'Issued during year')	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree to table 4-4, column 'Issued during year')	\$ 29,487	
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		\$ -	
2-25		\$ -	
2-26	(add lines 2 1 through 2 25) TOTAL REVENUES	\$ 72,829	

## PART 3 - EXPENDITURES/EXPENSES

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

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 8,638	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ 31	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ 4,296	
3-7	Accounting and legal fees	\$ 26,120	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ 5,577	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ 8,100	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance (should agree to table 4-4, column 'Retired during year')	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan	\$ -	
3-22	Contribution to Fire & Police Pension Assoc.	\$ -	
3-23	Other (specify): Transfer to City Center West Residential MD	\$ 20,000	
3-24		\$ -	
3-25		\$ -	
3-26		\$ -	
3-27		\$ -	
3-28	(add lines 3 1 through 3 27) TOTAL EXPENDITURES/EXPENSES	\$ 72,762	

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



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

Please answer the following questions by marking the appropriate boxes.

Yes

No

4-1 Does the entity have outstanding debt?

☒

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(If 'No' is checked, skip to question 4-5)

(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)

4-2 Is the debt repayment schedule attached? If no, **MUST** explain below:

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Debt consists of developer advance. There is no scheduled repayment.

4-3

4-4 Please complete the following debt schedule, if applicable:  
(please only include principal amounts)  
(enter all amounts as positive numbers)

Outstanding at  
end of prior year\*

Issued during  
year

Retired during  
year

Outstanding at  
year end

General obligation bonds

\$ -

Revenue bonds

\$ -

Notes/Loans

\$ -

Lease & SBITA\*\* Liabilities [GASB 87 & 96]

\$ -

Developer Advances

\$ 356,511

Other (specify):

\$ 29,487

\$ -

\$ -

\*\*Subscript

Please answer the following questions by marking the appropriate boxes.

Yes

No

4-5 Does the entity have any authorized but unissued debt as of its fiscal year-end?

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How much?

\$ 20,000,000.00

Date the debt was authorized:

11/6/2007

**NEW** 4-6 Is the authorized but unissued debt further limited by the entity's most recent Service Plan?

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If yes: How much?

\$ -

Date of the most recent Service Plan:

4-7 Does the entity intend to issue debt within the next calendar year?

☐

☒

If yes: How much?

\$ -

4-8 Does the entity have debt that has been refinanced that it is still responsible for?

☐

☒

If yes: What is the amount outstanding?

\$ -

4-9 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?

\$ -

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

## PART 5 - CASH AND INVESTMENTS

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

Amount

Total

5-1 YEAR-END Total of ALL Checking and Savings Accounts

\$ 27,287

5-2 Certificates of deposit

\$ -

TOTAL CASH DEPOSITS

\$ 27,287

5-3 Investments (if investment is a mutual fund, please list underlying investments):

\$ -

\$ -

\$ -

\$ -

TOTAL INVESTMENTS

\$ -

TOTAL CASH AND INVESTMENTS

\$ 27,287

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.?

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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.)?

☒

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

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

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

Yes No

- 6-1 Does the entity have capital assets? ☐ Yes ☒ No  
(If 'No' is checked, skip the rest of Part 6)
- 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 <sup>^</sup>	Deletions	Year End Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -

\*Must agree to prior year-end balance

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

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

## PART 7 - PENSION INFORMATION

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

Yes No

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

Indicate the contributions from:

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

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

\$

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

## PART 8 - BUDGET INFORMATION

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

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  
If no, **MUST** explain:

- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain: ☒ Yes ☐ No ☐ N/A

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General	\$71,493.00
Debt Service	\$59,054.00

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

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

Yes

No

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

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

**Part 9 - If no, MUST use this space to provide any explanations**

## PART 10 - GENERAL INFORMATION

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

Yes

No

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

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☒

If yes: Date of formation:

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

☐

☒

If yes: Please list the NEW name:

Please list the PRIOR name:

- 10-3 Is the entity a metropolitan district?

☒

☐

- 10-4 Please indicate what services the entity provides:

Design, financing, acquisition, and construction of certain infrastructure improvements.

- 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:

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

- 10-6 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

☐

☒

If yes: Date filed:

- 10-7 Does the entity have a certified mill levy?

☒

☐

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

Bond redemption mills 59.403

General/other mills 11.216

**Total mills** 70.619

Yes

No

N/A

- 10-8 If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If **NO**, please explain.

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

## PART 11 - GOVERNING BODY APPROVAL

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

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

#### Policy - Requirements


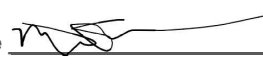


The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

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

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

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

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

Board Member 1	Board Member s Name:	Andrew R. Klein
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature 
	My term expires: ____ May 2027 ____	Date <u>03 / 25 / 2025</u>
Board Member 2	Board Member s Name:	Michael John Schroeder
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature 
	My term expires: ____ May 2027 ____	Date <u>03 / 26 / 2025</u>
Board Member 3	Board Member s Name:	Paige Langley
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature 
	My term expires: ____ May 2025 ____	Date <u>03 / 25 / 2025</u>
Board Member 4	Board Member s Name:	Mike Sandene
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature 
	My term expires: ____ May 2025 ____	Date <u>03 / 26 / 2025</u>
Board Member 5	Board Member s Name:	
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____
Board Member 6	Board Member s Name:	
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____
Board Member 7	Board Member s Name:	
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____
	My term expires: _____	Date _____

**EXHIBIT B**  
2025 Budget

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

	2023 Actual		2024 Adopted Budget		2025 Adopted Budget	
<b>Assessed Valuation</b>	\$	520,420	\$	569,060	\$	570,910
<b>Mill Levy</b>						
General Fund		11.133		11.216		11.216
Debt Service Fund		57.266		59.403		59.403
<b>Total Mill Levy</b>		68.399		70.619		70.619
<b>Property Taxes</b>						
General Fund	\$	5,794	\$	6,383	\$	6,403
Debt Service Fund		29,802		33,804		33,914
<b>Actual/Budgeted Property Taxes</b>	<b>\$</b>	<b>35,596</b>	<b>\$</b>	<b>40,187</b>	<b>\$</b>	<b>40,317</b>

# CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

## GENERAL FUND 2025 Adopted Budget with 2023 Actual and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	\$ (10,531)	\$ 2,957	\$ (6,983)	\$ 438
<b>REVENUE</b>				
Property Tax Revenue	5,794	6,383	6,399	6,403
Specific Ownership Taxes	246	200	175	200
Interest Income	165	-	275	-
<b>Total Revenue</b>	6,206	6,583	6,849	6,603
<b>Total Funds Available</b>	(4,325)	9,540	(134)	7,041
<b>EXPENDITURES</b>				
Accounting	10,634	13,000	15,000	15,000
Audit	-	6,700	6,700	6,700
Director's Fees	-	-	1,250	1,250
Election	1,063	-	-	2,000
Insurance/SDA Dues	4,446	5,000	4,296	5,000
Legal	14,975	12,000	15,000	15,000
Management	6,251	12,000	12,000	13,000
Miscellaneous	1,181	500	1,000	1,000
Landscape Maint & Repair	5,454	15,000	15,000	15,000
Payroll Taxes	-	-	82	82
Snow Removal	1,240	3,000	3,000	3,000
Treasurer's Fees	89	96	100	96
Utilities	2,000	4,000	6,000	6,000
Contingency	-	8,507	-	-
<b>Total Expenditures</b>	47,334	79,803	79,428	83,128
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Emergency Reserve	-	197	-	198
Developer Advance	44,676	70,461	80,000	78,000
<b>Total Expenditures Requiring Appropriation</b>	\$ 47,334	\$ 80,000	\$ 79,428	\$ 83,326
<b>ENDING FUND BALANCE</b>	\$ (6,983)	\$ -	\$ 438	\$ 1,715



# CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

## DEBT SERVICE FUND 2025 Adopted Budget with 2023 Actual and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
BEGINNING FUND BALANCE	\$ 26,276	25,448	\$ 9,176	\$ -
<b>REVENUE</b>				
Property Tax Revenue	29,806	33,804	33,893	33,914
Specific Ownership Tax	1,267	1,000	950	1,000
Interest Income	849	-	1,350	12
<b>Total Revenue</b>	31,922	34,804	36,193	34,926
<b>Total Funds Available</b>	58,198	60,252	45,369	34,926
<b>EXPENDITURES</b>				
Treasurer's Fees	460	507	529	509
<b>Total Expenditures</b>	460	507	529	509
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Transfer to Other District	48,563	58,547	44,840	34,417
<b>Total Expenditures Requiring Appropriation</b>	49,022	59,054	45,369	34,926
<b>ENDING FUND BALANCE</b>	\$ 9,176	\$ -	\$ -	\$ -

**EXHIBIT C**  
Board of Directors  
City Center West Residential Metropolitan District  
As of 8/6/2025

**Directors:**

Andrew R. Klein, Treasurer  
Westside Investment Partners, Inc.  
4100 East Mississippi Avenue, Suite 500  
Glendale, Colorado 80246  
Office: (303) 984-9800

Michael John Schroeder, Assistant Secretary  
Westside Investment Partners, Inc.  
4100 East Mississippi Avenue, Suite 500  
Glendale, Colorado 80246  
Office: (303) 984-9800

Paige Langley, Assistant Secretary  
Westside Investment Partners, Inc.  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
Office: 303-984-9800

Mike Sandene, President  
Westside Investment Partners, Inc.  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
Office: 303-984-9800

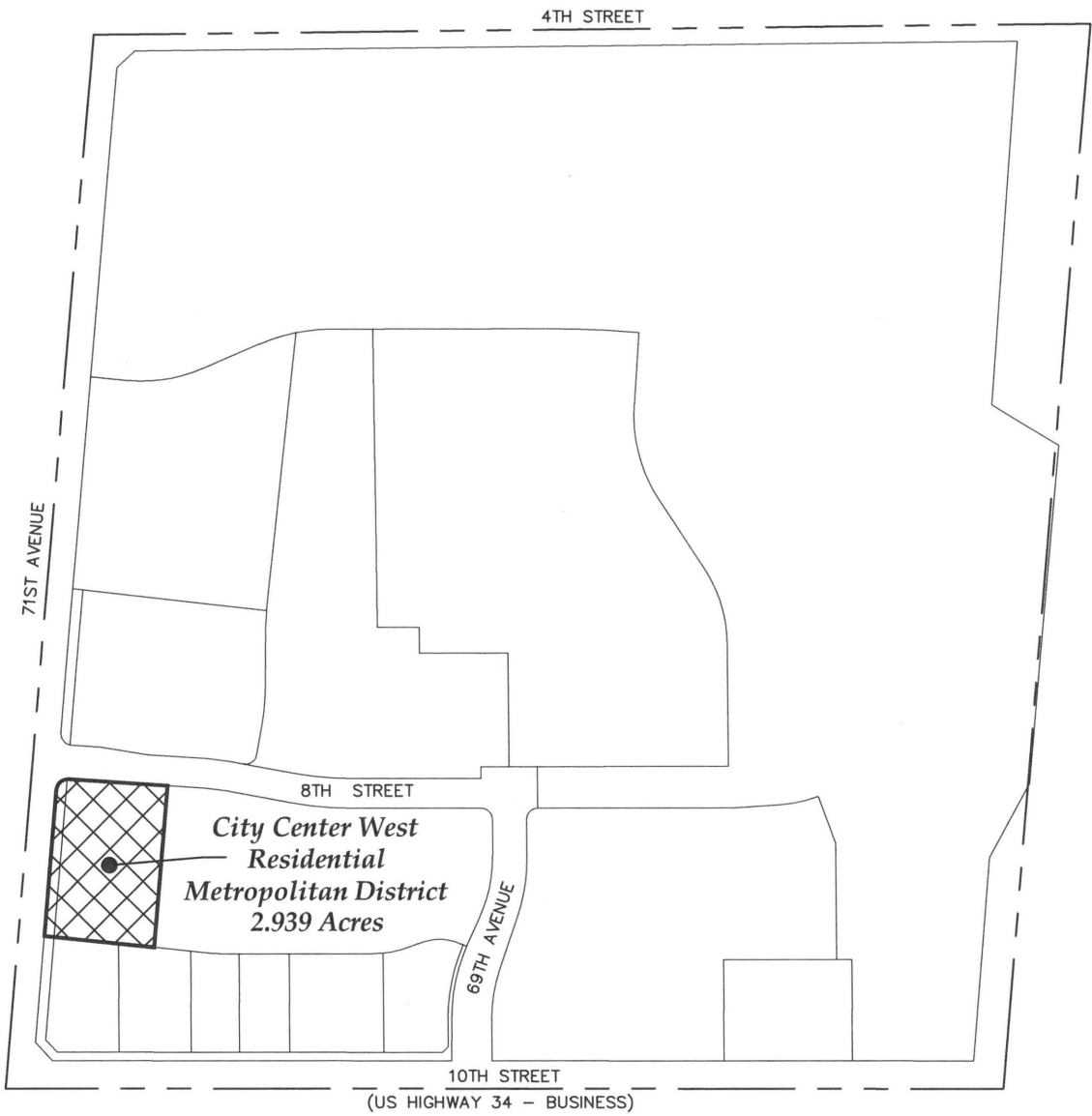
**District Manager/Board Secretary:**

David Solin  
Special District Management Services, Inc.  
141 Union Blvd, Suite 150  
Lakewood, Colorado 80228  
Office: (303) 987-0835

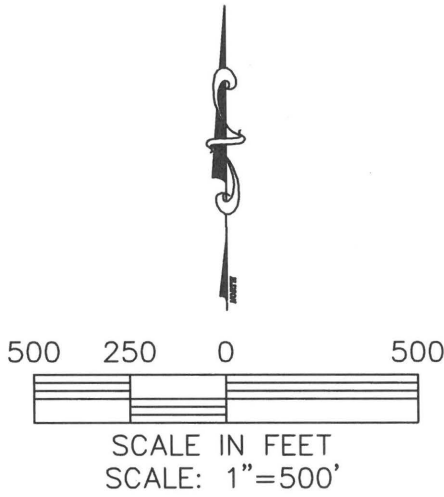
**General Counsel:**

Megan Becher, Esq.  
McGeady Becher Cortese Williams P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1214  
Office: (303) 592-4380

**EXHIBIT D**  
Boundary Map



Michael Chad Dilka – On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106



REFERENCE DOCUMENTS		
Record Date	Reception No.	Description
04/17/2008	3548338	Order and Decree to Create District
09/07/2011	3790532	Order for Exclusion
12/03/2014	4065874	Order for Inclusion
12/04/2014	4066179	Order for Exclusion
01/04/2018	4365243	Order for Inclusion
06/20/2019	4499160	Order for Inclusion
07/12/2019	4505176	Order for Exclusion

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: [contact@KingSurveyors.com](mailto:contact@KingSurveyors.com)

PROJECT NO:20190631  
DATE: 10/23/2019  
CLIENT:WESTSIDE INVESTMENT  
DWG:20190631EXH-METRO  
DRAWN: CSK CHECKED: MCD