

WINDLER HOMESTEAD METROPOLITAN DISTRICT

2025 ANNUAL REPORT

**WINDLER HOMESTEAD METROPOLITAN DISTRICT
2025 ANNUAL REPORT
TO
THE CITY OF AURORA**

Pursuant to §32-1-207(3)(c) and the Amended and Restated Service Plan for Windler Homestead Metropolitan District (the “**District**”), the District is required to provide an annual report to the City of Aurora (the “**City**”). The report is to include information concerning matters which occurred during the prior fiscal year.

For the year ending December 31, 2025, the District makes the following report:

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

The District recorded an Order for Exclusion of property granted on March 22, 2025 and recorded on April 9, 2025 at Reception #: 2025000019631.

The District recorded an Order for Exclusion of property granted on March 22, 2025 and recorded on April 9, 2025 at Reception #: 2025000019662.

The District recorded an Order for Exclusion of property granted on June 1, 2025 and recorded on June 18, 2025 at Reception #: 2025000035461.

The District recorded an Order for Exclusion of property granted on September 7, 2025 and recorded on September 24, 2025 at Reception #: 2025000055946.

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

The District did not enter into or propose any Intergovernmental Agreements in 2025.

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

As of December 31, 2025, the District did not adopt any rules and regulations.

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

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ Public Improvements as of December 31, 2025.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

As of December 31, 2025, the District had not constructed any Public Improvements. The Windler Public Improvement Authority completed the following public improvements in 2025:

- A portion of mass grading earthwork improvements
- E. 56th Ave utility and roadway improvements from E-470 to Harvest Road
- Connector Road #1 utility and roadway improvements
- E. 48th Ave utility and roadway improvements from Tibet Rd to E-470
- Tributary T utility improvements
- Denali Blvd utility, roadway, streetlight, and landscape improvements from E. 48th Ave to E. 56th Avenue
- Neighborhood C utility and roadway improvements
- Neighborhood F utility and roadway improvements
- Neighborhood E utility and roadway improvements
- 45th Place utility and roadway improvements
- Discovery Park Site Improvements
- Monument Signage and Decorative Walls
- PA-23 Open Space

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

The District did not construct any facilities or improvements dedicated to or accepted by the City in 2025. The following improvements were constructed by the Windler Public Improvement Authority and dedicated to and initially accepted by the City in 2025:

56th Ave Utilities

- 23-016S – (IA on 4/8/2025)
- 23-017S – (IA on 4/8/2025)
- 23-046SS – (IA on 8/5/2025)
- 23-089W – (IA on 8/22/2025)
- P23-053SS – (IA on 9/5/2025)
- 24-043SS – (IA on 8/25/2025)
- 24-044S – (IA on 4/8/2025)
- 24-045S – (IA on 9/2/2025)

Denali Street

- P24-007S – (IA on 8/14/2025)
- 24-007S – (IA on 3/11/2025)
- 24-022SS (IA on 4/18/2025)
- 24-026S – (IA on 1/28/2025)
- P24-024W – (IA on 8/14/2025)
- P24-027SS – (IA on 8/14/2025)

E. 48th Ave

- Concrete Flatwork – (IA on 10/23/2025)
- Asphalt Paving – (IA on 3/14/2025)

Tributary T

- 23-056S – (IA on 7/17/2025)
- 23-064SS – (IA on 7/17/2025)

Connector Roads #1 Utilities (Phase 1)

- 24-047W – (IA on 3/11/2025)
- 24-048W – (IA on 3/11/2025)

45th Place

- 24-024SS – (IA on 3/17/2025)
- 24-030S – (IA on 1/23/2025)

Neighborhood C

- 24-031SS – (IA on 4/11/2025)
- 24-065W – (IA on 3/11/2025)
- Asphalt Paving – Phase C1-5 – (IA on 11/26/2025)
- Asphalt Paving – Phase S8-10 – (IA on 11/26/2025)
- Asphalt Paving – Phase N6-7 – (IA on 11/26/2025)
- Concrete Flatwork – (IA on 12/7/2025)

Neighborhood F

- 24-034SS – (IA on 4/18/2025)
- 24-069W – (IA on 3/11/2025)
- 24-070W – (IA on 3/11/2025)
- P24-047SS – (IA on 5/22/2025)
- Asphalt Paving – Phase 1 – (IA on 11/24/2025)
- Asphalt Paving – Phase 2 – (IA on 11/24/2025)
- Asphalt Paving – Phase 3 – (IA on 11/24/2025)
- Concrete Flatwork – (IA on 11/24/2025)

Connector Roads #1 Roadway (Phase 2)

- 24-049SS – (IA on 1/14/2025)
- 24-050SS – (IA on 7/29/2025)
- 24-051SS – (IA on 4/11/2025)
- 24-052SS – (IA on 7/11/2025)
- 24-053SS – (IA on 7/11/2025)
- 24-054SS – (IA on 8/11/2025)
- 24-057SS – (IA on 11/26/2025)
- 24-059S – (IA on 4/1/2025)
- 24-060S – (IA on 1/14/2025)

- 24-061S – (IA on 7/29/2025)
- 24-062S – (IA on 4/1/2025)
- 24-104W – (IA on 4/8/2025)
- 24-106W – (IA on 6/24/2025)
- 24-107W – (IA on 6/24/2025)
- 24-109W – (IA on 11/10/2025)
- 24-052SS – (IA on 7/11/2025)

Neighborhood E

- 25-005SS – (IA on 9/12/2025)
- 25-006SS – (IA on 9/3/2025)
- 25-007SS – (IA on 10/1/2025)
- 25-009S – (IA on 8/20/2025)
- 25-011S – (IA on 9/24/2025)
- 25-011W – (IA on 25-012W)
- 25-038SS – (IA on 9/12/2025)
- 24-043S – (IA on 9/4/2025)
- 24-044S – (IA on 10/1/2025)
- 25-096W – (IA on 8/18/2025)
- 25-097W – (IA on 9/9/2025)
- 25-119W – (IA on 8/18/2025)

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

The District's 2025 assessed valuation is \$17,178,680.

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

The 2026 budgets are attached hereto as **Exhibit A**. As of the date of filing this report, the District does not plan to construct any Public Improvements in 2026.

The Windler Public Improvement Authority anticipates constructing the following public improvements in 2026:

- 56th Avenue Streetlight and Landscape Improvements (perimeter park) along east bound lanes from E-470 to Harvest
- Connector Roads #1 Roadway, Landscape, and Streetlight Improvements.
- 45th Place Landscape and Streetlight Improvements
- Neighborhood C Landscape and Streetlights improvements
- Neighborhood F Landscape and Streetlights improvements
- Neighborhood E Landscape, and Streetlight improvements
- 1881 Park Site Improvements, 1881 Park Amenity Buildings, 1881 Barn and Coop
- Monument Signage Improvements (Landscaping)

- Midtown North Roadway, Landscape, Streetlight, and Utility Improvements
- Neighborhood PA-25 Roadway, Streetlight, and Utility Improvements
- Connector Roads #2 Pond Improvements (Pond 525)
- Neighborhood PA-24 (Filing 7) Roadway and Utility Improvements, as constructed by Century Communities

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

The 2025 Audit Exemption Application is attached hereto as **Exhibit B**.

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

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

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

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

The District recorded an Order for Exclusion of property granted on March 22, 2025 and recorded on April 9, 2025 at Reception #: 2025000019631.

The District recorded an Order for Exclusion of property granted on March 22, 2025 and recorded on April 9, 2025 at Reception #: 2025000019662.

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The District recorded an Order for Exclusion of property granted on September 7, 2025 and recorded on September 24, 2025 at Reception #: 2025000055946.

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

The District did not enter into or propose any Intergovernmental Agreements in 2025.

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

As of December 31, 2025, the District did not adopt any rules and regulations.

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

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's Public Improvements as of December 31, 2025.

5. Status of the construction of Public Improvements by the District.

As of December 31, 2025, the District had not constructed any Public Improvements. The Windler Public Improvement Authority completed the following public improvements in 2025:

- A portion of mass grading earthwork improvements
- E. 56th Ave utility and roadway improvements from E-470 to Harvest Road
- Connector Road #1 utility and roadway improvements
- E. 48th Ave utility and roadway improvements from Tibet Rd to E-470
- Tributary T utility improvements
- Denali Blvd utility, roadway, streetlight, and landscape improvements from E. 48th Ave to E. 56th Avenue
- Neighborhood C utility and roadway improvements
- Neighborhood F utility and roadway improvements
- Neighborhood E utility and roadway improvements
- 45th Place utility and roadway improvements
- Discovery Park Site Improvements
- Monument Signage and Decorative Walls
- PA-23 Open Space

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

The District did not construct any facilities or improvements dedicated to or accepted by the City in 2025. The following improvements were constructed by the Windler Public Improvement Authority and dedicated to and initially accepted by the City in 2025:

56th Ave Utilities

- 23-016S – (IA on 4/8/2025)
- 23-017S – (IA on 4/8/2025)
- 23-046SS – (IA on 8/5/2025)
- 23-089W – (IA on 8/22/2025)
- P23-053SS – (IA on 9/5/2025)
- 24-043SS – (IA on 8/25/2025)

- 24-044S – (IA on 4/8/2025)
- 24-045S – (IA on 9/2/2025)

Denali Street

- P24-007S – (IA on 8/14/2025)
- 24-007S – (IA on 3/11/2025)
- 24-022SS (IA on 4/18/2025)
- 24-026S – (IA on 1/28/2025)
- P24-024W – (IA on 8/14/2025)
- P24-027SS – (IA on 8/14/2025)

E. 48th Ave

- Concrete Flatwork – (IA on 10/23/2025)
- Asphalt Paving – (IA on 3/14/2025)

Tributary T

- 23-056S – (IA on 7/17/2025)
- 23-064SS – (IA on 7/17/2025)

Connector Roads #1 Utilities (Phase 1)

- 24-047W – (IA on 3/11/2025)
- 24-048W – (IA on 3/11/2025)

45th Place

- 24-024SS – (IA on 3/17/2025)
- 24-030S – (IA on 1/23/2025)

Neighborhood C

- 24-031SS – (IA on 4/11/2025)
- 24-065W – (IA on 3/11/2025)
- Asphalt Paving – Phase C1-5 – (IA on 11/26/2025)
- Asphalt Paving – Phase S8-10 – (IA on 11/26/2025)
- Asphalt Paving – Phase N6-7 – (IA on 11/26/2025)
- Concrete Flatwork – (IA on 12/7/2025)

Neighborhood F

- 24-034SS – (IA on 4/18/2025)
- 24-069W – (IA on 3/11/2025)
- 24-070W – (IA on 3/11/2025)
- P24-047SS – (IA on 5/22/2025)
- Asphalt Paving – Phase 1 – (IA on 11/24/2025)
- Asphalt Paving – Phase 2 – (IA on 11/24/2025)
- Asphalt Paving – Phase 3 – (IA on 11/24/2025)
- Concrete Flatwork – (IA on 11/24/2025)

Connector Roads #1 Roadway (Phase 2)

- 24-049SS – (IA on 1/14/2025)
- 24-050SS – (IA on 7/29/2025)
- 24-051SS – (IA on 4/11/2025)
- 24-052SS – (IA on 7/11/2025)
- 24-053SS – (IA on 7/11/2025)
- 24-054SS – (IA on 8/11/2025)
- 24-057SS – (IA on 11/26/2025)
- 24-059S – (IA on 4/1/2025)
- 24-060S – (IA on 1/14/2025)
- 24-061S – (IA on 7/29/2025)
- 24-062S – (IA on 4/1/2025)
- 24-104W – (IA on 4/8/2025)
- 24-106W – (IA on 6/24/2025)
- 24-107W – (IA on 6/24/2025)
- 24-109W – (IA on 11/10/2025)
- 24-052SS – (IA on 7/11/2025)

Neighborhood E

- 25-005SS – (IA on 9/12/2025)
- 25-006SS – (IA on 9/3/2025)
- 25-007SS – (IA on 10/1/2025)
- 25-009S – (IA on 8/20/2025)
- 25-011S – (IA on 9/24/2025)
- 25-011W – (IA on 25-012W)
- 25-038SS – (IA on 9/12/2025)
- 24-043S – (IA on 9/4/2025)
- 24-044S – (IA on 10/1/2025)
- 25-096W – (IA on 8/18/2025)
- 25-097W – (IA on 9/9/2025)
- 25-119W – (IA on 8/18/2025)

7. The final assessed valuation of the District as of December 31st of the reporting year.

The District's 2025 assessed valuation is \$17,178,680.

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

The 2026 budget is attached hereto as **Exhibit A**.

9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2025 Audit Exemption Application is attached hereto as **Exhibit B**.

10. Notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District.

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

11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A
2026 Budget

WINDLER HOMESTEAD METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Windler Homestead Metropolitan District.

Windler Homestead Metropolitan District has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be developer advances and property taxes from the imposition of a 1.336 mill levy on property within the district for 2026, all of which will be dedicated to the General Fund. 0.336 mills of the 1.336 mills are restricted for regional improvements per an intergovernmental agreement with the City of Aurora.

Windler Homestead Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 10,357	\$ -	\$ 4,196	\$ 4,196	\$ -
Revenues:					
Property taxes	93	6,468	8,686	8,686	17,179
Specific ownership taxes	30	516	135	270	1,373
Property taxes	-	2,173	2,918	2,918	5,772
Specific ownership taxes	-	174	45	90	462
Developer advances	7,577	17,333	9,678	6,986	2,626
Interest income	161	-	153	175	-
Total revenues	<u>7,861</u>	<u>26,664</u>	<u>21,615</u>	<u>19,125</u>	<u>27,412</u>
Total funds available	<u>18,218</u>	<u>26,664</u>	<u>25,811</u>	<u>23,321</u>	<u>27,412</u>
Expenditures:					
Accounting/audit	2,520	3,000	1,365	3,000	3,500
Election	-	-	2,490	5,000	-
Engineering	-	-	-	-	-
Insurance/SDA dues	4,059	4,200	4,032	4,100	4,200
Legal	6,762	10,000	2,702	8,000	10,000
Miscellaneous	680	700	50	700	700
Directors fees	-	-	-	-	-
Treasurer fees	1	97	97	130	258
Treasurer's Fees ARI	-	-	33	44	87
ARI Mill levy	-	2,347	2,931	2,347	2,347
Contingency	-	5,000	-	-	5,000
Emergency reserve (3%)	-	1,320	-	-	1,320
Total expenditures	<u>14,022</u>	<u>26,664</u>	<u>13,700</u>	<u>23,321</u>	<u>27,412</u>
Ending fund balance	<u>\$ 4,196</u>	<u>\$ -</u>	<u>\$ 12,111</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$6,467,470</u>			<u>\$ 17,178,680</u>
Mill Levy		<u>1.000</u>			<u>1.000</u>
ARI Mill Levy		<u>0.336</u>			<u>0.336</u>

EXHIBIT B
2025 Application for Exemption from Audit

Application for Exemption From Audit Short Form

Instructions

If either revenues or expenditures exceed \$200,000, 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 \$1,000,000 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). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

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 cash or budgetary basis.

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 a **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.

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.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

Checklist

- ☐ Has the preparer signed the application prior to board approval?
 - ☐ 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? ☐ Yes ☐ No
- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- 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., U.S. Post Office, FedEx, UPS, courier)? ☐ Yes ☐ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lq

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

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

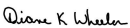
Contact Information

For the year ended 12/31/2025 or the fiscal year ended _____.

Name of government	Windler Homestead Metropolitan District
Street address	304 Inverness Way South, Suite 490
City, State, Zip	Englewood, CO 80112
Contact person	Diane Wheeler
Phone	303-689-0833
Email	Diane@simmonswheeler.com

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. The preparer must sign prior to board approval.

Name	Diane Wheeler	
Title	District Accountant	
Firm name (if applicable)	Simmons & Wheeler, P.C.	
Address	304 Inverness Way South, Suite 490 Englewood, CO 80112	
Phone	303-689-0833	
Preparer signature	Date prepared	
	Mar 20, 2026	

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 1: Revenues

Part 1A: Revenues Table

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	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	\$ 11,604
1-2	Specific ownership	\$ 397
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4		
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	\$ 392
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	\$ 9,678
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21		
1-22		
1-23		
1-24		
1-25	TOTAL REVENUES (add lines 1-1 through 1-24)	\$ 22,071

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

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	Total (round to nearest dollar)
2-1	Administrative	\$ 80
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	\$ 4,287
2-7	Accounting and legal fees	\$ 9,867
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	Treasurer's Fees	\$ 97
2-25	Treasurer's Fees ARI	\$ 33
2-26	ARI Mill Levy	\$ 2,986
2-27		
2-28	TOTAL EXPENDITURES/EXPENSES (Add lines 2-1 through 2-27)	\$ 17,350

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?	☒ Yes	☐ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.		
3-3	Is the debt repayment schedule attached?	☐ N/A	☐ Yes ☒ No
	If no, MUST explain below.		
	Developer advance repayment subject to cash flow.		
3-4	Is the entity current in its debt service payments?	☒ Yes	☐ No
	If no, MUST explain below.		
3-5	If no, also indicate if the government is in default with its bond agreements.	☐ Yes	☒ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.

Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				\$ 0
3-7	Revenue Bonds				\$ 0
3-8	Notes/Loans				\$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				\$ 0
3-10	Developer Advances	\$ 79,102	\$ 9,678		\$ 88,780
	Other (specify in line 3-11)				
3-11					\$ 0
3-12	TOTAL (Add lines 3-6 through 3-11)	\$ 79,102	\$ 9,678	\$ 0	\$ 88,780

*Must agree to prior year-end balance

**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	☒ Yes	☐ No
3-14	If yes, how much?	\$ 70,000,000	
3-15	Date the debt was authorized	11/02/2021	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☒ Yes	☐ No
3-17	If yes, how much?	\$ 850,000,000	
3-18	Date of the most recent Service Plan	06/14/2021	
3-19	Does the entity intend to issue debt within the next calendar year?	☐ Yes	☒ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	☐ Yes	☒ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	☐ Yes	☒ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	☐ Yes	☒ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

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

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	\$ 5,902
4-2	Certificates of deposit	
4-3	TOTAL CASH DEPOSITS (Add lines 4-1 and 4-2)	\$ 5,902
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4	Colostrust	\$ 7,883
4-5		
4-6		
4-7		
4-8		
4-9	Total Investments (Add lines 4-4 through 4-8)	\$ 7,883
4-10	TOTAL CASH AND INVESTMENTS (Add lines 4-3 and 4-9)	\$ 13,785

4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☐ N/A	☒ Yes	☐ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		☒ Yes	☐ No
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	☐ Yes	☒ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	☒ Yes	☐ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				\$ 0
5-5	Buildings				\$ 0
5-6	Machinery and Equipment				\$ 0
5-7	Furniture and Fixtures				\$ 0
5-8	Infrastructure				\$ 0
5-9	Construction In Progress (CIP)				\$ 0
5-10	Leased & SBITA Right-to-Use Assets				\$ 0
	Other (explain in line 5-11)				
5-11					\$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				\$ 0
5-13	TOTAL (Add lines 5-4 through 5-12)	\$ 0	\$ 0	\$ 0	\$ 0

*Must agree to prior year-end balance

**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an "old hire" firefighters' pension plan?	☐ Yes	☒ No
6-2	Does the entity have a volunteer firefighters' pension plan?	☐ Yes	☒ No
6-3	If yes, who administers the plan?		
Indicate the contributions from the following in lines 6-4 through 6-6.			
6-4	Tax (property, specific ownership, sales, etc.)		
6-5	State contribution amount		
6-6	Other (gifts, donations, etc.)		
6-7	TOTAL (Add lines 6-4 through 6-6)	\$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	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.?	☐ N/A	☒ Yes	☐ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported. Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	\$ 26,664
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).



Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	☒ Yes	☐ No
8-2	If no, MUST explain below.		

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

Please use the space below to provide any additional information (optional).

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Part 9: General Information

9-1	Is this application for a newly formed governmental entity?	☐ Yes	☒ No
9-2	If yes, what was the date of formation		
9-3	Has the entity changed its name in the past or current year?	☐ Yes	☒ No
9-4	If yes, please list the NEW name below.		
9-5	If yes, please list the PRIOR name below.		
9-6	Is the entity a metropolitan district?	☒ Yes	☐ No
9-7	Please indicate what services the entity provides below. Sanitary sewer/storm drainage, streets, water, traffic & safety controls, parks & recreation		
9-8	Does the entity have an agreement with another government to provide services?	☐ Yes	☒ No
9-9	If yes, list the name of the other governmental entity and the services provided below.		
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	☐ Yes	☒ No
9-11	If yes, what was the date filed		
9-12	Does the entity have a certified mill levy?	☒ Yes	☐ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report \$ amounts.)		
9-13	Bond redemption mills		
9-14	General/other mills	1.336	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	1.336	
9-16	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.)?	☐ N/A	☒ Yes ☐ No
9-17	If no, please explain below.		

Please use the space below to provide any additional information (optional).

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	☒ Yes	☐ No
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Office of the State Auditor — Local Government Division Exemption Form Electronic Signature Policy and Procedure

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:

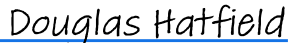
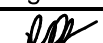
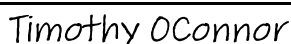
- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be 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 must note their approval and submit the application using one of the following two methods:

- 1) Submit the application in hard copy via U.S. 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.

Governing Body Signatures

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	Christopher Fellows	
My term expires on	May 2029	
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	Date
Board Member 2		
Board member's name	Kevin Collins	
My term expires on	May 2029	
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	Date
	 Kevin Collins (Mar 21, 2026 10:36:04 EDT)	Mar 21, 2026
Board Member 3		
Board member's name	Douglas Hatfield	
My term expires on	May 2027	
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	Date
	 Douglas Hatfield (Mar 23, 2026 04:45:24 MDT)	Mar 23, 2026
Board Member 4		
Board member's name	Dustin Anderson	
My term expires on	May 2027	
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	Date
	 Dustin Anderson (Mar 20, 2026 15:07:55 MDT)	Mar 20, 2026
Board Member 5		
Board member's name	Timothy O'Connor	
My term expires on	May 2027	
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	Date
	 Timothy O'Connor (Mar 20, 2026 15:37:08 MDT)	Mar 20, 2026
Board Member 6		
Board member's name		
My term expires on		
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	Date
Board Member 7		
Board member's name		
My term expires on		
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	Date