

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

2021 ANNUAL REPORT TO THE CITY OF GREELEY, WELD COUNTY, COLORADO

Pursuant to the Service Plan for City Center West Residential Metropolitan District No. 2 (the “District”), the District is required to submit an annual report to the City of Greeley, Weld County, Colorado, that shall reflect activity and financial events of the District through December 31 of the preceding year. To that end, the District reports the following information relating to significant events of the District through December 31, 2021:

1. A narrative summary of the progress of the District in implementing its Service Plan for the report year.

Phase 2 construction of public improvements (also called Northridge Trails) were installed by the Developer and costs certified to the District during the report year. The costs relate primarily to streets, water and sewer improvements for the project. Final acceptance on the Phase 2 improvements has not been received. Phase 1 improvements and the 8th Street and Pond DD have also been constructed in the report year. Final acceptance has not yet been received.

2. Audit Exemption or Audited financial statement of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year.

An extension to file the 2021 Audit Report for the District has been granted. Once finalized, the audit report will be filed with the State Auditor and available via their online portal.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year.

The District did not incur any capital expenditures for public improvements in 2021. The Developer has completed Phase 2 public improvements on behalf of the District, but final acceptance has not yet been received and no improvements have been dedicated to the District during 2021. An estimate of all future improvements and expenditures are outlined in the Second Amended and Restated Consolidated Service Plan on file with the Town and will be constructed in accordance with approved development plans of the City.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed

valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year.

As of December 31, 2021, the District reports as follows:

a. Amount of Outstanding Bonded Indebtedness of the District:

On December 17, 2019, the District issued Limited Tax General Obligation Bonds, Series 2019A and Subordinate Limited Tax General Obligation Bonds, Series 2019B for \$4,150,000 and \$2,850,000, respectively. The proceeds will be used by the District to finance public improvements within the District.

b. The amount of payment or retirement of Debt of the District in the report year:

None.

c. Total Assessed Valuation of the Taxable Properties within the District:

\$2,549,900.

d. Current Mill Levy of the District Pledged to Debt Retirement in the Report Year.

The District certified 10.051 mills for general operating expenses and 50.355 mills for general obligation debt in 2021 for collection in 2022.

5. A summary of residential and commercial development in the Districts for the report year.

Residential development is occurring in the multi-family portions of the property owned and developed with Saunders Commercial Development Company. Construction of public improvements including extensions of 8th Street and 10th Street are being completed by Saunders and the Developer for the Districts. Phase 1A, 1B, 2 and 3 have substantial construction with the Phase 2 Improvements for Northridge Trails having substantive construction and development, Pond DD and 8th Street are nearing completion. Residential and commercial development occurred during the report year.

6. A summary of all fees, charges and assessments imposed by the Districts as of January 1 of the report year.

There were no fees, charges or assessments imposed by the District as of January 1, 2021.

7. Copies of any intergovernmental agreements entered into by the District as of January 1 of the report year.

The following Intergovernmental Agreements exist and are on file with the City per previous annual report filings:

- IGA between the District and the City of Greeley dated November 6, 2017; and
- IGA between the District, City Center West Residential Metropolitan District, and City Center West Commercial Metropolitan District dated June 6, 2019.

8. Certification of the Board that no action, event or condition has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by City Council.

No action, event or condition occurred during the report year which violates the Service Plan or requires an amendment to the Service Plan.

9. The name, business address and telephone number of each member of the Board together with the name of its chief administrative officer and general counsel and the date, place and time of the regular meetings of the Board.

The names, business address and telephone number of the Board members, president and general counsel for the District and the place and time for meetings are attached as **Exhibit A**.

10. 2022 Adopted Budget is attached hereto as **Exhibit B**.

The foregoing Annual Report and accompanying exhibits are submitted this 30th day of August 2022.

SPENCER FANE LLP
/s/ David S. O'Leary
David S. O'Leary, Esq.
Counsel for the District

EXHIBIT A

DISTRICT OFFICIALS CONTACT INFORMATION

The names, business address and telephone number of the Board members, president and general counsel for the Districts and the place and time for meetings are as follows:

Board of Directors:

Patrick McMeekin, President
Landon Hoover, Secretary/Treasurer
Kara Hoover, Assistant Secretary/Assistant Treasurer
Mike Welty, Assistant Secretary/Assistant Treasurer
Kimberlee Tiba, Director

Business Address: c/o Pinnacle Consulting Group, Inc.
550 W. Eisenhower Blvd.
Loveland, CO 80537
(970) 669-3611

General Counsel for the District:

Spencer Fane LLP
c/o David S. O'Leary, Esq.
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Telephone: (303) 839-3800

Place and Time for Meetings of the District:

The Board does not hold regular meetings, and calls special meetings as needed. The meetings are held at the offices of Hartford Homes, 4801 Goodman Street, Timnath, CO or Pinnacle Consulting Group, Inc., 550 W. Eisenhower Blvd., Loveland, CO.

EXHIBIT B
2022 BUDGET

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2
WELD COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2022

STATE OF COLORADO)
)
COUNTY OF WELD) ss.
)
CITY CENTER WEST)
RESIDENTIAL METROPOLITAN)
DISTRICT NO. 2)

The Board of Directors of City Center West Residential Metropolitan District No. 2, Weld County, Colorado, held a virtual meeting via teleconference at 2:30 p.m. on Tuesday, October 26, 2021.

The following members of the Board of Directors were present:

Patrick McMeekin, President & Chairman
Landon Hoover, Secretary/Treasurer
Kara Hoover, Assistant Secretary

Also in attendance was: David O'Leary, Esq., Spencer Fane, LLP; Ryan Abbott, Andrew Kunkel, Brendan Campbell, Tracie Kaminski, Jason Woolard, Doug Campbell and Dillon Gamber; Pinnacle Consulting Group, Inc.

Mr. O'Leary stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2022 budget. Director L. Hoover opened the public hearing on the District's proposed 2022 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director L. Hoover introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022, AND ENDING ON THE LAST DAY OF DECEMBER 2022,

WHEREAS, the Board of Directors of City Center West Residential Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 13, 2021 in The Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 26, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; 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,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2 OF WELD COUNTY, COLORADO:

Section 1. 2022 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2022 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2022. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of City Center West Residential Metropolitan District No. 2 for calendar year 2022.

Section 4. 2022 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for the General Fund from property taxes for operating expenses is \$25,629.04. That the 2021 valuation for assessment, as certified by the Weld County Assessor, is \$2,549,900.

A. Levy for General Fund. That for the purposes of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 10.051 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expenses of the District during the 2022 budget year, there is hereby levied a tax of 50.355 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the 60.406 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of this page left intentionally blank]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Weld County, Colorado.

On behalf of the City Center West Residential Metropolitan District #2,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the City Center West Residential Metropolitan District #2
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,549,900 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,549,900 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2021 for budget/fiscal year 2022.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	10.051 mills	\$ 25,629.04
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.051 mills	\$ 25,629.04
3. General Obligation Bonds and Interest ^J	50.355 mills	\$ 128,400.21
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify): _____	mills	\$
	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.406 mills	\$ 154,029.25

Contact person: Brendan Campbell Daytime phone: (970) 669-3611
Signed: [Signature] Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

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

CERTIFICATION OF TAX LEVIES, continued

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

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Fund Public Improvements related to the Development</u> |
| | Series: | <u>Limited Tax General Obligation Bonds Series 2019</u> |
| | Date of Issue: | <u>12/2019</u> |
| | Coupon Rate: | <u>To be determined</u> |
| | Maturity Date: | <u>12/15/2049</u> |
| | Levy: | <u>50.355</u> |
| | Revenue: | <u>\$128,400.21</u> |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

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

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director L. Hoover, Secretary/Treasurer of the District, and made a part of the public records of City Center West Residential Metropolitan District No. 2.

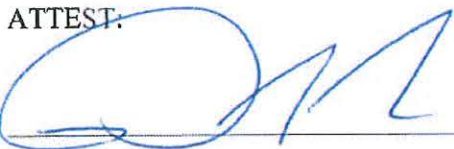
The foregoing resolution was seconded by Director K Hoover.

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ADOPTED AND APPROVED this 26th day of October, 2021.



President

ATTEST:


STATE OF COLORADO)
)
COUNTY OF WELD)ss.
)
CITY CENTER WEST)
RESIDENTIAL METROPOLITAN)
DISTRICT NO. 2)

I, Landon Hoover, Secretary/Treasurer to the Board of Directors of City Center West Residential Metropolitan District No. 2, Weld County, Colorado, do hereby certify that the foregoing pages, inclusive, constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board via teleconference on October 26, 2021, at 2:30 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2022 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 26th day of October, 2021.

(SEAL)





Management Budget Report

BOARD OF DIRECTORS
CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2022, including the comparative information of the forecasted estimate for the year ending December 31, 2021 and the actual historic information for the year 2020.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in blue ink, appearing to be "B. J. ...", is written over the printed name of Pinnacle Consulting Group, Inc.

Pinnacle Consulting Group, Inc.
January 17, 2022

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2020 Actual, 2021 Adopted and Projected Budget				
2022 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2020	2021	2021	2022
	Audited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Budget	Budget
Property Taxes	\$ 1,382	\$ 1,719	\$ 1,719	\$ 25,629
Specific Ownership Taxes	66	103	103	1,538
Operating Advances	83,194	109,737	86,606	231,684
O&M Fee	7	15,750	6,000	13,500
ARC Review Fee	-	1,500	1,500	4,500
Transfer Fee	35	9,450	7,950	6,000
Total Revenues	\$ 84,684	\$ 138,259	\$ 103,878	\$ 282,851
Expenditures				
Accounting and Finance	\$ 21,240	\$ 24,000	\$ 27,000	\$ 28,730
Audit	5,700	5,900	5,900	6,400
District Management	31,560	53,880	35,000	57,200
Facilities Management	-	-	-	31,200
Election	578	-	-	5,000
Engineering and Other Prof Services	-	5,000	-	5,000
Insurance	1,313	1,698	2,117	2,600
Legal	18,319	15,000	25,000	15,000
Office, Dues, Newsletters & Other	1,235	2,800	2,000	5,350
ARC Reviews	-	1,440	1,200	3,120
Collections	-	-	-	1,560
Constituent Communication	-	-	-	8,320
Covenant Enforcement	-	3,120	-	3,120
Property Transfer/Title	-	3,360	5,175	2,600
O&M Start Up	-	-	180	-
Constituent Communication	-	-	180	-
Utilities	-	-	100	-
Landscaping	-	-	-	60,000
Hardscapes	-	-	-	20,000
Storm Water Facilities	-	-	-	5,000
Repairs and Replacements	-	-	-	4,500
Utility Locating	-	-	-	500
Utilities	-	-	-	5,000
Treasurer's Fees	21	34	26	384
Contingency	-	18,000	-	10,000
Total Expenditures	\$ 79,965	\$ 134,232	\$ 103,878	\$ 280,584
Revenues Over/(Under) Expenditures	\$ 4,719	\$ 4,027	\$ -	\$ 2,267
Beginning Fund Balance	\$ 1,500	\$ 2,377	\$ 6,219	\$ 6,219
Ending Fund Balance	\$ 6,219	\$ 6,404	\$ 6,219	\$ 8,486
Components of Ending Fund Balance				
TABOR Reserve	\$ 2,541	\$ 4,148	\$ 3,116	\$ 8,486
Operating Reserve	-	-	-	-
Repair and Replacement Reserve	-	-	-	-
Unreserved	3,678	2,256	3,102	-
TOTAL ENDING FUND BALANCE	\$ 6,218.54	\$ 6,404	\$ 6,219	\$ 8,486

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2020 Actual, 2021 Adopted and Projected Budget				
2022 Adopted Budget				
Modified Accrual Budgetary Basis				
DEBT SERVICE FUND	2020	2021	2021	2022
	Audited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Budget	Budget
Property Taxes	\$ 12,440	\$ 8,612	\$ 8,612	\$ 128,400
Specific Ownership Taxes	590	517	517	7,704
Interest Income/Other	3,536	10,000	100	10,000
Total Revenues	\$ 16,566	\$ 19,129	\$ 9,229	\$ 146,104
Expenditures				
Bond Principal	\$ -	\$ -	\$ -	\$ -
Bond Interest	197,125	207,500	207,500	207,500
Trustee Fees	7,000	7,500	7,500	7,500
Treasurer's Fees	187	-	129	1,926
Contingency	-	10,000	-	10,000
Total Expenditures	\$ 204,312	\$ 225,000	\$ 215,129	\$ 226,926
Revenues over/(under) Expend	\$ (187,745)	\$ (205,871)	\$ (205,900)	\$ (80,822)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -
Bond Issuance Costs	\$ -	\$ -	\$ -	\$ -
Net Other Sources/(Uses) of Funds	\$ -	\$ -	\$ -	\$ -
Rev over/(under) Exp after Other	\$ (187,745)	\$ (205,871)	\$ (205,900)	\$ (80,822)
Beginning Fund Balance	\$ 952,500	\$ 952,500	\$ 764,755	\$ 563,757
Ending Fund Balance	\$ 764,755	\$ 746,629	\$ 558,855	\$ 482,935
Components of Ending Fund Balance				
Reserve Requirement	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Fund	433,566	415,441	227,666	151,635
Surplus Fund	331,188	331,188	331,188	331,300
TOTAL ENDING FUND BALANCE	\$ 764,755	\$ 746,629	\$ 558,855	\$ 482,935

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2020 Actual, 2021 Adopted and Projected Budget				
2022 Adopted Budget				
Modified Accrual Budgetary Basis				
CAPITAL PROJECTS FUND	2020	2021	2021	2022
	Audited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Budget	Budget
Capital Advances	\$ 19,503	\$ -	\$ 20,000	\$ -
Proceeds from Capital Note	-	7,520,000	-	5,340,145
Interest & Other Income	15,798	-	525	-
Total Revenues	\$ 35,301	\$ 7,520,000	\$ 20,525	\$ 5,340,145
Expenditures				
Capital Outlay	\$ 3,485,116	\$ 7,500,000	\$ 1,712,839	\$ 6,000,000
District Management	9,003	10,000	10,000	25,000
District Engineer	10,500	10,000	10,000	25,000
Total Capital Expenditures	\$ 3,504,618	\$ 7,520,000	\$ 1,732,839	\$ 6,050,000
Revenues over/(under) Expend	\$ (3,469,317)	\$ -	\$ (1,712,314)	\$ (709,855)
Other Sources/(Uses) of Funds:				
Bond Issuance Costs	-	-	-	-
Repay Capital Advances	-	-	-	-
Transfer to Debt Service Fund	-	-	-	-
Net Other Sources/(Uses) of Funds	\$ -	\$ -	\$ -	\$ -
Rev over/(under) Exp after Other	\$ (3,469,317)	\$ -	\$ (1,712,314)	\$ (709,855)
Beginning Fund Balance	\$ 5,891,486	\$ -	\$ 2,422,169	\$ 709,855
Ending Fund Balance	\$ 2,422,169	\$ -	\$ 709,855	\$ -

CITY CENTER WEST METROPOLITAN DISTRICT NO. 2 2022 BUDGET MESSAGE

City Center West Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in June 2017. The District was established in the City of Greeley, Weld County, Colorado consisting of approximately 79 acres. The District was organized to provide financing for the construction of public improvements including, but not limited to, water, non-potable irrigation, sanitation, parks and recreation, streets, safety protection, storm water and drainage, limited fire protection, traffic and safety controls, and transportation improvements and facilities, and to provide the operation and maintenance of these improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2022 budget, the following goals are foremost for the District:

- Provide the level of operational support necessary in order to maintain the District's compliance with state statute.
- Facilitate the construction and maintenance of public infrastructure.

General Fund

Revenue

The District budgeted revenues of \$282,851 in 2022. These revenues are comprised of \$231,684 in developer advances, \$25,629 in property taxes, \$1,538 budgeted for specific ownership and \$24,000 for O&M, ARC and Transfer fees.

Expenses

The District's 2022 General Fund budget increased by \$146,352 as compared to 2021. The change is primarily related to implementing facilities management for a growing Operations and Maintenance program. Contracted facilities management has been added to the budget at a cost of \$31,200. General operating and maintenance for landscaping, hardscapes, storm water facilities, repairs and replacement, utility locating, and utility expense are new for the 2022 fiscal year at a cost of \$95,000. Constituent communication at a cost of \$8,320 and collections at a cost of \$1,560 are also new for 2022 to support the growth of the Operations and Maintenance program. The Office, Dues and Other category has increased by \$2,550 to support new web implementation, billing software and increased mileage. There will be a 2022 election with a budgeted cost of \$5,000. Total 2022 budgeted expenditures are \$280,584.

Fund Balance/Reserves

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2022, as defined under TABOR. It is anticipated the District will end the 2022 fiscal year with \$8,486 in General fund balance.

Debt Service Fund

Revenue

The District certified 50.355 mills at an assessed valuation of \$2,549,900 for \$128,400 in property tax revenue. There is \$7,704 specific ownership tax budgeted at 6% of property tax and \$10,000 budgeted for interest/other income. Total revenues amount to \$146,104.

Expenses

The District has budgeted expenditures of \$226,926 in 2022, which consists of bond interest, trustee fees, treasurer fees and contingency in the amounts of \$207,500 \$7,500, \$1,926 and \$10,000, respectively. The expenditures will be funded through the collection of property tax and specific ownership tax, and the remaining amount will be funded through the fund balance.

Fund Balances/Reserves

The District's ending fund balance budgeted for 2022 is \$482,935.

Capital Projects Fund

Revenues

The District has \$5,340,145 budgeted revenues in 2022 consisting entirely of proceeds from capital note.

Expenses

The District has budgeted expenditures of \$6,050,000 in 2022, which consists of capital outlay for the construction of public infrastructure and district management and engineering fees. The expenditures will be entirely funded through proceeds from the capital note.

Fund Balances/Reserves

There is a \$0 ending fund balance budgeted in 2022.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

New Tax Entity? [] YES [] NO

Date 11/23/2021

NAME OF TAX ENTITY: CITY CENTER WEST RESIDENTIAL METRO 2

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("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 2021 :

Table with 11 rows of valuation items and their corresponding dollar amounts, including Previous Year's Net Total Taxable Assessed Valuation, Current Year's Gross Total Taxable Assessed Valuation, and Taxes Received Last Year.

- Footnotes explaining symbols: ‡ (personal property exemptions), * (New Construction), ~ (Jurisdiction impact), and ¶ (Jurisdiction application).

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

Table with 7 rows of actual valuation items and their dollar amounts, including Current Year's Total Actual Value of All Real Property, Construction of Taxable Real Property Improvements, and Taxable Real Property Omitted from the Previous Year's Tax Warrant.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows of deletion items and their dollar amounts, including Destruction of Taxable Real Property Improvements, Disconnections/Exclusions, and Previously Taxable Property.

- Footnotes explaining symbols: ¶ (actual value of religious, private school, and charitable real property), * (Construction), and § (Includes production from new mines).

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ 27,663,788

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ [] ** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.