

NEWLIN CROSSING METROPOLITAN DISTRICT

2023 ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Service Plan for Newlin Crossing Metropolitan District (the “**District**”), the District is required to provide an annual report to the Town of Parker (the “**Town**”) with regard to the following matters:

For the year ending December 31, 2023, the District makes the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made

There were no changes made to the District’s boundaries in 2023.

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

The District did not enter into or terminate any intergovernmental agreements in 2023.

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

The District has not adopted 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 Douglas 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, 2023.

5. The status of the construction of public improvements by the District.

The District did not construct any public improvements during 2023.

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 that were conveyed or dedicated to the Town in 2023.

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

The 2023 final assessed valuation of the District is attached hereto as **Exhibit A**.

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

A copy of the 2024 Budget is attached hereto as **Exhibit B**.

- 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 2023 Audit Exemption Application is attached hereto as **Exhibit C**.

- 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 defaults existing for more than ninety (90) days under any debt instrument of the District.

- 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 come due under any obligation which continue beyond a ninety (90) day period.

Service Plan Requirements

- 1. A list of public infrastructure the District constructed or installed during the report year, and a schedule for the construction or installation of future public infrastructure, as well as any maintenance operations or activities the District has undertaken during the report year and maintenance operations or activities the District plans to undertake in the upcoming year.**

The District did not install any public infrastructure during 2023 and does not have immediate plans to construct or install public infrastructure. The District does not anticipate operating or maintaining any public infrastructure during 2024.

- 2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements 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.**

The 2023 Audit Exemption Application is attached hereto as **Exhibit C**.

- 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 in the development of public facilities in 2023. During the next five years, the District intends to construct, or cause the construction of Public Improvements serving the project, including but not limited to streets, water, sanitation, storm water improvements, and park and recreation improvements.

- 4. Unless disclosed withing 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.**

The 2023 final assessed valuation of the District is attached hereto as **Exhibit A**. The District's 2023 Mill Levy Certification is attached hereto as **Exhibit D**.

- 5. The District's budget for the calendar year in which the annual report is submitted.**

A copy of the 2024 Budget is attached hereto as **Exhibit B**.

- 6. A summary of the residential and commercial development in the District for the report year.**

No residential or commercial development occurred within the District in 2023.

- 7. A summary of all fees, charges and assessments imposed by the District as January 1 of the report year.**

The District did not impose any fees, charges, or assessments as of January 1, 2023. The District's 2023 Mill Levy Certification is attached hereto as **Exhibit D**.

- 8. Certification of the Board that no action, event or condition enumerated in Town Code Section 10.11.060 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 Town Council.**

To the best the District's actual knowledge, no action, event or condition enumerated in Town Code section 10.11.060 occurred in 2023.

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

| | |
|---------------------|-------------------------------------------------------------------------------------|
| Debra Hessler | 9193 S Jamaica Street, 4 th Floor Englewood, CO 80112 303-486-5033 |
| Jennifer Thornbloom | 9193 S Jamaica Street, 4 th Floor Englewood, CO 80112 303-486-5033 |
| Jonathan Beckwitt | 9193 S Jamaica Street, 4 th Floor Englewood, CO 80112 303-486-5033 |
| Joseph Huey | 9193 S Jamaica Street, 4 th Floor Englewood, CO 80112 303-486-5033 |
| Kent Pedersen | 9193 S Jamaica Street, 4 th Floor Englewood, CO 80112 303-486-5033 |

Regular Meetings:

Date: November 6, 2024
Place: Via teleconference
Time: 2:00 p.m.

General Counsel:
Clint C. Waldron, Esq.
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

The District does not have a chief administrative officer.

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

To the best of the District's actual knowledge, the District is in compliance with all the provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

A copy of the District's most recent notice pursuant to Section 32-1-809, C.R.S. is attached hereto as **Exhibit E**.

12. A copy of any Intergovernmental Agreements entered into by the District since the filing of the last annual report.

The District did not enter into or terminate any intergovernmental agreements in 2023.

EXHIBIT A
2023 Final Assessed Valuation

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4624 - Newlin Crossing Metro District

IN DOUGLAS COUNTY ON 12/22/2023

New Entity: No

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

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

| | |
|--------------------------------------------------------------------------------------------------------------------|-------------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2,900,060 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$2,924,770 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$0 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2,924,770 |
| 5. NEW CONSTRUCTION: ** | \$0 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$0 |
| 9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.): | \$2,899.00 |

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

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

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

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

| |
|-------------------------------------------------------|
| USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY |
|-------------------------------------------------------|

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

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$10,443,165 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$0 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.) | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

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

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

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

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

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

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | \$0 |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----|

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

EXHIBIT B
2024 Budget

NEWLIN CROSSING METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Newlin Crossing Metropolitan District.

The Newlin Crossing Metropolitan District has adopted budgets for three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

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 source of revenue for the district in 2024 will be bond proceeds and developer advances. The district intends to impose a 5.000 mill levy on property within the district for 2024, all of which will be dedicated to the General Fund.

Newlin Crossing Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|--------------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ - | \$ 5,021 | \$ 5,021 | \$ 5,021 | \$ - |
| Revenues: | | | | | |
| Property taxes | - | 14,500 | 11,601 | 14,500 | 14,624 |
| Specific ownership taxes | - | 870 | 672 | 1,200 | 964 |
| Developer Advance | <u>21,207</u> | <u>42,424</u> | <u>-</u> | <u>2,997</u> | <u>42,207</u> |
| Total revenues | <u>21,207</u> | <u>57,794</u> | <u>12,273</u> | <u>18,697</u> | <u>57,795</u> |
| Total funds available | <u>21,207</u> | <u>62,815</u> | <u>17,294</u> | <u>23,718</u> | <u>57,795</u> |
| Expenditures: | | | | | |
| Accounting/Audit | 474 | 3,500 | 2,040 | 3,500 | 3,500 |
| Legal | 12,648 | 15,000 | 4,162 | 15,000 | 15,000 |
| Insurance | 1,893 | 3,500 | 3,120 | 3,500 | 3,500 |
| Management | - | 6,500 | - | - | 6,500 |
| General Admin | - | 1,500 | - | - | 1,500 |
| Miscellaneous Expense | 1,171 | 500 | 400 | 1,500 | 500 |
| Treasurer's Fees | - | 218 | 174 | 218 | 219 |
| Engineering verification costs | - | 5,000 | - | - | 5,000 |
| Contingency | - | 21,161 | - | - | 21,161 |
| Emergency reserve (3%) | <u>-</u> | <u>915</u> | <u>174</u> | <u>-</u> | <u>915</u> |
| Total expenditures | <u>16,186</u> | <u>57,794</u> | <u>10,070</u> | <u>23,718</u> | <u>57,795</u> |
| Ending fund balance | <u>\$ 5,021</u> | <u>\$ 5,021</u> | <u>\$ 7,224</u> | <u>\$ -</u> | <u>\$ -</u> |
| Assessed valuation | | <u>\$ 2,900,060</u> | | | <u>\$ 2,924,770</u> |
| Mill Levy | | <u>5.000</u> | | | <u>5.000</u> |

Newlin Crossing Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ - | \$ - | \$ - | \$ - | \$ - |
| Revenues: | | | | | |
| Bond proceeds | - | 17,175,000 | - | - | 17,175,000 |
| Total revenues | - | 17,175,000 | - | - | 17,175,000 |
| Total funds available | - | 17,175,000 | - | - | 17,175,000 |
| Expenditures: | | | | | |
| Issuance costs | - | 593,500 | - | - | 593,500 |
| Capital expenditures | - | - | - | - | 14,125,885 |
| Transfer to Debt Service | - | 2,455,615 | - | - | 2,455,615 |
| Total expenditures | - | 3,049,115 | - | - | 17,175,000 |
| Ending fund balance | <u>\$ -</u> | <u>\$ 14,125,885</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

Newlin Crossing Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|--------------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ - | \$ - | \$ - | \$ - | \$ - |
| Revenues: | | | | | |
| Transfer from Capital Projects | - | 2,455,615 | - | - | 2,455,615 |
| Interest income | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total revenues | <u>-</u> | <u>2,455,615</u> | <u>-</u> | <u>-</u> | <u>2,455,615</u> |
| Total funds available | <u>-</u> | <u>2,455,615</u> | <u>-</u> | <u>-</u> | <u>2,455,615</u> |
| Expenditures: | | | | | |
| Bond interest | - | 491,205 | - | - | 491,205 |
| Trustee / paying agent fees | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>491,205</u> | <u>-</u> | <u>-</u> | <u>491,205</u> |
| Ending fund balance | <u>\$ -</u> | <u>\$ 1,964,410</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,964,410</u> |
| Assessed valuation | | <u>\$ 2,900,060</u> | | | <u>\$ 2,924,770</u> |
| Mill Levy | | <u>-</u> | | | <u>-</u> |
| Total Mill Levy | | <u>5.000</u> | | | <u>5.000</u> |

EXHIBIT C
2023 Audit Exemption Application

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

| |
|----------------------------------------------|
| Newlin Crossing Metropolitan District |
| c/o White Bear Ankele Tanaka & Waldron, P.C. |
| 2154 East Commons Ave, Ste 2000 |
| Centennial, CO 80122 |
| Blair Dickhoner |
| 303-858-1800 |

For the Year Ended
12/31/23
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

| |
|----------------------|
| Blair Dickhoner |
| 303-858-1800 |
| bdickhoner@wbapc.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:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

| |
|---------------------------------------------------------|
| Diane Wheeler |
| District Accountant |
| Simmons & Wheeler, P.C. |
| 304 Inverness Way South, Suite 490, Englewood, CO 80112 |
| 303-689-0833 |

| PREPARER <small>(SIGNATURE REQUIRED)</small> | DATE PREPARED |
|----------------------------------------------|---------------|
| <i>Diane K. Wheeler</i> | Mar 24, 2024 |

| | | |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
| Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types | GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small> | PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

PART 2 - REVENUE

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

| Line# | Description | Round to nearest Dollar | Please use this space to provide any necessary explanations |
|-------|----------------------------------------------------------|-------------------------|-------------------------------------------------------------|
| 2-1 | Taxes: Property (report mills levied in Question 10-6) | \$ 11,601 | |
| 2-2 | Specific ownership | \$ 1,345 | |
| 2-3 | Sales and use | \$ - | |
| 2-4 | Other (specify): | \$ - | |
| 2-5 | Licenses and permits | \$ - | |
| 2-6 | Intergovernmental: Grants | \$ - | |
| 2-7 | Conservation Trust Funds (Lottery) | \$ - | |
| 2-8 | Highway Users Tax Funds (HUTF) | \$ - | |
| 2-9 | Other (specify): | \$ - | |
| 2-10 | Charges for services | \$ - | |
| 2-11 | Fines and forfeits | \$ - | |
| 2-12 | Special assessments | \$ - | |
| 2-13 | Investment income | \$ - | |
| 2-14 | Charges for utility services | \$ - | |
| 2-15 | Debt proceeds (should agree with line 4-4, column 2) | \$ - | |
| 2-16 | Lease proceeds | \$ - | |
| 2-17 | Developer Advances received (should agree with line 4-4) | \$ 7,432 | |
| 2-18 | Proceeds from sale of capital assets | \$ - | |
| 2-19 | Fire and police pension | \$ - | |
| 2-20 | Donations | \$ - | |
| 2-21 | Other (specify): | \$ - | |
| 2-22 | | \$ - | |
| 2-23 | | \$ - | |
| 2-24 | (add lines 2-1 through 2-23) TOTAL REVENUE | \$ 20,378 | |

PART 3 - EXPENDITURES/EXPENSES

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

| Line# | Description | Round to nearest Dollar | Please use this space to provide any necessary explanations |
|-------|-------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------|
| 3-1 | Administrative | \$ 874 | |
| 3-2 | Salaries | \$ - | |
| 3-3 | Payroll taxes | \$ - | |
| 3-4 | Contract services | \$ - | |
| 3-5 | Employee benefits | \$ - | |
| 3-6 | Insurance | \$ 3,121 | |
| 3-7 | Accounting and legal fees | \$ 14,694 | |
| 3-8 | Repair and maintenance | \$ - | |
| 3-9 | Supplies | \$ - | |
| 3-10 | Utilities and telephone | \$ - | |
| 3-11 | Fire/Police | \$ - | |
| 3-12 | Streets and highways | \$ - | |
| 3-13 | Public health | \$ - | |
| 3-14 | Capital outlay | \$ - | |
| 3-15 | Utility operations | \$ - | |
| 3-16 | Culture and recreation | \$ - | |
| 3-17 | Debt service principal (should agree with Part 4) | \$ - | |
| 3-18 | Debt service interest | \$ - | |
| 3-19 | Repayment of Developer Advance Principal (should agree with line 4-4) | \$ - | |
| 3-20 | Repayment of Developer Advance Interest | \$ - | |
| 3-21 | Contribution to pension plan (should agree to line 7-2) | \$ - | |
| 3-22 | Contribution to Fire & Police Pension Assoc. (should agree to line 7-2) | \$ - | |
| 3-23 | Other (specify): | \$ - | |
| 3-24 | | \$ - | |
| 3-25 | | \$ - | |
| 3-26 | (add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES | \$ 18,689 | |

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

| | | Yes | No |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 4-1 | Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4-2 | Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Developer advance subject to available funds</div> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4-3 | Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4-4 | Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers) | | |
| | General obligation bonds | \$ - | \$ - |
| | Revenue bonds | \$ - | \$ - |
| | Notes/Loans | \$ - | \$ - |
| | Lease & SBITA** Liabilities [GASB 87 & 96] | \$ - | \$ - |
| | Developer Advances | \$ 21,206 | \$ 28,638 |
| | Other (specify): | \$ - | \$ - |
| | TOTAL | \$ 21,206 | \$ 28,638 |

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

| | | Yes | No |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 4-5 | Does the entity have any authorized, but unissued, debt? If yes: How much? \$ 212,875,000.00 Date the debt was authorized: 11/2/2021 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4-6 | Does the entity intend to issue debt within the next calendar year? If yes: How much? \$ 17,175,000.00 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4-7 | Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? \$ - | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4-8 | Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? \$ - | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 | \$ 9,181 | |
| 5-2 | Certificates of deposit | \$ - | |
| | Total Cash Deposits | | \$ 9,181 |
| | Investments (if investment is a mutual fund, please list underlying investments): | | |
| | | \$ - | |
| | | \$ - | |
| 5-3 | | \$ - | |
| | | \$ - | |
| | Total Investments | | \$ - |
| | Total Cash and Investments | | \$ 9,181 |

Please answer the following questions by marking in the appropriate boxes

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

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

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

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

*must tie to prior year ending balance

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.): | \$ - |
| TOTAL | \$ - |

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.? If no, **MUST** explain: Yes No N/A

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

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

| Governmental/Proprietary Fund Name | Total Appropriations By Fund |
|------------------------------------|------------------------------|
| General Fund | \$ 57,794 |
| Capital Project Fund | \$ 3,049,115 |
| Debt Service Fund | \$ 491,205 |
| | |

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, **MUST** explain:

PART 10 - GENERAL INFORMATION

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

Yes

No

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

10-1

If yes: Date of formation:

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

Streets, traffic control, water, sewer, park and recreation, transportation, directional drilling

10-4 Does the entity have an agreement with another government to provide services?

If yes: List the name of the other governmental entity and the services provided:

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

If yes: Date Filed:

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

If yes:

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

Bond Redemption mills

| | |
|--|---|
| | - |
|--|---|

General/Other mills

| | |
|--|-------|
| | 5.000 |
|--|-------|

Total mills

| | |
|--|-------|
| | 5.000 |
|--|-------|

| | Yes | No | N/A |
|--|-----|----|-----|
|--|-----|----|-----|

10-7 **NEW 2023!** If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.

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 |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 12-1 | If you plan to submit this form electronically, have you read the new Electronic Signature Policy? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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





Policy - Requirements

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

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

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

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

| Print the names of ALL members of current governing body below. | | A MAJORITY of the members of the governing body must sign below. |
|-----------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board Member 1 | Print Board Member's Name | I <u>Jonathan Beckwitt</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>Mar 25, 2024</u> My term Expires: <u>May 2027</u> |
| | Jonathan Beckwitt | |
| Board Member 2 | Print Board Member's Name | I <u>Debra Hessler</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>Mar 25, 2024</u> My term Expires: <u>May 2025</u> |
| | Debra Hessler | |
| Board Member 3 | Print Board Member's Name | I <u>Joseph Huey</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>Mar 24, 2024</u> My term Expires: <u>May 2027</u> |
| | Joseph Huey | |
| Board Member 4 | Print Board Member's Name | I <u>Kent Pedersen</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>Mar 25, 2024</u> My term Expires: <u>May 2025</u> |
| | Kent Pedersen | |
| Board Member 5 | Print Board Member's Name | I <u>Jennifer Thornbloom</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2027</u> |
| | Jennifer Thornbloom | |
| Board Member 6 | Print Board Member's Name | I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____ |
| | | |
| Board Member 7 | Print Board Member's Name | I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____ |
| | | |

Newlin Crossing 2023

Interim Agreement Report










2024-03-25


| | |
|-----------------|----------------------------------------------|
| Created: | 2024-03-24 |
| By: | Diane Wheeler (diane@simmons-wheeler.com) |
| Status: | Out for Signature |
| Transaction ID: | CBJCHBCAABAAQjKyqQX93R8VK-uWoRQAhu8blciLGomi |


Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.


"Newlin Crossing 2023" History


-  Document created by Diane Wheeler (diane@simmons-wheeler.com)
2024-03-24 - 8:58:22 PM GMT
-  Document emailed to Diane Wheeler (diane@simmons-wheeler.com) for signature
2024-03-24 - 8:59:42 PM GMT
-  Document emailed to Kent Pedersen (kent.pedersen@lennar.com) for signature
2024-03-24 - 8:59:42 PM GMT
-  Document emailed to Jack Beckwitt (jack.beckwitt@lennar.com) for signature
2024-03-24 - 8:59:42 PM GMT
-  Document emailed to Debra Hessler (debra.hessler@lennar.com) for signature
2024-03-24 - 8:59:43 PM GMT
-  Document emailed to jennifer.thornbloom@lennar.com for signature
2024-03-24 - 8:59:43 PM GMT
-  Document emailed to joseph.huey@lennar.com for signature
2024-03-24 - 8:59:43 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmons-wheeler.com)
Signature Date: 2024-03-24 - 8:59:51 PM GMT - Time Source: server
-  Email viewed by joseph.huey@lennar.com
2024-03-24 - 11:32:18 PM GMT


 Signer joseph.huey@lennar.com entered name at signing as Joseph Huey
2024-03-24 - 11:33:26 PM GMT


 Document e-signed by Joseph Huey (joseph.huey@lennar.com)
Signature Date: 2024-03-24 - 11:33:28 PM GMT - Time Source: server

 Email viewed by Kent Pedersen (kent.pedersen@lennar.com)
2024-03-25 - 3:01:16 PM GMT

 Document e-signed by Kent Pedersen (kent.pedersen@lennar.com)
Signature Date: 2024-03-25 - 3:01:28 PM GMT - Time Source: server

 Email viewed by Jack Beckwitt (jack.beckwitt@lennar.com)
2024-03-25 - 4:39:57 PM GMT

 Signer Jack Beckwitt (jack.beckwitt@lennar.com) entered name at signing as Jonathan Beckwitt
2024-03-25 - 4:40:11 PM GMT

 Document e-signed by Jonathan Beckwitt (jack.beckwitt@lennar.com)
Signature Date: 2024-03-25 - 4:40:13 PM GMT - Time Source: server


 Document e-signed by Debra Hessler (debra.hessler@lennar.com)
E-signature obtained using URL retrieved through the Adobe Acrobat Sign API
Signature Date: 2024-03-25 - 6:00:34 PM GMT - Time Source: server

EXHIBIT D
2023 Mill Levy Certification

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
 On behalf of the Newlin Crossing Metro District
 the Board of Directors
 of the Newlin Crossing Metro District**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$2,924,770** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$2,924,770**

Submitted: *Diane Wheeler* for budget/fiscal year 2024

| PURPOSE | LEVY | REVENUE |
|-----------------------------------------------------------------------------------------|--------------------|-----------------|
| 1. General Operating Expenses | 5.000 mills | \$14,624 |
| 2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction | -0.000 mills | -\$0 |
| SUBTOTAL FOR GENERAL OPERATING: | 5.000 mills | \$14,624 |
| 3. General Obligation Bonds and Interest | 0.000 mills | \$0 |
| 4. Contractual Obligations | 0.000 mills | \$0 |
| 5. Capital Expenditures | 0.000 mills | \$0 |
| 6. Refunds/Abatements | 0.000 mills | \$0 |
| 7. Other | 0.000 mills | \$0 |
| 8. Judgment | 0.000 mills | \$0 |
| TOTAL: | 5.000 mills | \$14,624 |

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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

No Bonds Available

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgment Available

Explanation of Change:

Generated On Sat, 06 Jan 2024

EXHIBIT E
32-1-809 Notice

**Newlin Crossing Metropolitan District, Town of Parker, Douglas County, Colorado
Disclosure Notice Pursuant to § 32-1-809, C.R.S.**

REQUESTED INFORMATION

RESPONSE

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Address and telephone number of the principal business office | c/o WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 303-858-1800 | |
| Name and business telephone number of the manager or other principal contact person for the District/board member contact information | Clint C. Waldron, Esq. WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: 303-858-1800 Email: cwaldron@wbapc.com | |
| Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 6, 2025 *on ballot at the next regular election | Kent Pedersen, President | (term expires 2025)* |
| | Debra Hessler, Treasurer | (term expires 2025)* |
| | Jennifer Thornbloom, Secretary | (term expires 2027) |
| | Jonathan Beckwitt, Asst. Secretary | (term expires 2027) |
| | Joseph Huey, Asst. Secretary | (term expires 2027) |
| Regular meeting schedule and the place where notice of board meetings is posted pursuant to § 24-6-402(2)(c), C.R.S. | Regular meetings are scheduled for November 6, 2024 at 2:00 pm via teleconference. Notices of board meetings are posted at https://newlincrossingmetrodistrict.com/ or when online posting is not available at the northeast corner of East Main Street and South Chambers Road, Town of Parker, Colorado. | |
| Current mill levy (2023), for collection in 2024 | 5.000 mills - (general fund) | |
| Total ad valorem tax revenue received during the last year (2023) | \$14,500 (unaudited) | |
| Date of the next regular special district election of board members | May 6, 2025 | |
| Procedure and timing to submit a self-nomination form for election to the Board pursuant to § 1-13.5-303, C.R.S.: Pursuant to § 1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67 th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in § 38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67 th) day before the election. | | |
| Address of any website on which the special district's election results will be posted | https://cdola.colorado.gov/local-government-and https://newlincrossingmetrodistrict.com/ | |
| Information on the procedure to apply for permanent absentee voter status as described in § 1-13.5-1003, C.R.S. | A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800. | |