

MillerLaw_{pllc}

1555 California Street No. 505
Denver CO 80202
303.285.5320

September 1, 2023

Weld County Clerk & Recorder
1402 North 17th Avenue
Greeley, CO 80631

Division of Local Government
Department of Local Affairs
1313 Sherman Street, Room 521
Denver, CO 80203

Office of the State Auditor
Local Government Audit Division
1525 Sherman Street, 7th Floor
Denver, CO 80203

Board of Trustees
Town of Mead
441 3rd Street
Mead, CO 80542

RE: 2022 Annual Reports

To Whom It May Concern:

Enclosed for your records is the annual report for 2022 for the below captioned district.
Please contact me with any questions or concerns. Thank you.

Meadow Ridge Commercial Metropolitan District

MILLER LAW PLLC

Sonja Steele

Sonja Steele
Paralegal

Enclosures

**MEADOW RIGE COMMERCIAL METROPOLITAN DISTRICT
COUNTY OF WELD, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2022

Pursuant to the Service Plan for the Meadow Ridge Commercial Metropolitan District (the “District”), the District is required to provide an annual report to the County of Weld (the “County”) with regard to the following matters:

Reporting of Significant Events.

1. Narrative of the District progress in implementing the Service Plan and a summary of the development in the Project;
2. Boundary changes made or proposed;
3. Intergovernmental agreements executed;
4. A summary of any litigation involving the District;
5. Proposed plans for the year immediately following the report year;
6. Construction contracts executed and the name of the contractors as well as the principal of each contractor;
7. Status of the District’s Public Improvement construction schedule and the Public Improvement schedule for the following five years;
8. Notice of any uncured defaults;
9. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the Town;
10. If requested by the Town, copies of minutes of all meetings of the District’s boards of director;
11. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel and the date, place, and time of the regular meetings of the Board;
12. Certification from the Board that the District are in compliance with all provisions of the Service Plan;

13. Copies of any Agreements with the Developer entered into in the report year; and
14. Copies of any Cost Verification Reports provided to the District in the report year.

Summary of Financial Information.

15. Assessed value of Taxable Property within the District's boundaries;
16. Total acreage of property within the District's boundaries;
17. Most recently filed audited financial statements of the District, to the extent audit financial statements are required by state law or most recently filed audit exemption;
18. Annual budget of the District;
19. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements;
20. Outstanding Debt (stated separately for reach class of Debt);
21. Outstanding Debt service (stated separately for each class of Debt);
22. The District's inability to pay any financial obligations as they come due;
23. The amount and terms of any new Debt issued; and
24. Any Developer Debt.

For the year ending December 31, 2022, the District makes the following report:

1. A narrative summary of the progress of the District in implementing its Service Plan for the reporting year and a summary of the development in the Project;

Development is not yet underway in the District.
2. Boundary changes made or proposed;

No boundary changes were made during the reporting period.
3. Intergovernmental agreements executed.

No Intergovernmental Agreements were entered into during the reporting period, and none are anticipated.

4. A summary of any litigation involving the District;

There is no litigation, pending or threatened, against the District of which we are aware.

5. Proposed plans for the year immediately following the report year;

Development is expected to commence in 2024.

6. Construction contracts executed and the name of the contractors as well as the principal of each contractor;

None.

7. Status of the District's Public Improvement construction schedule and the Public Improvement schedule for the following five years;

Development in the District has not yet begun as land use entitlements have not been completed. Development is expected to begin in late 2024. If necessary, the District will alter or revise the proposed schedule of debt issuance once land entitlement is complete.

8. Notice of any uncured defaults;

None.

9. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the Town;

N/A

10. If requested by the Town, copies of minutes of all meetings of the District's boards of director;

The Town has not requested copies of the minutes of all meetings and are on file with the District.

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

See 11(a).

12. Certification from the Board that the District are in compliance with all provisions of the Service Plan.

Signature page attached.

13. Copies of any Agreements with the Developer entered into in the report year.

N/A

14. Copies of any Cost Verification Reports provided to the District in the report year.

N/A

15. Assessed value of Taxable Property within the District's boundaries;

N/A

16. Total acreage of property within the District's boundaries;

Initial boundary maps for the reported year are attached hereto as **Exhibit A**.

17. Most recently filed audited financial statements of the District, to the extent audit financial statements are required by state law or most recently filed audit exemption.

The 2022 Audit Exemption Application is attached hereto as **Exhibit B**.

18. Annual budget of the District.

The Annual budget for the report year is attached hereto as **Exhibit C**.

19. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements;

The Budget resolution for the report year is attached hereto as **Exhibit D**.

20. Outstanding Debt (stated separately for each class of Debt);

There is no Outstanding Debt for the reported year.

21. Outstanding Debt service (stated separately for each class of Debt);

There is no Outstanding Debt service for the reported year.

22. The District's inability to pay any financial obligations as they come due;

N/A

23. The amount and terms of any new Debt issued; and

N/A

24. Any Developer Debt.

There is no Outstanding Developer Debt service for the reported year.

a. 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; and

President	Tim Craft c/o Miller Law pllc 1555 California Street No. 505 Denver, CO 80202 303-285-5320
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Secretary/ Treasurer	Jeff Keeley c/o Miller Law pllc 1555 California Street No. 505 Denver, CO 80202 303-285-5320
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Assistant Secretary	Stephanie Stewart c/o Miller Law pllc 1555 California Street No. 505 Denver, CO 80202 303-285-5320
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Assistant
Secretary Howard Johnson
 c/o Miller Law pllc
 1555 California Street No. 505
 Denver, CO 80202
 303-285-5320

Assistant
Secretary Brad Woods
 c/o Miller Law pllc
 1555 California Street No. 505
 Denver, CO 80202
 303-285-5320

General
Counsel Dianne Miller
 Miller Law pllc
 1555 California Street No. 505, Denver, CO 80202

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof and except as otherwise expressly stated herein, the District is in full compliance with the District's Service Plan.

MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT

Exhibit A
Boundary Map
Meadow Ridge Commercial Metropolitan District

EXHIBIT B-1

SERVICE PLAN FOR MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT

Initial District Boundary Map and Legal Description

LEGAL DESCRIPTION

A PARCEL OF LAND LYING OVER, UNDER, AND ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 88°55'43" WEST, 2651.05 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE SOUTH 37°31'33" WEST, A DISTANCE OF 180.40 FEET TO THE NORTHWESTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE POINT OF BEGINNING;

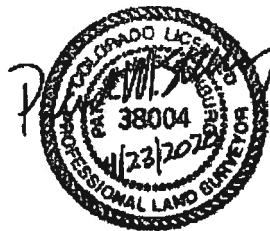
THENCE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 88°55'43" EAST A DISTANCE OF 80.00 FEET;
2. SOUTH 01°04'17" EAST A DISTANCE OF 80.00 FEET;
3. SOUTH 88°55'43" WEST A DISTANCE OF 80.00 FEET;
4. NORTH 01°04'17" WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 6,400 SQUARE FEET OR 0.147 ACRES, MORE, OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG P.L.S. 38004
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



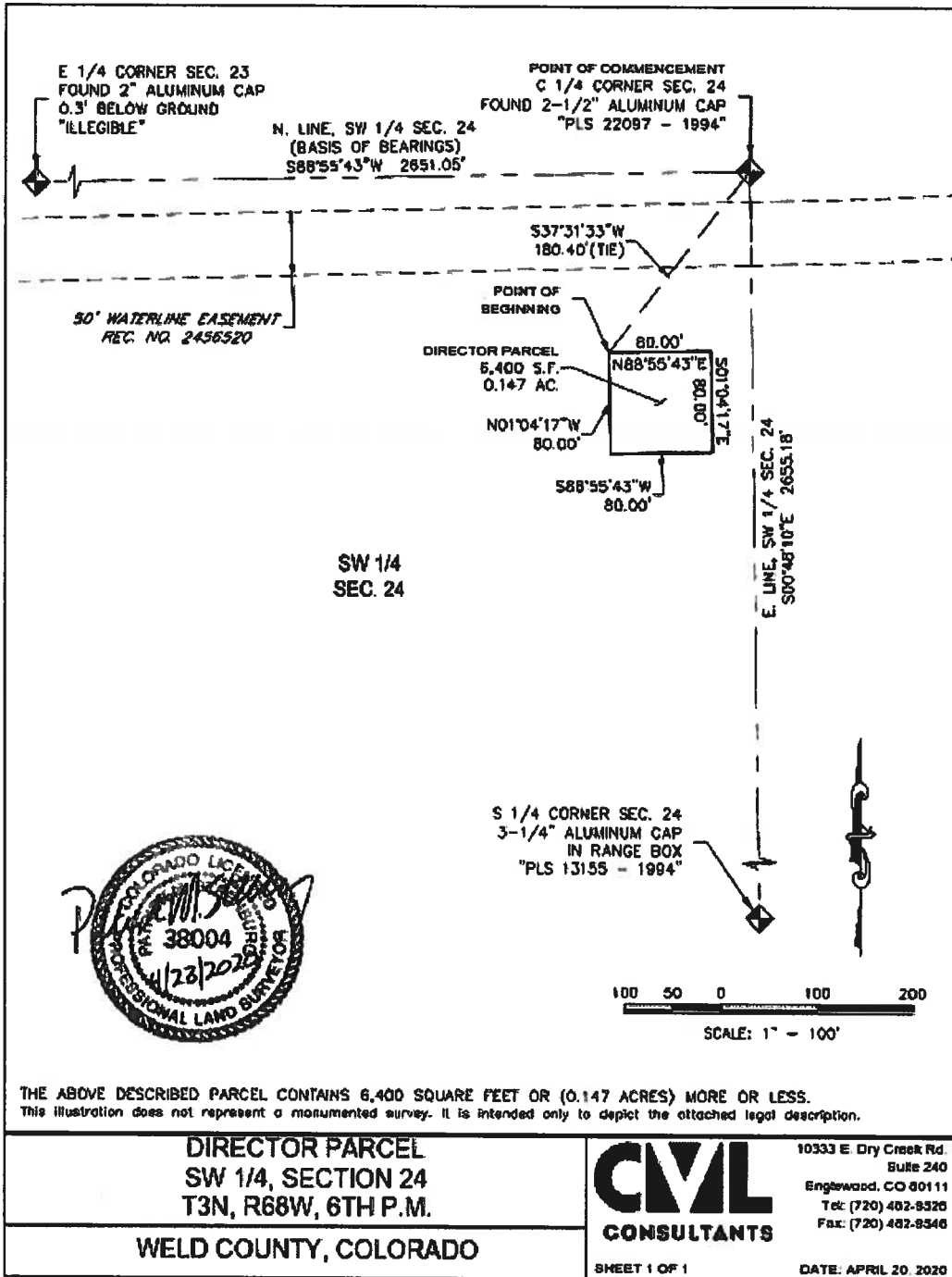


Exhibit B

2022 Audit Exemption

Meadow Ridge Commercial Metropolitan District

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Meadow Ridge Commercial Metropolitan District
155 California Street No. 505
Denver CO 80202

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

CONTACT PERSON
PHONE
EMAIL

Dianne Miller
303-285-5320
dmiller@ddmalaw.com

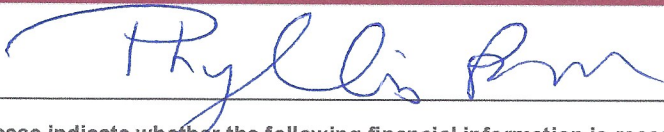
PART 1 - CERTIFICATION OF PREPARER

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
DATE PREPARED

PHYLLIS BROWN
DIRECTOR OF FINANCE & ACCOUNTING
COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. PRENTICE AVENUE, SUITE 103E, GREENWOOD VILLAGE, CO 80111
303-381-4960
2/28/23

PREPARER (SIGNATURE REQUIRED)



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)	\$ -	
2-2	Specific ownership	\$ -	
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)	\$ -	
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	\$ -	

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	\$ 148	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ 493	
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	\$ 641	

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 type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date the debt was authorized:	\$ 20,000,000	1/21/2021
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$ -	-

Please use this space to provide any explanations or comments:

PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ 641	
5-2 Certificates of deposit	\$ -	
Total Cash Deposits		\$ 641
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
5-3	\$ -	
	\$ -	
Total Investments		\$ -
Total Cash and Investments		\$ 641

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

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

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

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

Yes No

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

If yes: Who administers the plan?

Indicate the contributions from:

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

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

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

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

Yes No N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 48,000

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, MUST explain:

PART 10 - GENERAL INFORMATION

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

Yes

No

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

If yes: Date of formation:

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

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
Total mills

	-
	-
	-

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A MAJORITY of the members of the governing body must complete and sign in the column below.
Board Member 1	Timothy Craft	I <u>Timothy Craft</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>Tim Craft</u> Date: <u>3/6/2023</u> My term Expires: <u>May 2023</u>
Board Member 2	Jeffrey Keeley	I <u>Jeffrey Keeley</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>Jeff Keeley</u> Date: <u>3/6/2023</u> My term Expires: <u>May 2025</u>
Board Member 3	Stephanie Stewart	I <u>Stephanie Stewart</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>[Signature]</u> Date: <u>3/3/2023</u> My term Expires: <u>May 2023</u>
Board Member 4	Howard Johnson	I <u>Howard Johnson</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>Howard Johnson</u> Date: <u>3/3/2023</u> My term Expires: <u>May 2023</u>
Board Member 5	Brad Woods	I <u>Brad Woods</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>Brad Woods</u> Date: <u>3/7/2023</u> My term Expires: <u>May 2025</u>
Board Member 6		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		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: _____

Meadow Ridge Commercial Metropolitan District Audit Exemption Application

Certificate Of Completion

Envelope Id: 9BF0E09AB41446CD840C4A0D2789590B
 Subject: Meadow Ridge Nos. 1-3, Comm. - 2022 - short form signature page audit exemption
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 5
 AutoNav: Enabled
 Envelope Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Sonja Steele
 1641 California St
 Denver, CO 80202
 ssteele@ddmalaw.com
 IP Address: 96.88.70.121

Record Tracking

Status: Original
 3/3/2023 9:50:16 AM


Holder: Sonja Steele
 ssteele@ddmalaw.com

Location: DocuSign

Signer Events

Brad Woods
 bradawc@cs.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 36ED77E810DF4B1...


Timestamp

Sent: 3/3/2023 9:59:39 AM
 Viewed: 3/7/2023 11:14:43 AM
 Signed: 3/7/2023 11:14:58 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 67.190.155.31

Electronic Record and Signature Disclosure:
 Accepted: 3/7/2023 11:14:43 AM
 ID: cc8f52ba-a021-435b-8bde-f24730594722

Howard Johnson
 howard_johnson@me.com
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 3BD1D51326E9437...

Sent: 3/3/2023 9:59:40 AM
 Viewed: 3/3/2023 12:16:20 PM
 Signed: 3/3/2023 12:17:00 PM

Signature Adoption: Pre-selected Style
 Using IP Address: 174.51.39.221

Electronic Record and Signature Disclosure:
 Accepted: 3/3/2023 12:16:20 PM
 ID: e8399025-88b5-4242-af13-e78e38386eba

Jeff Keeley
 jeff.keeley@gmail.com
 Security Level: Email, Account Authentication (None)

DocuSigned by:

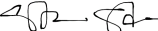
 C4593435F38E43E...

Sent: 3/3/2023 9:59:39 AM
 Viewed: 3/6/2023 1:15:10 PM
 Signed: 3/6/2023 1:15:16 PM

Signature Adoption: Pre-selected Style
 Using IP Address: 73.153.219.196

Electronic Record and Signature Disclosure:
 Accepted: 3/3/2023 1:15:10 PM
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Stephanie Stewart
 stephanie.stewart@bradburycompanies.com
 Security Level: Email, Account Authentication (None)

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Signer Events**Signature****Timestamp**

Tim Craft
 tim@craftcompaniesllc.com
 Principal
 Craft Companies, LLC
 Security Level: Email, Account Authentication
 (None)

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 Signature Adoption: Pre-selected Style
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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Rhonda Bilek
 rbilek@ddmalaw.com
 Miller & Associates Law Offices, LLC
 Security Level: Email, Account Authentication
 (None)
Electronic Record and Signature Disclosure:
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Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

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Signing Complete	Security Checked	3/6/2023 11:47:23 AM
Completed	Security Checked	3/7/2023 11:14:58 AM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

Exhibit C
2022 Annual Budget
Meadow Ridge Commercial Metropolitan District

Meadow Ridge Commercial MD	<u>Actual 2021</u>	<u>Estimated 2022</u>	<u>Adopted 2023</u>
Beginning Funds Available	0	0	1,440
Revenue:			
Property Taxes	0	0	0
Services	0	0	0
Refund	0	0	0
Other/Miscellaneous (Investment Income)	0	0	0
Specific Ownership Taxes	0	0	0
Developer Advances	48000	48000	48000
Total Revenue	<u>48,000</u>	<u>48,000</u>	<u>48,000</u>
Total Funds Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 49,440</u>
Expenditures			
County Treasurer's Collection Fees	0	0	0
Insurance and Bonds	3000	3000	3000
Accounting and Legal	40000	40000	40000
Election Costs	3000	3000	3000
Capital Improvements	0	0	0
Utilities (Public Service)	0	0	0
Miscellaneous/Administrative	2000	2000	2000
Directors' Fees	0	0	0
Developer Reimbursement	0	0	0
Total Expenditures	<u>48,000</u>	<u>48,000</u>	<u>48,000</u>
Ending Funds Available	<u>1,440</u>	<u>1,440</u>	<u>1,440</u>
Emergency Reserve	1,440	1,440	1,440
MILL LEVY			
Certified Assessed Valuation	0	0	40
Mill Levy-General	0.000	0.000	0.000
Property Taxes (estimated)	0	0	0

Exhibit D
2023 Budget Resolution
Meadow Ridge Commercial Metropolitan District

**BUDGET RESOLUTION
(2023)**

CERTIFIED COPY OF RESOLUTION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

At the special meeting of the Board of Directors of MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT, Town of Mead, County of Weld, Colorado, held at 2:00PM. on November 8, 2022 at [https://us02web.zoom.us/j/85658758360?pwd=OHA0QzUySFhVcHJ3eFNERTVGRHNnQT09&from=addonMeeting ID: 856 5875 8360](https://us02web.zoom.us/j/85658758360?pwd=OHA0QzUySFhVcHJ3eFNERTVGRHNnQT09&from=addonMeeting+ID%3A856+5875+8360), Passcode: 578849, Telephone: 1 719 359 4580, there were present:

Jeffrey Keeley
Stephanie Stewart
Howard Johnson

Absent were Tim Craft and Brad Woods whose absences were excused;

Also present were Dianne Miller (“District Counsel”), Sonja Steele and Rhonda Bilek of Miller Law pllc;

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director Keeley introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT, CITY OF MEAD, COUNTY OF WELD, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Meadow Ridge Commercial Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2022; and

WHEREAS, the proposed 2023 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 2:00PM November 8, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; 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 THE MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT, WELD, COLORADO, AS FOLLOWS:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023.

Section 3. 2023 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$ 0.00, and that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$ 40.00. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 00.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 4. 2023 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$ 0.00 and that the 2022 valuation for assessment, as certified by the Weld County Assessor, is \$ 40.00. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 00.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Weld County Board of County Commissioners, no later than December 15, 2022, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. 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 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Stephanie Stewart.

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 8, 2022

MEADOW RIDGE COMMERCIAL METROPOLITAN
DISTRICT

By: 
C4593435F38E43E...

Jeffrey Keeley, Secretary/Treasurer

ATTEST:

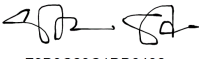

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Stephanie Stewart, Assistant Secretary

STATE OF COLORADO
COUNTY OF WELD
MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT

I, Stephanie Stewart, hereby certify that I am a director and the duly elected and qualified Assistant Secretary of the MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT (the "District"), and that the foregoing constitutes 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 of Directors of the District held at 2:00PM. on November 8, 2022, at <https://us02web.zoom.us/j/85658758360?pwd=OHA0QzUySFhVcHJ3eFNERTVGRHNnQT09&from=addon> Meeting ID: 856 5875 8360, Passcode: 578849, Telephone: 1 719 359 4580 as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; 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.

IN WITNESS WHEREOF, I have hereunto subscribed my name on November 8, 2022.

DocuSigned by:

E3B9C29C1DB6492...

Stephanie Stewart, Assistant Secretary

EXHIBIT A
BUDGET DOCUMENT & BUDGET MESSAGE
MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT
2023 BUDGET

Meadow Ridge Commercial MD		<u>Actual 2021</u>	<u>Estimated 2022</u>	<u>Adopted 2023</u>
Beginning Funds Available		0	0	1,440
Revenue:				
Property Taxes		0	0	0
Services		0	0	0
Refund		0	0	0
Other/Miscellaneous (Investment Income)		0	0	0
Specific Ownership Taxes		0	0	0
Developer Advances		48000	48000	48000
Total Revenue		<u>48,000</u>	<u>48,000</u>	<u>48,000</u>
Total Funds Available		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 49,440</u>
Expenditures				
County Treasurer's Collection Fees		0	0	0
Insurance and Bonds		3000	3000	3000
Accounting and Legal		40000	40000	40000
Election Costs		3000	3000	3000
Capital Improvements		0	0	0
Utilities (Public Service)		0	0	0
Miscellaneous/Administrative		2000	2000	2000
Directors' Fees		0	0	0
Developer Reimbursement		0	0	0
Total Expenditures		<u>48,000</u>	<u>48,000</u>	<u>48,000</u>
Ending Funds Available		<u>1,440</u>	<u>1,440</u>	<u>1,440</u>
Emergency Reserve		1,440	1,440	1,440
MILL LEVY				
Certified Assessed Valuation		0	0	40
Mill Levy-General		0.000	0.000	0.000
Property Taxes (estimated)		0	0	0

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT,
 (taxing entity)^A

the Board of Directors
 (governing body)^B

of the MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 40.00
 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: \$ 40.00
 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/09/2022 for budget/fiscal year 2023.
 (no 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	0 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	0 mills	\$ 0
3. General Obligation Bonds and Interest ^J	0 mills	\$ 0
4. Contractual Obligations ^K	0 mills	\$ 0
5. Capital Expenditures ^L	0 mills	\$ 0
6. Refunds/Abatements ^M	0 mills	\$ 0
7. Other ^N (specify): <u>0</u>	0 mills	\$ 0
<u>0</u>	0 mills	\$ 0
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	0 mills	\$ 0

Contact person: Dianne Miller Daytime phone: 3032855320
 (print)

Signed:  Title: Attorney

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) 864-7720.

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).

**MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT
2023 BUDGET**

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Through its Service Plan, the MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT (the “District”) is authorized to finance certain streets, street lighting, traffic and safety controls, sewer improvements, landscaping, and park and recreation improvements.

Revenue

Property Taxes

The primary source of funds for 2023 is property taxes. The District anticipates imposing a mill levy of 00.000 mills for the budget year 2023 for operations and maintenance expenses, which will yield \$ 0.00 in property tax revenue.

Expenditures

Administrative Expenses

Administrative expenses have been primarily for legal services, insurance, and accounting costs.

Funds Available

The District’s budget exists from property taxes and specific ownership taxes to cover the District’s operations, including its administrative functions.

Accounting Method

The District prepares its budget on the modified accrual basis of accounting

The District hereby certifies that the information provided herein as of the date hereof and except as otherwise expressly stated herein, the District is in full compliance with the District's Service Plan.

MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT

DocuSigned by:
Tim Craft
DB6B82F8841D4D1...

Tim Craft, President

ATTEST:

DocuSigned by:
Jeff Keeley
819B4BD723074B6...

Jeff Keeley, Secretary/Treasurer

Certificate Of Completion

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Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Sonja Steele
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	Denver, CO 80202
	ssteele@ddmalaw.com
	IP Address: 96.88.70.121

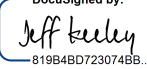
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Signer Events

Jeff Keeley
 Jeff@craftcompaniesllc.com
 Security Level: Email, Account Authentication (None)

Signature

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Tim Craft
 tim@craftcompaniesllc.com
 Principal
 Craft Companies, LLC
 Security Level: Email, Account Authentication (None)

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Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Rhonda Bilek
 rbilek@ddmalaw.com
 Miller & Associates Law Offices, LLC
 Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

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Notary Events	Signature	Timestamp
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Completed	Security Checked	9/1/2023 7:48:55 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Miller & Associates Law Offices, LLC:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: dmiller@ddmalaw.com

To advise Miller & Associates Law Offices, LLC of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at dmiller@ddmalaw.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from Miller & Associates Law Offices, LLC

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to dmiller@ddmalaw.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Miller & Associates Law Offices, LLC

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to dmiller@ddmalaw.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Miller & Associates Law Offices, LLC as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Miller & Associates Law Offices, LLC during the course of your relationship with Miller & Associates Law Offices, LLC.