Green Valley Ranch East Metropolitan District No. 7

2025
Annual Report

Submitted to:
Office of Development Assistance
City of Aurora
July 24, 2026

Also filed with:
Colorado Division of Local Government in the Department of Local Affairs,
Adams County Clerk and Recorder &
Colorado State Auditor

The Green Valley Ranch East Metropolitan District No. 7 (the "District") hereby submits this annual report, as required pursuant to Section VIII of the Consolidated Second Amended and Restated Service Plan, approved by the City of Aurora (the "City") on August 8, 2022, as amended by the Consolidated Second Amended and Restated Service Plan for Green Valley Ranch East Metropolitan District Nos. 6-14 and First Amendment thereto as it applies to Green Valley Ranch East Metropolitan District Nos. 10-14, as approved by the City on April 20, 2026 and effective May 23, 2026 (the "Service Plan"). In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the City, the Division of Local Government, the Colorado State Auditor, and the Adams County Clerk and Recorder. This annual report is being submitted to satisfy the reporting requirement for the year 2026. For the year ending December 31, 2025, the District makes the following report:

I. SERVICE PLAN – ANNUAL REPORT REQUIREMENT.

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

On December 5, 2018, Clayton Properties Group II, Inc., petitioned the District to include real property (the "Clayton Property") within the boundaries of the District. On December 20, 2018, the Board of Directors approved a resolution ordering the inclusion of real property into the boundaries of the District. On April 24, 2019, the Adams County District Court granted an order for the inclusion of the Clayton Property into the District, and that order was recorded in the office of the Adams County Clerk and Recorder on April 26, 2019 at Reception No. 2019000030751.

On October 11, 2019, Green Valley East LLC petitioned the District to exclude real property (the "GVE LLC Property") from the boundaries of the District. On October 18, 2019, the Board of Directors approved a resolution ordering the exclusion of real property from the boundaries of the District. On November 6, 2019, the Adams County District Court granted an order for the exclusion of the GVE LLC Property from the District, and that order was recorded in the office of the Adams County Clerk and Recorder on November 22, 2019 at Reception No. 2019000102347.

No changes to the District's boundary were made in 2025 or proposed as of December 31, 2025.

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

- *Intergovernmental Agreement* between the City, the District, Green Valley Ranch East Metropolitan District No. 6, and Green Valley Ranch East Metropolitan District No. 8, dated October 30, 2017, as superseded by the *Intergovernmental Agreement* between the City, the District, Green Valley Ranch East Metropolitan District No. 6, Green Valley Ranch East Metropolitan District No. 8, Green Valley Ranch East Metropolitan District No. 9, Green Valley Ranch East Metropolitan District No. 10, Green Valley Ranch East Metropolitan District No. 11, Green Valley Ranch East Metropolitan District No. 12, Green Valley Ranch East

Metropolitan District No. 13, and Green Valley Ranch East Metropolitan District No. 14, dated February 24, 2023.

- *Intergovernmental Agreement Concerning District Operations and Funding* between the District, Green Valley Ranch East Metropolitan District No. 6, Green Valley Ranch East Metropolitan District No. 8, Second Creek Ranch Metropolitan District, and Central Adams County Water and Sanitation District, dated July 15, 2020.
- *Eligible Governmental Entity Agreement* between the Statewide Internet Portal Authority of the State of Colorado and the District dated July 15, 2021.
- *Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool* dated July 15, 2020.
- *Intergovernmental Agreement Imposition, Collection, and Transfer of ARI Mill Levies* between Green Valley Ranch East Metropolitan District No. 6, the District, Green Valley Ranch East Metropolitan District No. 8, Aerotropolis Area Coordinating Metropolitan District, and Aerotropolis Regional Transportation Authority dated October 12, 2021.

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

- Policy and Procedures for Collection of Unpaid Fees, Penalties and Charges and Appeals, adopted by the Board on April 21, 2020, and attached hereto as **Exhibit A.**
- Amended and Restated Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 *et seq*., C.R.S., adopted by the Official Custodian of the District on December 20, 2023, and as attached to the 2023 Annual Report.
- Second Amended and Restated Joint Resolution of the Boards of Directors of Green Valley Ranch East Metropolitan District No. 7 and Second Creek Ranch Metropolitan District Imposing a Monthly Maintenance Fee for Green Valley Ranch East (Aurora) the Reserve and a Fee for the Reserve Clubhouse and Pool, adopted by the Board on December 2, 2025, which is attached hereto as **Exhibit B**.
- Meeting Decorum Expectations, approved by the Board on June 17, 2024, and as attached to the 2023 Annual Report.
- Resolution Adopting the Green Valley Ranch East Metropolitan District No. 7 Revised Technology Accessibility Statement and Directing Compliance with the Accessibility Rules, dated June 16, 2025, and attached hereto as **Exhibit C**.
- Green Valley Ranch East Metropolitan District No. 7 Policies and Procedures and Minimum Maintenance Standards – Guidance and Instruction to Second Creek Ranch Metropolitan District as Operating District for Green Valley Ranch East Metropolitan District No. 7, adopted by the Board on November 18, 2024 (the "Operating Standards"), and as revised on April 21, 2025, and attached hereto as **Exhibit D.** The Operating Standards were repealed on March 9, 2026.

4. A summary of any litigation which involves the District public improvements as of December 31 of the prior year.

The District's General Counsel is not aware of any litigation concerning the District's public improvements as of December 31, 2025.

5. Status of the District's construction of the public improvements as of December 31 of the prior year.

The District did not construct any public improvements as of December 31, 2025.

Green Valley Ranch East Metropolitan District No. 6 continued the construction and maintenance of the F9-PA-14 Park consistent with the approved development plans, which will be dedicated to the City of Aurora. The Green Valley Ranch East Metropolitan District No. 6 completed the construction of public improvements consistent with the approved development plans related to multiple parks and landscaping improvements (e.g., Filing No. 3 Park; Filing No. 5 Park) streetlight improvements, and improvements to the Tributary-T Phase 1 drainage channel. Second Creek Ranch Metropolitan District has completed construction of multiple public improvement projects including contracts related to the construction of the Green Valley Ranch Active Adult Community Clubhouse, the Green Valley Ranch East Traditional Clubhouse and Pool Amenity, 48th Avenue from Rome Street to Tibet Road, Tibet Road Phase 1 West side from 38th Avenue to east of Tributary-T Phase 1, Tibet Road Phase 2 from E. 48th Avenue to east of Tributary-T Phase 1, Tibet Road Phase 3 spanning from E. 48th Avenue to E. 52nd Avenue, and the F13-PA-13 Park. Second Creek Ranch Metropolitan District has continued construction of multiple other public improvement projects including Tributary-T Phase 2 drainage channel, Filing 11/19 drainage channel, various landscaping and irrigation improvements, and streetlight improvements.

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

No facilities or improvements constructed by the District had been dedicated to or accepted by the City as of December 31, 2025.

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

The assessed valuation of the District for 2026 is $8,985,250.

8. Current year budget including a description of the public improvements to be constructed in such year.

A copy of the District's 2026 budget is attached hereto as **Exhibit E**. See response to Section I.5. above for a description of the public improvements to be constructed in 2026.

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

A copy of the District's application for exemption from audit for the year ending December 31, 2025 is attached hereto as **Exhibit F**.

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

As of the date of submission of this 2025 Annual Report, the District is not aware of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

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

As of the date of submission of this 2025 Annual Report, the District is not aware of any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(C), C.R.S.) ANNUAL REPORT REQUIREMENT:

(a) Boundary changes made.

See Section I.1. above.

(b) Intergovernmental agreements entered into or terminated with other governmental entities.

See Section I.2. above.

(c) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's General Counsel:

Jennifer L. Ivey, Esq.
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, CO 80237
Phone: (303) 292-9100

(d) A summary of litigation involving public improvements owned by the special district.

See Section I.4. above.

(e) The status of the construction of public improvements by the special district.

See Section I.5. above.

(f) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

See Section I.6. above.

(g) The final assessed valuation of the special district as of December 31 of the reporting year.

See Section I.7. above.

(h) A copy of the current year's budget.

See Section I.8. above.

(i) 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.

See Section I.9. above.

(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

See Section I.10. above.

(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

See Section I.11. above.

EXHIBIT A

Policy and Procedures for Collection of Unpaid Fees, Penalties and Charges and Appeals

RESOLUTION OF
THE BOARD OF DIRECTORS
OF
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
REGARDING POLICY AND PROCEDURES FOR COLLECTION OF
UNPAID FEES, PENALTIES AND CHARGES AND APPEALS

At a special meeting of the Board of Directors of Green Valley Ranch East Metropolitan District No. 7, Adams County, Colorado, held at 3:00 P.M., on Tuesday, April 21, 2020, via telephonic conference due the State of Emergency declared by Public Health Orders 20-23 and 20-24 (as amended and updated); Stay at Home Order D2020 017 as amended and extended by D2020 024; and Center for Disease Control recommendations against gathering in large groups in order to mitigate the spread of the COVID-19 virus; in which the public was invited to participate and at which a quorum of the board of directors was present, the following joint resolution was adopted:

WHEREAS, Green Valley Ranch East Metropolitan District No. 7 (the "District") was organized and exists as metropolitan district pursuant to the provisions of Sections 32-1-101, *et seq*., C.R.S. (the "Special District Act"); and

WHEREAS, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., the District is authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the special district; and

WHEREAS, Section 32-1-1001(1)(j), C.R.S., also provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens; and

WHEREAS, Section 32-1-1001(m), C.R.S., authorizes the District to adopt, amend, and enforce rules and regulations not in conflict with the constitution or Colorado laws for carrying on the business, objects, and affairs of the District; and

WHEREAS, the District has determined it is necessary for the efficient operations and governance to adopt policies and procedures regarding collection of unpaid fees, penalties, and charges, and governing appeals.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 THAT:

The following are hereby duly adopted as the District's current policies and procedures regarding the collection of the District's fees, rates, tolls, penalties or charges (collectively referred to herein as the "Fees"), as well as a delegation of the ministerial authority to collect delinquent Fees. As with all rules, regulations, policies, procedures, fees, penalties and charges of the District, these policies and procedures may be terminated, amended or supplemented by action of the Board of Directors of the District (the "Board") at any time, with or without notice to anyone:

1. Due Dates. Fees assessed by the District shall be due and payable when levied, unless otherwise provided in these policies and procedures, or any other policies promulgated by the Board.

2. Receipt Date. The District shall post payments on the day that the payment is received by the District.

3. Returned Check Charges. In addition to any and all charges imposed under any rule and regulations of the District or this Resolution, an additional fee of the District in the amount of twenty dollars ($20.00) shall be assessed against the property owner in question in each event that any check or other instrument attributable to or payable for the benefit of such owner is not honored by the bank or is returned to the District for any reason whatsoever, including but not limited to insufficient funds (the "Returned Check Fee"). The Returned Check Fee shall be due and payable immediately upon demand and shall constitute a Fee of the District as described herein. Notwithstanding this provision, the District shall be entitled to pursue any and all other or additional remedies as may be available. If two or more of an owner's checks are returned unpaid within any calendar year, all of the owner's future payments for the next succeeding twelve (12) months shall only be accepted in the form of cashier's check of money order.

4. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(l)(j)(I), C.R.S., the Fees does and shall, until paid, constitute a perpetual lien against the property served which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

5. Interest and Penalties Imposed for Nonpayment. The District may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, Fees that are not paid in full when due may be assessed a late fee of $15.00 per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid Fees, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. Fees and penalty interest shall be paid in immediately available funds.

6. District Expenses of Collection. The District shall be entitled to charge property owners for all costs and expenses associated with collecting an unpaid Fees and penalty interest, including attorneys' fees and costs, including without limitation court costs, costs of service, accountants, District management and all other costs incurred in the collection of Fees as described herein (the "Collection Fees"). The Collection Fees incurred by the District shall be due and payable immediately when incurred, upon demand, and shall constitute an additional Fee of the District as described herein.

7. Application of Payments. All sums collected on a delinquent account that have been referred to the District's attorney shall be remitted through the District's attorney until the account is brought current. All payments received on account of any owner or property shall be applied first to the Collection Fees, and next to the payment of any Fees due or to become due with respect to the owner or property in question.

8. Collection Process.

(a) After any Fee becomes more than ten (10) days delinquent, the District's management representative ("Manger") shall mail or hand deliver to the property's address a written notice ("First Notice") of non-payment, stating the amount past due, that interest has commenced to accrue as described herein beginning on the 10th day of delinquency, and that payment is due immediately.

(b) After any Fee becomes more than thirty (30) days delinquent, the Manager shall mail or hand deliver to the property's address a second written notice ("Second Notice") of non-payment, amount past due, notice that interest has accrued, notice of intent to file a lien and request for immediate payment.

(c) After any Fee becomes more than sixty (60) days delinquent, the District Manager shall file a statement of lien against the property in question and refer the account over to the attorney or law firm retained by the Board to assist in collection efforts ("District's Attorney"). Without further authorization the Manager shall instruct the District's Attorney to mail or hand deliver a letter to that property's address demanding immediate payment of any Fee that is due, and informing the owner that additional Collection Fees will be assessed if payment is not received immediately.

9. Appeals.

(a) If any owner wishes to dispute a Fee or determination made by the District, a District contractor, agent, or representative, or the District Manager, the owner may appeal such fee, charge or determination by following the procedure set forth below (an owner filing an appeal is referred to in the remainder of this section as the "Appellant"). Notwithstanding the filing of an appeal the Appellant is required to pay the Fee assessed by the Districts and such Fee shall be held by the District until such time as the appeal is final. The hearing and appeal procedures established below shall apply to all disputes concerning the interpretation, application or enforcement of the Fees and application and enforcement of any District rules and regulations and all other policies, rules and regulations adopted from time to time by the District, as they now exist or may hereafter be amended. In the event a proper and timely request for an appeal is not made as provided herein, the right to an appeal shall be deemed forever waived.

(b) If the Appellant wishes to dispute a fee or charge imposed by or a determination (including a refusal, suspension, or revocation of privileges) made by any District contractor, agent, or representative, the Appellant must first file a written request with the District Manager within ten (10) days of being notified of such determination or of the due date specified for a Fee of the District. Within thirty (30) days of receiving the request from the Appellant, the District Manager, after a full and complete review of the record, shall issue a written determination regarding the application or enforcement of the Fee of the District and/or application and enforcement of the applicable policies or rules and regulations.

(c) If the Appellant wishes to dispute a notice of Fee, or a determination (including a refusal, suspension, or revocation of privileges) made by the District Manager, or wishes to dispute the written determination of the District Manager made pursuant to Section 9(b) above, the Appellant must file a written request with the Board for a hearing within twenty (20) days of the date the written notice or written determination of the District Manager was mailed. The request for a hearing shall set forth with specificity the facts upon which the Appellant is relying and shall contain a brief statement of the Appellant's reasons for the complaint. The Board shall hold a formal hearing on the appeal at the next regularly scheduled meeting held no earlier than ten (10) days after the filing of the Appellant's request for a hearing.

(d) A notice shall be served on the Appellant, specifying the time and place of the hearing to be held by the Board regarding the appeal, the application or enforcement of the Fees of the District and/or application and enforcement of the rules and regulations in question, as may be applicable, and directing the Appellant to present evidence of why the determination regarding the application or enforcement of the fees and charges of the District and/or application and enforcement of the policies or rules and regulations of the District is not correct. The notice of the hearing shall be served personally or be certified mail return receipt requested or by any mail delivery service that is the equivalent to or superior to certified mail return receipt requested with receipt to receipt verification delivery speed and reliability, at least ten (10) days before the hearing. Service may be made on any agent or officer of a corporation. When an Appellant is represented by an attorney, notice of any action, finding, determination, decision or order affecting the Appellant shall also be served upon the attorney.

(e) At the hearing, the District contractor, agent, or representative and/or District Manager and the Appellant shall be entitled to present all evidence that is relevant and material to the dispute, and to examine and cross-examine witnesses. The Board may establish rules and procedures governing the hearing. A record of the hearing shall be maintained.

(f) Based on the record established, the Board shall issue a written decision concerning the disposition of the dispute presented to it and shall cause notice of the decision to be hand delivered or sent by certified mail to the Appellant within ten (10) days after the hearing. Such decision shall be final and binding upon the District and the Appellant and shall constitute the final administrative action of the District. Any party to the hearing aggrieved or adversely affected by an order of the Board may appeal such order to the District Court in and for the County of Adams, pursuant to Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

10. <u>Bankruptcies and Foreclosures</u>. At any time upon receipt of any notice of a bankruptcy filing by an owner, or upon receipt of a notice of a foreclosure by any holder of an encumbrance against any property the Manager shall refer the account over to the District's Attorney for processing in the bankruptcy or foreclosure proceedings.

11. <u>Referral of Delinquent Accounts to Attorneys</u>. Upon referral of any collection or processing effort to the District's Attorney, the District's Attorney shall take all appropriate action to collect the accounts referred. The account shall remain with the District's Attorney until the account is settled, has a zero balance or is written off. The District's Attorney, in consultation with the Board, may be authorized to take whatever action is necessary and determined to be in the best interests of the District, including, but not limited to:

(a) Filing of a suit against the delinquent Owner for a money judgment;

(b) Instituting a judicial foreclosure action of the District's lien;

(c) Filing necessary claims, documents, and motions in bankruptcy court in order to protect the District's interests; and

(d) Filing a court action seeking appointment of a receiver.

12. Waivers. The Board may waive and/or extend the time for payment of Fees, mailing of demands, filing of liens, filing of lawsuits, or to otherwise modify the policies and procedures contained herein when deemed appropriate in the exercise of its sole discretion,. One waiver or extension shall not be construed as the Board's consent to other or additional waivers or extensions.

13. Communication with Owners. All communication with a delinquent owner shall be handled through the District's Attorney once a matter has been referred. Neither the Manager nor any member of the Board shall discuss the collection of the account directly with an owner after it has been turned over to the District's Attorney unless the attorney is preset or has consented to the contact.

14. Defenses. Failure of the District to comply with any provision in this Resolution shall not be deemed a defense to payment of Fees, Collection Fees, returned check charges, or any other Fee of the District as described and imposed by this Resolution.

15. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and the laws of the State of Colorado.

16. Actions to Effectuate Resolution. The District's Manager and legal counsel are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Boards of Directors, management of the District, legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

17. Repealer. All prior acts, orders or resolutions, or parts thereof, by the District in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

18. Severability. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

19. Effective Date. This Resolution shall take effect on April 21, 2020.

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Whereupon, a motion was made and seconded, and upon a majority vote this Annual Resolution was approved by the Board.

ADOPTED AND APPROVED THIS 21st day of April 2020.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

DocuSigned by:
Brandon Wyszynski
0E8B75DB3C664FC...
Brandon Wyszynski, President

ATTEST:

DocuSigned by:
Kelly Leid
639A8BA27EBE4FB...
Kelly Leid, Secretary/Treasurer

EXHIBIT B

Second Amended and Restated Joint Resolution of the Boards of Directors of Green Valley Ranch East Metropolitan District No. 7 and Second Creek Ranch Metropolitan District Imposing a Monthly Maintenance Fee for Green Valley Ranch East (Aurora) the Reserve and a Fee for the Reserve Clubhouse and Pool

SECOND AMENDED AND RESTATED JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 AND SECOND CREEK RANCH METROPOLITAN DISTRICT IMPOSING A MONTHLY MAINTENANCE FEE FOR GREEN VALLEY RANCH EAST (AURORA) THE RESERVE AND A FEE FOR THE RESERVE CLUBHOUSE AND POOL

At a regular meeting of the Boards of Directors of the Green Valley Ranch East Metropolitan District No. 7 and Second Creek Ranch Metropolitan District, Adams County, Colorado, held at 1:00 P.M., on Tuesday, December 2, 2025, at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at https://us06web.zoom.us/j/81291815616?pwd=rynN8EO1ZJsQQNk7v55pD9A8r0SrTe.1; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 812 9181 5616, Passcode: 408044; in which the public was invited to participate and at which a quorum of both boards of directors were present, the following joint amended and restated resolution was adopted:

WHEREAS, Green Valley Ranch East Metropolitan District No. 7 ("GVRE 7") and Second Creek Ranch Metropolitan District ("SCRMD") are organized and exist as metropolitan districts pursuant to the provisions of Sections 32-1-101, *et seq*., C.R.S. (the "Special District Act"); and

WHEREAS, on August 22, 2022, the City Council for the City of Aurora approved the "Consolidated Second Amended and Restated Service Plan for Green Valley Ranch East Metropolitan District Nos. 6 – 14", as may be amended from time to time (the "GVRE 6-14 Service Plan"), allowing GVRE 7 to, among other things, provide for, street, traffic and safety, water, sanitation, parks and recreation, public transportation, television relay and translation, mosquito control and security improvements and other public improvements; and

WHEREAS, pursuant to the GVRE 6-14 Service Plan, GVRE 7 and Green Valley Ranch East Metropolitan District Nos. 6, 8, 9, 10, 11, 12, 13, and 14 (collectively, the "GVRE Districts") are intended to work together and with other special districts to coordinate their activities with respect to the financing, construction, operation and maintenance of the public improvements authorized by the GVRE 6-14 Service Plan in order to serve development within their common service areas; and

WHEREAS, the GVRE 6-14 Service Plan discloses and establishes the necessity for and desirability of an intergovernmental agreement or intergovernmental agreements among the GVRE Districts, and as necessary other special districts, concerning the manner in which the GVRE 6-14 Service Plan is implemented and finance, construct, operate and maintain the public improvements authorized under the GVRE 6-14 Service Plan; and

WHEREAS, on November 5, 1984, the Board of County Commissioners of Adams County approved the "Service Plan for Second Creek Ranch Metropolitan District" as may be amended from time to time (the “Second Creek Service Plan”) for the purpose of providing certain parameters for SCRMD to provide certain public improvements and services to and for the benefit of the properties within and without SCRMD in accordance with Special District Act and pursuant to the Second Creek Service Plan; and

WHEREAS, the purposes for which SCRMD was formed include the provision of, among other things, street, traffic and safety, water, sanitation, parks and recreation, transportation, television relay and translation, mosquito control, safety protection and other public improvements; and

WHEREAS, pursuant to the Second Creek Service Plan, SCRMD is intended to work other special districts, to coordinate their activities with respect to the financing, construction, operation and maintenance of public improvements authorized by the Second Creek Service Plan and to perform feasibility studies demonstrating the need for and the ability of SCRMD to fund the same; and

WHEREAS, the Second Creek Service Plan discloses and establishes the necessity for and desirability of an intergovernmental agreement or intergovernmental agreements with other special districts, concerning the manner in which SCRMD shall implement the Second Creek Service Plan and finance, construct, operate and maintain public improvements; and

WHEREAS, Green Valley Ranch East Metropolitan District No. 6, GVRE 7, Green Valley Ranch East Metropolitan District No. 8, SCRMD, and Central Adams County Water and Sanitation District entered into an Intergovernmental Agreement Concerning District Operations and Funding dated July 15, 2020, which sets forth the respective roles, responsibilities and obligations of each party thereto with respect to the provision of administrative services, ownership, operation and maintenance of the certain public improvement and funding of the same (the “Operations and Funding IGA”); and

WHEREAS, the Operations and Funding IGA provides, in relevant part, the SCRMD has been engaged the “operator” of certain public improvements and will provide services as set forth in certain covenants recorded against property within the districts, and that the other districts, including GVRE 7, shall impose ad valorem property taxes and/or fees sufficient to fund the operation and maintenance costs of such public improvements and provisions of such services; and

WHEREAS, the Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at reception number 2020000098818 in the records of the Adams County Clerk and Recorder on September 30, 2020, as the same may be amended from time to time, and the Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at reception number 2020000127310 in the records of the Adams County Clerk and Recorder on December 8, 2020, as the same may be amended from time to time (collectively the “Filing Nos. 1 & 5 Supplemental Covenants”), apply to certain homes located within GVRE 7 and increase the services and improvements to be provided, operated, and maintained by SCRMD (collectively the “Filing Nos. 1 & 5 Additional Services”); and

WHEREAS, one of the public improvements that SCRMD owns, operates, and maintains on behalf of the community is “The Farmhouse,” a clubhouse, pool and related improvements and facilities which are located within the boundaries of GVRE 7 and the operation and maintenance of which includes, but is not be limited to, programming, management, staffing, pool operation and maintenance, and janitorial and cleaning services, landscaping and grounds maintenance, entry facility, and snow removal (collectively the "Additional Clubhouse Services" and with the Additional Reserve Services referred to herein as the "Additional Services"); and

WHEREAS, SCRMD originally requested that CliftonLarsonAllen LLP ("CLA") review the operations and maintenance expenses related to (1) the Additional Reserve Services provided within The Reserve and (2) the Additional Clubhouse Services required for the operation and maintenance of The Farmhouse, and make recommendations regarding assessment of a reasonable and equitable fee that would facilitate SCRMD and GVRE 7's ability to defray the additional costs incurred by SCRMD in providing the Additional Reserve Services to residents of The Reserve; and

WHEREAS, CLA originally performed such a review and produced the report(s) attached hereto and incorporated herein and **Exhibit A**; and

WHEREAS, on December 6, 2022, the Boards of Directors of GVRE 7 and SCRMD approved a joint resolution imposing an operations and maintenance fee in the amount of $195.00 per month per The Reserve unit located within the boundaries of GVRE 7 ("The Reserve Operations & Maintenance Fee") to provide then sufficient revenue for SCRMD to perform the Additional Services (the "2022 Fee Resolution") and

WHEREAS, the funds currently provided by GVRE 7 to SCRMD through its operations and maintenance mill levy and The Reserve Operations & Maintenance Fee is insufficient to defray the costs of providing, operating, and maintaining the Additional Services to be performed by SCRMD; and

WHEREAS, GVRE 7 and SCRMD identified that regular review of, and increases as needed to, The Reserve Operations & Maintenance Fee are appropriate to avoid reliance on developer advances to cover the increasing costs of SCRMD performing the Additional Services; and

WHEREAS, CLA performed an updated analysis on The Reserve Operations & Maintenance Fee and produced the report(s) attached hereto and incorporated herein as **Exhibit B 9**; and

WHEREAS, representative directors of GVRE 7 and SCRMD met with CLA on May 30, 2024 and June 7, 2024, and determined to recommend that GVRE 7 and SCRMD increase The Reserve Operations & Maintenance Fee based on the updated analysis provided by CLA and a review of the historical and projected future costs of SCRMD providing, operating, and maintaining the Additional Services; and

WHEREAS, on June 17, 2024, the Boards of Directors of GVRE 7 and SCRMD approved a joint resolution increasing The Reserve Operations & Maintenance Fee to $245.00 per month per The Reserve unit located within the boundaries of GVRE 7 to provide then sufficient revenue for SCRMD to perform the Additional Services (the "2024 Fee Resolution") and

WHEREAS, representative directors of GVRE 7 and SCRMD met with CLA on October 17, 2025, November 3, 2025, and November 18, 2025, and determined to recommend that GVRE 7 and SCRMD further increase The Reserve Operations & Maintenance Fee based on the updated analysis provided by CLA and a review of the historical and projected future costs of SCRMD providing, operating, and maintaining the Additional Services; and

WHEREAS, a supplemental declarations of covenants, conditions, and restrictions for the residences within Filing Nos. 6, 20, and 21 are being prepared and will further increase the scope and cost of SCRMD in providing the additional services to such residences (the "Filing Nos. 6, 20, & 21 Additional Services") and, once recorded in the real property records of the Clerk and Recorder of Adams County prior to January 1, 2026, the following information shall be inserted: (1) Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch East Explorer (Filings No. 6 and 20), dated December 19, 2025, and recorded in the office of the Clerk and Recorder of Adams County, Colorado on December 19, 2025 at Reception No. 2025000074870; (2) Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch East Vacanza Duets (Filing No. 21), dated December 19, 2025, and recorded in the office of the Clerk and Recorder of Adams County, Colorado on December 19, 2025 at Reception No. 2025000074868; (3) Party Wall Declaration for Green Vally Ranch East Vacanza Duets (Filing No. 21), dated December 19, 2025, and recorded in the office of the Clerk and Recorder of Adams County, Colorado on December 22, 2025 at Reception No. 2025000075011 (collectively, the "Filing Nos. 6, 20, & 21 Covenants"); and

WHEREAS, GVRE 7 and SCRMD anticipate that additional residences will continue to be constructed within GVRE 7 which may be marketed using differing names and therefore may be subject to additional supplemental declarations ("Future Supplemental Covenants," and together with Filing Nos. 1 & 5 Covenants and Filing Nos. 6, 20, & 21 Covenants, the "Reserve Supplemental Covenants") which will continue to increase the services and improvements to be provided, operated, and maintained by SCRMD in a manner comparable to Filing Nos. 1 & 5 Additional Services and Filing Nos. 6, 20, and 21 Additional Services due similar to shared public improvements including auto courts and landscaping ("Future Additional Services," and together with the Filing Nos. 1 & 5 Additional Services and the Filing Nos. 6, 20, & 21 Additional Services, the "Additional Services"); and

WHEREAS, GVRE 7 and SCRMD reviewed the updated analysis provided by CLA in connection with the consideration of budgets and increasing costs for SCRMD to provide Additional Services during budget planning discussions on December 2, 2025; and

WHEREAS, GVRE 7 is authorized under the GVRE 6-14 Service Plan to rely on various other revenue sources authorized by law in addition to revenue received from ad valorem property taxes to fund its operations and maintenance expenses; and

WHEREAS, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., GVRE 7 and SCRMD are authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the special district; and

WHEREAS, Section 32-1-1001(1)(j), C.R.S., further provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens; and

WHEREAS, GVRE 7 and SCRMD have determined that it is necessary to further increase The Reserve Operations & Maintenance Fee to provide sufficient revenue to cover the costs of providing, operating, and maintaining the Additional Services to be performed by SCRMD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 AND THE BOARD OF DIRECTORS OF SECOND CREEK RANCH METROPOLITAN DISTRICT THAT:

1. Adoption of Fees. GVRE 7 and SCRMD hereby adopt an operations and maintenance fee in the amount of $260.00 per month per The Reserve unit located within the boundaries of GVRE 7, as described on **Exhibit C**, attached hereto and incorporated herein by this reference, and authorize SCRMD adjusting this amount annually based on the Consumer Price Index as published by the Bureau of Labor Statistics ("The Reserve Operations & Maintenance Fee").

2. Payment of Fees. The Reserve Operations & Maintenance Fee shall be due and payable within thirty (30) days of issuance of an invoice for The Reserve Operations & Maintenance Fee.

3. Proceeds of the Fees. GVRE 7 hereby directs that the proceeds of The Reserve Operations & Maintenance Fee be paid to SCRMD to fund the cost of SCRMD's provision, operation, and maintenance of Additional Services in accordance with the Supplemental Covenants, Operations and Funding IGA, and agreements between the parties.

4. Interest and Penalties Imposed for Nonpayment. GVRE 7 or SCRMD may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, any portion of The Reserve Operations & Maintenance Fee that is not paid in full when due may be assessed a late fee of $15.00 per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid The Reserve Operations & Maintenance Fee, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All of The Reserve Operations & Maintenance Fees, late fees, and penalty interest shall be paid in immediately available funds.

5. District Expenses of Collection. GVRE 7 and SCRMD shall be entitled to charge users and/or property owners for all costs and expenses associated with collecting an unpaid The Reserve Operations & Maintenance Fee, including attorneys' fees.

6. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(l)(j)(I), C.R.S., The Reserve Operations & Maintenance Fee do and shall, until paid, constitute a perpetual lien against the property served which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

7. Actions to Effectuate Resolution. Management and legal counsel for GVRE 7 and SCRMD are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of The Reserve Operations & Maintenance Fee contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by

the members of the Boards of Directors and/or management or legal counsel for the GVRE 7 and SCRMD and the officers, agents and employees of GVRE 7 and SCRMD and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

8. Repealer. All prior acts, orders or resolutions, or parts thereof, by GVRE 7 and SCRMD in conflict with this Resolution are hereby repealed, including the 2022 Fee Resolution and 2024 Fee Resolution, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

9. Severability. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

10. Effective Date. This Resolution shall take effect on January 1, 2026.

[The remainder of this page is intentionally left blank.]

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Board.

ADOPTED AND APPROVED this 2nd day of December 2025.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

Signed by:

9DDFFDBD291A413...

Robin Manley, President

ATTEST:

Signed by:

9E8B75DB3C664FC...

Brandon Wyszynski, Secretary

SECOND CREEK RANCH METROPOLITAN DISTRICT

Dave Carro, President

ATTEST:

Chris Carlton, Secretary/Treasurer

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Board.

ADOPTED AND APPROVED this 2nd day of December 2025.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

____
______________________, President

ATTEST:

____
Brandon Wyszynski, Secretary

SECOND CREEK RANCH METROPOLITAN DISTRICT

Signed by:
David Carro
0943BCA57046450...
Dave Carro, President

ATTEST:

DocuSigned by:
Chris Carlton
8B4A80B9DD6A46A...
Chris Carlton, Secretary/Treasurer

EXHIBIT A

2022 Rate Analysis Report
For Additional Reserve Services

CliftonLarsonAllen LLP
CLAconnect.com

September 2, 2022

The Board of Directors of
Second Creek Ranch Metropolitan District
Adams County, Colorado

The Second Creek Ranch Metropolitan District ("District") provides certain public services to The Reserve Community ("Community"), located in Aurora, Colorado. At the request of the District, CLA has analyzed and calculated the proposed initial rate evaluation for fees to be applied to the proposed Community. The purpose of the analysis and calculation was to evaluate whether the proposed fees were determined based on sound rate methodology and reasonable estimates of expenses.

We were not engaged to, and did not, conduct an examination in accordance with generally accepted auditing standards, the objective of which would be the expression of an opinion on the financial statements of the Second Creek Ranch Metropolitan District. Accordingly, we did not express such an opinion. We performed our engagement as a consulting service under the AICPA Statement of Standards for Consulting Services. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

Background information provided to CLA by the District included a site plan exhibit, contracts and spreadsheets showing the currently contracted and projected expenses for services to be provided by the District within the Community. The site plan and a summary of projected expenses prepared by CLA based on the information provided are attached to this letter.

The services to be provided by the District in the Community include: snow removal from driveways, parking areas and common walkways; landscape maintenance of common areas, including front yards and fencing; operation of the Community entry facility, and; operation of the Community pool and clubhouse. The proposed fees are specific to the services to be provided in the Community. Any difference in services provided by lot type, and the costs thereof, are offset among lot types such that we consider a standard fee for all lots to be reasonable.

In developing the rates for the Community, the District utilized a straightforward approach of calculating projected expenses and allocating those expenses equally to the 636 lots planned in the Community. Since the District is not yet providing all of the services in the Community, or has just recently initiated the services, line item expenses are estimated based on the best information available, such as preliminary quotes from contractors or prices for similar work in other areas. We understand that in the future the District intends to update line item estimates based on actual costs, which is consistent with industry practice. The initial projection for annual direct operating expenses is $1,378,000, which includes a contingency of $18,880. As the District develops operating experience and actual costs for services in the Community, contingency requirements should be reviewed and adjusted to a level that provides adequate protection for the operating budget.

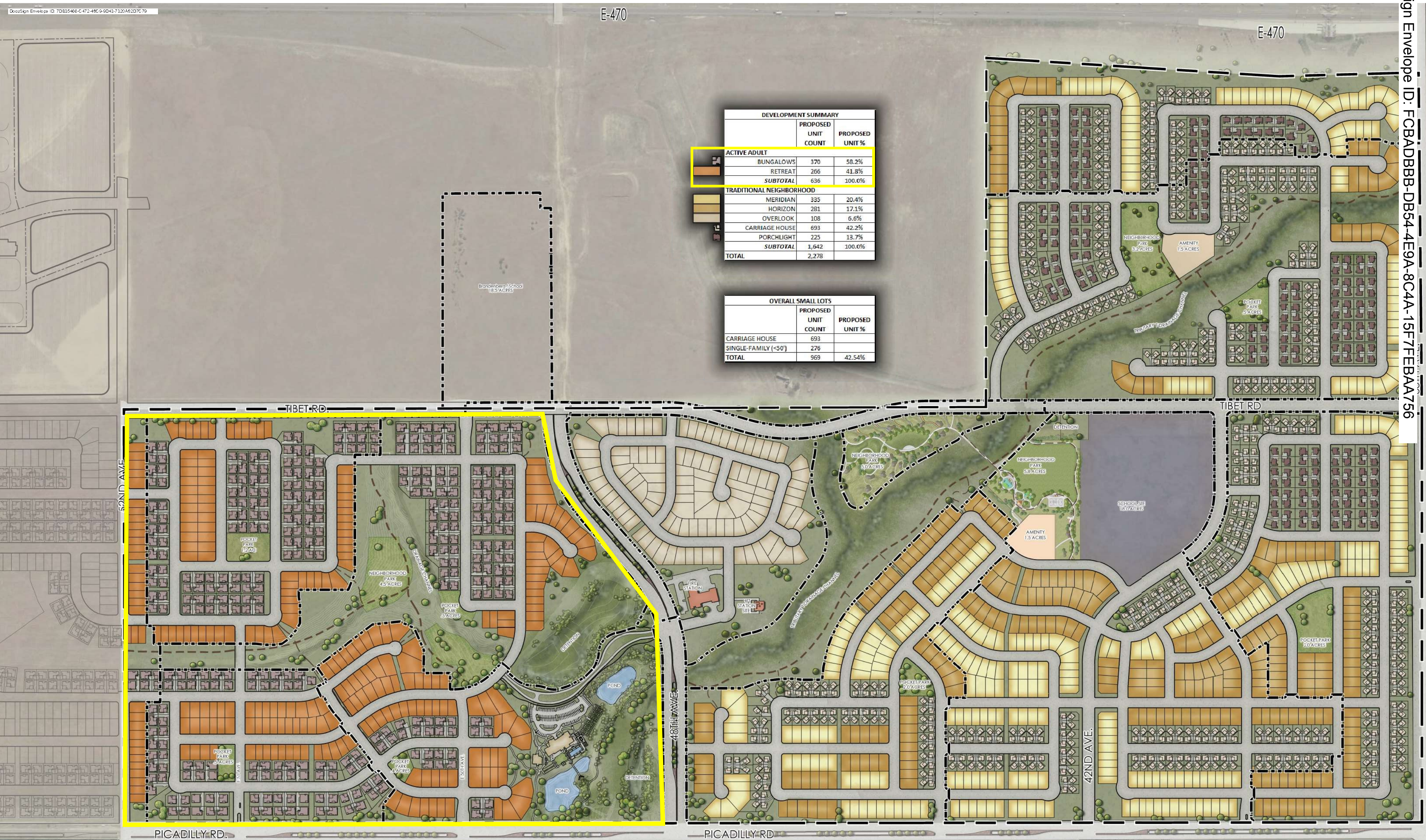
In addition to direct operating expenses, the projected expenses include a contribution to reserves of $110,240, which was calculated as 8% of projected expenses. Development of adequate reserves is essential to the long-term sustainability of the District's facilities because all District facilities will eventually require major repair or complete replacement. Establishing contributions to reserves based on a percentage of the operating budget is a recognized approach, which is often used in the absence of more detailed analysis reserve requirements. In the future, the District should consider establishing capital reserves based on the expected useful life of its facilities and the expected replacement cost.

Based on the initial projections developed by the District, annual expenses for services in the Community are estimated at $1,488,240 including contributions to reserves. Allocation of total expenses to the 636 lots planned in the Community results in a monthly fee of $195/lot. Although the scope of our review did not include a survey of fees in similar districts, our experience indicates that the prosed fees are reasonable for the services to be provided.

In summary, we believe that the fees proposed by the District for the Community were developed using acceptable methodology, and that the resulting fees are reasonable based on the services to be provided. It should be noted that since the proposed fees were developed without the benefit of operating history or actual costs, it is reasonable to expect that fees could vary somewhat as actual costs are recognized.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP
Greenwood Village, Colorado



DEVELOPMENT SUMMARY	PROPOSED UNIT COUNT	PROPOSED UNIT %
ACTIVE ADULT		
BUNGALOWS	370	58.2%
RETREAT	266	41.8%
SUBTOTAL	636	100.0%
TRADITIONAL NEIGHBORHOOD		
MERIDIAN	335	20.4%
HORIZON	281	17.1%
OVERLOOK	108	6.6%
CARRIAGE HOUSE	693	42.2%
PORCHLIGHT	225	13.7%
SUBTOTAL	1,642	100.0%
TOTAL	2,278	

OVERALL SMALL LOTS	PROPOSED UNIT COUNT	PROPOSED UNIT %
CARRIAGE HOUSE	693	
SINGLE-FAMILY (<50')	276	
TOTAL	969	42.54%

OAKWOOD HOMES
A Berkshire Hathaway Company

td terracina design

GREEN VALLEY RANCH EAST

ILLUSTRATIVE SITE PLAN

N

Scale: 1" = NTS

January 12, 2021

0 250 500 750

Second Creek Ranch Metropolitan District
Summary of Estimated Expenses to Serve The Reserve
Including Pool and Clubhouse

Snow Removal	$ 381,600
Front Yard Maintenance	480,815
Common Area Maintenance	39,360
Waste & Recycling	8,745
Fence Maintenance	12,000
Entry Facility	31,000
Clubhouse Operations	365,000
Pool Maintenance and Cleaning	40,600
Contingency	18,880
Total O&M Expenses	1,378,000
Reserves (8% of annual budget)	110,240
Total Expenses	$ 1,488,240

EXHIBIT B

2024 Rate Analysis Report
For Additional Reserve Services

CliftonLarsonAllen LLP
8390 E. Crescent Pkwy, Suite 300
Greenwood Village, CO 80111

phone 303-779-5710
claconnect.com

June 12, 2024

The Board of Directors of
Second Creek Ranch Metropolitan District and Green Valley Ranch East Metropolitan District No. 7
Adams County, Colorado

The Second Creek Ranch Metropolitan District ("District") provides certain public services to The Reserve Community within Green Valley Ranch East Metropolitan District No. 7 ("Community"), located in Aurora, Colorado. At the request of the District, CLA has analyzed the fee that would be sufficient to support operations of the Community. The purpose of the analysis and calculation was to evaluate whether the proposed fees were determined based on sound rate methodology and reasonable estimates of expenses based on information provided to CLA by the District and historical and actual values.

We were not engaged to, and did not, conduct an examination in accordance with generally accepted auditing standards, the objective of which would be the expression of an opinion on the financial statements of the Second Creek Ranch Metropolitan District. Accordingly, we did not express such an opinion. We performed our engagement as a consulting service under the AICPA Statement of Standards for Consulting Services. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

Background information provided to CLA by the District included a site plan exhibit, contracts and spreadsheets showing the currently contracted and projected expenses for services to be provided by the District within the Community. The site plan and a summary of projected expenses prepared by CLA based on the information provided are attached to this letter.

The services to be provided by the District in the Community include: snow removal from driveways, parking areas and common walkways; landscape maintenance of common areas, including front yards and fencing; operation of the Community gates, and; operation of the Farmhouse including social areas, recreational facilities, and pool operations and maintenance. The proposed fees are specific to the services to be provided in the Community. Any difference in services provided by lot type, and the costs thereof, are offset among lot types such that we consider a standard fee for all lots to be reasonable.

In developing the rates for the Community, the District utilized a straightforward approach of calculating projected expenses and allocating those expenses equally to the number of lots projected by the builder for each year in the Community through full buildout. We understand that in the future the District intends to continue to update line item estimates based on actual costs, which is consistent with industry practice. The initial projection for annual direct operating expenses in 2025 is $1,292,515, which includes a contingency of $11,025. The initial projection for annual direct operating expenses in 2030, which is projected to be the first year after full build out, is $2,761,326, which includes a contingency of $14,071.

Allocation of total expenses in 2030 to the 636 lots planned in the Community would result in a monthly fee of $361.81/lot. The District anticipates increasing fees over time to reach a fee that will fully support the operations of the Community. For 2025, with the estimated expenses of $1,292,515, the District anticipates receiving developer advances to cover the funding shortfall. As such, the District has determined a monthly fee of $245/lot for 2025. Although the scope of our review did not include a survey of fees in similar districts, our experience indicates that the prosed fees are reasonable for the services to be provided.

In summary, we believe that the fees proposed by the District for the Community were developed using acceptable methodology, and that the resulting fees are reasonable based on the services to be provided. It should be noted that since the proposed fees were developed without the benefit of operating history at full build out, it is reasonable to expect that fees could vary somewhat as actual costs are recognized.

CliftonLarsonAllen LLP

CliftonLarsonAllen, LLP
Greenwood Village, Colorado

Second Creek Ranch Metropolitan District
Summary of Estimated Expenses to Serve The Reserve
Including Pool and Clubhouse

General and administrative	$ 79,275
Reserve operations & maintenance	
Reserve Management	84,000
Landscape maintenance - front yards	112,196
Snow removal - driveways	175,778
Snow removal - streets	15,000
Gate maintenance and operations	14,700
Entrance operations	21,000
Irrigation repairs	10,500
Plant material and replacement - front yards	19,337
Trash removal	35,179
Other operations & maintenance	10,500
Clubhouse Operations	
Salaries and benefits	344,400
Clubhouse management	71,400
General and administrative	36,120
Fitness equipment repais and maintenance	24,675
Facilities/pool operations and maintenance	133,455
Utilities	105,000
Total O&M Expenses	1,292,515
Total Expenses	$ 1,292,515

EXHIBIT C

Description and Map of The Reserve Community

The following described real property located in the City of Aurora, County of Adams, State of Colorado:

Lots 1-6, inclusive, Block 1,
Lots 1-12, inclusive, Block 2,
Lots 1-14, inclusive, and Lots 26-27, inclusive, Block 3,
Lots 1-5, inclusive, and Lots 19-32, inclusive, Block 4,
Lots 1-9, inclusive, and Lots 18-29, inclusive, Block 5,
Green Valley Ranch East Subdivision Filing No. 1,
according to the plat thereof recorded January 7, 2019 at Reception No. 2019000001480,
County of Adams, State of Colorado.

And

Lots 1-6, inclusive, Block 1,
Lots 1-10, inclusive, Block 2,
Lots 1-12, inclusive, Block 3
Lot 1, Block 4,
Green Valley Ranch East Subdivision Filing No. 1, Amendment No. 1,
according to the plat thereof recorded September 1, 2020 at
Reception No. 2020000086037,
County of Adams, State of Colorado.

And

Lots 1-25, inclusive, Block 1,
Lots 1-10, inclusive, Block 2,
Lots 1-12, inclusive, Block 3,
Lots 1-12, inclusive, Block 4,
Lots 1-11, inclusive, Block 5,
Lots 1-20, inclusive, Block 6,
Lots-1-31, inclusive, Block 7,
Lots 1-22, inclusive, Block 8,
Green Valley Ranch East Subdivision Filing No. 5,
according to the plat thereof recorded December 29, 2020 at
Reception No. 2020000137533,
County of Adams, State of Colorado.

And

Lots 1 through 16, inclusive, Block 1,
Lots 1 through 19, inclusive, Block 2,
Lots 21 through 26, inclusive, Block 2,
Lots 1 through 18, inclusive, Block 4,

Green Valley Ranch East Subdivision Filing Nos. 6 and 20,
according to the plat thereof recorded on April 26, 2022 at Reception No. 2022000037325, City of Aurora, County of Adams, State of Colorado

And

Lot 1, Block 4,
Green Valley Ranch East Subdivision Filing Nos. 6 and 20,
according to the plat thereof recorded on June 24, 2024 at Reception No. 2024000033782, City of Aurora, County of Adams, State of Colorado.

And

Lots 1 through 16, inclusive, Block 1,
Lots 1 through 16, inclusive, Block 2,
Lots 1 through 28, inclusive, Block 3,
Green Valley Ranch East Subdivision Filing No. 21,
according to the plat thereof recorded on September 3, 2024 at Reception No. 2024000048160, City of Aurora, County of Adams, State of Colorado.

All future real property that becomes subject to the Reserve Supplemental Covenants and/or receives the Additional Services, which real property may be located within Green Valley Ranch East Subdivision Filing No. 1, Green Valley Ranch East Subdivision Filing No. 1, Amendment No. 1, Green Valley Ranch East Subdivision Filing No. 5, Green Valley Ranch East Subdivision Filing No. 6, Green Valley Ranch East Subdivision Filing No. 20, Green Valley Ranch East Subdivision Filing No. 21, or other future filings not yet contemplated.

EXHIBIT C

Resolution Adopting the Green Valley Ranch East Metropolitan District No. 7 Revised Technology Accessibility Statement and Directing Compliance with the Accessibility Rules

BOARD OF DIRECTORS OF
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

A RESOLUTION ADOPTING THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 REVISED TECHNOLOGY ACCESSIBILITY STATEMENT AND DIRECTING COMPLIANCE WITH THE ACCESSIBILITY RULES

At a regular meeting of the Board of Directors of the Green Valley Ranch East Metropolitan District No. 7, City of Aurora, Adams County, Colorado, held at 5:30 P.M., on Monday, June 16, 2025, at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome St., Aurora, Colorado; via video conference at https://us06web.zoom.us/j/87079547173?pwd=fn3cFEzJNcEmJsLZw2DPI2zalZk7CG.1; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 870 7954 7173, Passcode: 366670, at which a quorum was present, the following resolution was adopted:

WHEREAS, Green Valley Ranch East Metropolitan District No. 7 (the "District") is a special district organized and existing pursuant to Sections 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District (the "Board") has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District's Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act ("CADA"), as set forth in Title 24, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado General Assembly, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the "Technology Accessibility Bills"), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills require the Colorado Office of Information Technology (the "OIT") to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, to define the accessibility standards and compliance parameters for individuals with a disability for information systems; and

WHEREAS, on May 9, 2025, the OIT adopted amendments to the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the "Accessibility Rules") to emphasize progress over strict technical conformance for technology accessibility and more clearly align with federal laws; and

WHEREAS, the Technology Accessibility Bills set forth that the Accessibility Rules apply to public entities which expressly includes special districts; and

WHEREAS, the Accessibility Rules apply to all information communication technology (the "ICT"), as such term is defined in the Accessibility Rules, that is in active use or ICT that is newly created, developed, acquired, altered, updated, or purchased on or after July 1, 2024; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, compliance with the Accessibility Rules further requires the District to make ICT that is in active use accessible by meeting one or a combination of the compliance options set forth in under the Accessibility Rules; and

WHEREAS, on April 15, 2024, the Board approved a resolution adopting the then applicable Accessibility Rules and the Technology Accessibility Statement and directing posting of and compliance with the same; and

WHEREAS, the District desires to adopt a revised Technology Accessibility Statement and comply with the Technology Accessibility Bills and the Accessibility Rules, as may be further amended from time to time.

NOW THEREFORE, THE BOARD DIRECTORS OF GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 HEREBY ADOPTS THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 REVISED TECHNOLOGY ACCESSIBILITY STATEMENT AND DIRECTING COMPLIANCE WITH THE ACCESSIBILITY RULES:

1. <u>Accessibility Rules</u>. The District recognizes the adoption of the Accessibility Rules, as contained within 8 CCR § 1501-11, *et seq.*, as may be amended from time to time, and shall comply with the applicable requirements contained therein.

2. <u>Technology Accessibility Statement</u>. The District adopts the revised Technology Accessibility Statement attached hereto in Exhibit A (the "Statement") in accordance with the Accessibility Rules. The District directs the District's website manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the District's website as soon as possible but not later than July 1, 2025 in accordance with the Accessibility Rules. The District directs the District's website manager to periodically update the Statement as needed to ensure compliance with future amendments or guidance to the Accessibility Rules.

3. <u>Accessibility Plan</u>. The District directs the District's website manager to prepare, publish, and periodically update an accessibility plan that demonstrates good faith progress with the Accessibility Rules in accordance with requirements set forth in the Accessibility Rules, as may be amended from time to time.

4. <u>Reasonable Accommodations and Modifications</u>. The District directs the District Manager and District's website manager to provide reasonable accommodations and modifications, when requested, to enable an individual with a disability to access public-facing ICT in order to further access the District's programs, services, and activities in accordance with the Accessibility Rules. No payment is required to cover the costs of such accommodations or modifications.

5. <u>Actions to Effectuate Resolution</u>. The District Manager, District's website manager, and legal counsel for the District are authorized and directed to take all actions necessary and appropriate now and as may be needed in the future to effectuate this Resolution and compliance with the Accessibility Rules, as may be amended from time to time. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

6. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 16TH DAY OF JUNE 2025.

GREEN VALLEY RANCH EAST
METROPOLITAN DISTRICT NO. 7

Patty Alvarado Sieck

By: Patty Alvarado Sieck
Its: President

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NOS. 6-14

TECHNOLOGY ACCESSIBILITY STATEMENT

Contact Us

Website "Contact Us" Form: https://gvremd.specialdistrict.org/contact-us

Phone: 303-292-9100

E-mail: websites@isp-law.com

Physical/Mailing Address: 4725 S. Monaco St., Suite 360, Denver, CO 80237

We welcome your feedback about the accessibility of Green Valley Ranch East Metropolitan District Nos. 6-14 (the "Districts") online services. Please let us know if you encounter accessibility barriers or would like to request assistance.

- All requests are considered on a case-by-case basis and we will reply to all communication in a timely manner
- Reasonable accommodations or modifications are provided at no cost.
- Accommodation requests that would impose an undue financial, technical or administrative burden to the Districts may not be fulfilled as requested.

Examples of accommodations include:

- Using built-in live transcription tools during virtual meetings
- Alternative document formats (such large print)
- Remediating PDFs

Commitment

The Districts are committed to providing equitable access to our services to all Coloradans.

Our ongoing accessibility effort works towards being in line with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. These guidelines help make technology accessible not only to users with sensory, cognitive and mobility disabilities, but ultimately to all users, regardless of ability.

Our efforts are just part of a meaningful change in making all State of Colorado services inclusive and accessible. We welcome comments on how to improve our technology's accessibility for users with disabilities and for requests for accommodations to any of our services.

The Districts have an Accessibility Plan and Progress Report which can be accessed using the following link https://gvremd.specialdistrict.org/technology-accessibility.

How the Districts Are Implementing Accessibility

Website Testing and Remediation

- We conduct monthly technology accessibility scans of the Districts' website against applicable Technical Standards.
- We work with the Districts' website platform, Streamline, to improve and implement accessibility features.
- We remediate public records in an effort to provide continuous improvement of our website.

Training

We participate in webinars and review guidance provided by Streamline and the Special District Association on the topic of accessibility. We monitor for rulemaking efforts and guidance promulgated by the Colorado Governor's Office of Information Technology.

Procurement

We require contractors and consultants comply with all federal, state, and local laws, statutes, ordinances, codes, guidelines, court ruling and orders of all governmental authorities applicable to the services or work being performed, including accessibility requirements.

Updated On

This Accessibility Statement was last updated on: June 16, 2025

EXHIBIT D

Green Valley Ranch East Metropolitan District No. 7 Policies and Procedures and Minimum Maintenance Standards – Guidance and Instruction to Second Creek Ranch Metropolitan District as Operating District for Green Valley Ranch East Metropolitan District No. 7

Date Prepared:	October 29, 2024
Date Approved by GVRE MD NO. 7:	November 18, 2024
Date Agreed to by SCRMD:	November 18, 2024
Date Revision Approved by GVRE MD No. 7	April 21, 2025
Date Revision Agreed to by SCRMD:	April 21, 2025

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 POLICIES AND PROCEDURES AND MINIMUM MAINTENANCE STANDARDS—GUIDANCE AND INSTRUCTION TO SECOND CREEK RANCH METROPOLITAN DISTRICT AS OPERATING DISTRICT FOR GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

1. **Regarding the Creation of a Living Document—Policies and Procedures and Minimum Maintenance Standards**: These Policies and Procedures and Minimum Maintenance Standards will be a living document and subject to biennial review by Green Valley Ranch East Metropolitan District No. 7 (GVRE MD No. 7) on August 1st. The timing of biennial review of criteria in these guidelines accounts for adjustment to upcoming contracts/agreements during the Second Creek Ranch Metropolitan District (SCRMD) and GVRE MD No. 7 budget process for the next calendar year.

2. **Regarding All Intergovernmental Agreements/Contracts In Force Between SCRMD and Other Districts/Political Subdivisions, including All Maintenance and Service Entities, on Property Located within the Boundaries of GVRE MD No. 7**: Annually, by August 1st of every calendar year, GVRE MD No. 7 requests that SCRMD legal counsel shall provide a full and complete list of all Intergovernmental Agreements/Contracts between SCRMD and all maintenance and service entities performing operations and maintenance services on property located within the boundaries of GVRE MD No. 7.

3. **Regarding Providing Clear Maps of GVRE MD No. 7 Boundaries**: SCRMD shall cause to be prepared a clear map and legal description of GVRE MD No. 7 with **boundary street names**. If GVRE MD No. 7 processes a change to its boundaries by recording an order granted by the County Court for such inclusion or exclusion, SCRMD shall provide GVRE MD No. 7 with a new map within 30 business days after receipt of the recorded order effectuating the boundary change.

4. **Regarding Locations of Director Parcels**: SCRMD shall use its best efforts to cause to be prepared for distribution to the GVRE MD No. 7 Board and the Community Advisory Committee (CAC) Chair the clear locations of all director parcels located within the boundaries of GVRE MD No. 7 as shown on the recorded plat(s).

5. **Regarding Designated Election Officials**: The Designated Election Official for all GVRE MD No. 7 Board elections shall be a person who does not otherwise provide services to or sit on the Board of Directors of GVRE MD No. 7 (provided a qualified individual is available for this purpose).

6. **Regarding Services Provided by District Manager and Contents of the District Manager Report to be Reported at Every GVRE MD No. 7 Meeting**: The District Manager (currently CliftonLarsonAllen LLP/CLA) shall provide all services as outlined in the Special District Public Management Services Statement of Work to the Special District Master Services Agreement between SCRMD and CliftonLarsonAllen LLP, dated October 19, 2023, as

amended April 21, 2025, and as may be further amended in the future[1]. In addition, GVRE MD No. 7 requests that SCRMD will use commercially reasonable efforts to negotiate an amendment to the contract and/or include in any future contracts a requirement that the following services are performed by the District Manager:

A. Shall attend all regular and special meetings of the GVRE MD No. 7 Board but not to exceed six meetings per year.
B. Working with the GVRE MD No.7 Board and the CAC Designee, shall provide a report from Bill.com related to operation and maintenance services for public improvements owned, operated and/or maintained by SCRMD and lying within the boundaries of GVRE MD No. 7, on a monthly basis, for review for informational purposes and to identify any services which may not have been satisfactorily provided.
C. Shall have a minimum of 4 hours on site within the boundaries of GVRE MD No.7, one time per month, for interaction with residents of The Reserve community. Posting of those hours will be communicated to the community no less than 1 week beforehand.
D. Shall create, maintain, and update regularly (at least weekly) a log of all tasks being performed or overseen by the District Manager which are related to the operations and maintenance services for public improvements owned, operated and/or maintained by SCRMD and lying within the boundaries of GVRE MD No. 7, which shall include, but not be limited to, the status of each task, start date of tasks, anticipated completion dates of tasks, and other relevant information and shall send such log to the Boards of Directors of SCRMD and GVRE MD No. 7 weekly.
E. Shall create, maintain, and update regularly (at least weekly) a log of all contracts that are related to the operations and maintenance services for public improvements owned, operated and/or maintained by SCRMD and lying within the boundaries of GVRE MD No. 7, which shall include, but not be limited to, the original compensation under the contract, amendments, additional services and/or change orders and related costs, and other relevant information and shall send such log to the Boards of Directors of SCRMD and GVRE MD No. 7 weekly.
F. Shall provide a Community Report for the GVRE MD No. 7 meetings attended by the District Manager which shall include the following as to property within the GVRE MD No. 7 boundaries.
    i. Number of Registered Homes.
    ii. Dates and times of site visits by District Manager and staff of District Manager (drive-by or resident appointment).
    iii. Number of homes under construction.

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[1] The intent is that the scope of services in the current contract related to public improvements owned, operated and/or maintained by SCRMD and lying within the boundaries of GVRE MD No. 7 is the acceptable level of service to be provided for purposes of these operating policies and procedures and minimum maintenance standards and that such level of service shall not be materially diminished or enhanced by future amendments to the existing or any successor contracts, unless mutually agreed upon by the Boards of Directors of GVRE MD No. 7 and SCRMD. It is recognized that the provision of these services is subject to the terms of the Intergovernmental Agreement Concerning District Operations and Funding, particularly, for this purpose, the receipt of adequate funding by SCRMD from GVRE MD No. 7 to provide the services. For purposes of this Footnote, amendments, additional services, and/or amendments to contracts are not considered material if the costs associated therewith are (i) within the applicable line item budget; and (2) less than $5,000 or less than 10% of the costs of the underlying contract, whichever amount is greater. Contracts, additional services, change orders, and/or amendments necessary to address urgent or emergency scenarios with the potential to affect the health, safety, and welfare of the residents and property owners of GVRE MD No. 7 or the integrity of the public improvements owned, operated and/or maintained by SCRMD and lying within the boundaries of GVRE MD No. 7 do not require the prior mutual agreement of the Boards of Directors of GVRE MD No. 7 and SCRMD.

iv. Number of Covenants, Conditions and Restrictions (CC&R) violations in process and status of violations.
v. Number of Design applications in process, with status.
vi. Issues observed during site visits (maintenance, etc.).
vii. Tasks/repairs outstanding and completed regarding amenities (i.e., snow removal, landscape, pool services-dates of visits and services rendered).
viii. Inspections performed by City of Aurora and Adams County agencies/employees (as applicable) with associated documentation filed with District Manager and kept on file in the Lifestyle Director's office in The Farmhouse.
ix. Pool updates—regular maintenance, work orders, track issues and remedies, and dates of completion.
x. Attach a copy of the pool/spa Daily Testing log.

7. Regarding Accounting Services: The accountant (currently CliftonLarsonAllen LLP) shall provide all services as outlined in the Special District Preparation Statement of Work to the Special District Master Services Agreement between SCRMD and CliftonLarsonAllen LLP, dated November 30, 2023 and as may be amended in the future[2].

8. Regarding Conflicts of Interest For District Managers Relating To Contracts With Service Providers/Vendors For Services Within The Boundaries Of GVRE MD No. 7 And On Behalf Of GVRE MD No. 7: District Managers shall disclose if the District Manager has a financial interest or will receive a financial benefit, or when the District Manager holds any ownership interest in the service provider/vendor company. SCRMD will implement a disclosure statement in any RFP for services that requires respondents to disclose any relationship, affiliation or ownership interest.

9. Regarding All Operations and Maintenance Service Contract Negotiations/Renewals of All Operations and Maintenance Service Providers/Vendors Within the Boundaries of GVRE MD No. 7: All SCRMD contracts for operations and maintenance services/vendors providing services within the boundaries of GVRE MD No. 7 will be reviewed, at a minimum of every two years, through mutual collaboration by the GVRE MD No. 7 Board and the CAC to determine if the service provider/vendor should be subject to a Request for Proposal/Invitation to Bid. On or before July 1 of each year the CAC will provide to the Board of Directors of GVRE MD No.7 a list of service providers/vendors within the boundaries of GVRE MD No. 7 for which the CAC is requesting the SCRMD Board of Directors to begin the Request for Proposal/Invitation to Bid process and the associated scope(s) of work for such service provider/vendor for the upcoming calendar year. On or before August 1 of each year, the GVRE MD No. 7 Board of Directors shall provide recommendations to SCRMD of the list of service providers/vendors within the boundaries of GVRE MD No. 7 for which the GVRE MD No. 7 Board of Directors is requesting the SCRMD Board of Directors to initiate a Request for Proposal/Invitation to Bid process and the associated scope(s) of work for such service provider/vendor for the upcoming calendar year. GVRE MD No. 7 Directors, and the District Manager, with written input from the CAC, will review responses received from the Request for Proposal/Invitation to Bid process and will provide input into financial ramifications/budget.

10. Regarding Services for Lifestyle Programming Provided by Lifestyle Vendor: The Lifestyle Programming provided by the Lifestyle Programming vendor shall provide all services as outlined in the Amended and Restated Lifestyle Experiences Programming and

[2] See Footnote 1

Management Services Contract between SCRMD and Clayton Properties Group, Inc. dba Oakwood Homes, dated January 1, 2024, and as may be amended in the future[3]. In addition, GVRE MD No. 7 requests that SCRMD will use commercially reasonable efforts to negotiate an amendment to the contract and include in any future contracts provisions requiring the Lifestyle Programming vendor to perform the following services:

A. A Lifestyle Representative shall attend all regular and special meetings of the GVRE MD No. 7 Board but not to exceed six meetings per year.

11. Regarding the Contents of the Annual Lifestyle Report from Vendor Providing Lifestyle Programming and Services: GVRE MD No. 7 requests that SCRMD will use commercially reasonable efforts to negotiate an amendment to the contract with the Lifestyle Programming vendor and include in any future contracts a requirement that an Annual Lifestyle Report will be submitted by August 31 of every calendar year to the GVRE MD No. 7 Board, the CAC, and the SCRMD Board. The Annual Lifestyle Report will contain the following:

A. Number of current registered households (by properties, not residents) in the community.
B. Number of paid staff members employed by the Lifestyle Programming vendor for this Community.
C. Specific yearly August 1 to July 31 calendar of all events, excursions, and clubs with annotations as to if they were led by residents or Lifestyle staff.
D. Attendance numbers for all Lifestyle events, excursions, and activities; including, but not limited to, resident-led events reported to Lifestyle staff, grandkids club events, fitness instruction events, and developer marketing events.
E. Monthly number of entrances (to the extent documented by fob access) to The Farmhouse amenities through main doors, mailroom doors, and pool gates.
F. Number of incident reports filed per month.
G. Number of Guest registrations per month with breakdown of type—long-term, short-term, and marketing.
H. Budget amounts spent by all resident-led clubs from the annual budgeted funds per club per year, to the extent that a club makes a request of Lifestyle for these funds.
I. Director of Lifestyle Operations: specific dates of site visits and tasks completed, including costs associated with site visits, if such costs are paid as part of the Amended and Restated Lifestyle Experiences Programming and Management Services Contract.

12. Regarding Services Provided by the Covenant Enforcement Contractor (Community Manager): The Community Manager shall provide all services as outlined in the Community Management Services Agreement between SCRMD and Westwind Management Group, LLC dated January 1, 2021, and as may be amended in the future[4]. The Community Manager shall follow all direction as outlined in the Resolution of the Board of Directors of Second Creek Ranch Metropolitan District Regarding Adoption of Policy and Procedures for the Imposition of Fines for Violations of the Covenants and Design Standards, Hearing Procedures, Collection of Unpaid Fees, Penalties and Charges, and Appeals document dated December 1, 2020 and the Resolution Adopting an Amended Covenant Enforcement Policy Establishing Guidelines for Second Creek Ranch Metropolitan District In Providing Covenant Enforcement and

[3] See Footnote 1
[4] See Footnote 1

Design Review Services dated December 7, 2021, or such resolutions and/or rules which may supersede this resolution in the future.

13. Regarding Services Provided by Waste and Recycling Disposal Service Provider (WRD): The WRD shall provide all services as outlined in the Solid Waste and Non-rebate Recycling Services Agreement between SCRMD and HBSCO LLC, dated April 28, 2021 and as may be amended in the future[5].

14. Regarding Services Provided by Fire Protection Agency (FPA): The FPA shall provide all services and equipment as outlined in the Set Up and Monitoring Agreement with Western States Fire Protection Co., dated October 7, 2021 and as may be amended in the future[6].

15. Regarding Services Provided by Landscape Contractor (LC): The LC shall provide all services being provided within the boundaries of GVRE MD No. 7 as outlined in the Landscape Maintenance & Snow Removal Services Contract between SCRMD and Environmental Designs, LLC, dated December 1, 2024 and as may be amended in the future[7]. In addition, GVRE MD No. 7 requests that SCRMD will use commercially reasonable efforts to negotiate an amendment to the contract and include in any future contracts a requirement that the following is performed by the LC or another consultant:

A. Leave door hangers on all residence main entrance doors immediately upon completion of the winterization or activation of the irrigation system.

16. Regarding Services Provided by Janitorial Contractor (JC): JC shall provide all services as outlined in the Janitorial Services Contract between SCRMD and Jani-King of Colorado, dated February 1, 2022 and as may be amended in the future,[8] inclusive of frequencies for daily, weekly, and monthly cleaning tasks for The Farmhouse amenity.

17. Regarding Services Provided by Pool Contractor (PC): PC shall provide the services as outlined in the Pool Management Services Contract between SCRMD and Elite Aquatics Pool Management, LLC, dated May 1, 2024, and as may be amended in the future,[9] inclusive of a minimum pool cleaning schedule of 7 days per week during the pool season.

[5] See Footnote 1
[6] See Footnote 1
[7] See Footnote 1
[8] See Footnote 1
[9] See Footnote 1

EXHIBIT E

2026 Budget

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ADAMS
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
2026 BUDGET RESOLUTION

The Board of Directors of the Green Valley Ranch East Metropolitan District No. 7 (the "District"), City of Aurora, Adams County, Colorado held a regular meeting on Tuesday, December 2, 2025, at the hour of 1:00 P.M., at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at https://us06web.zoom.us/j/81291815616?pwd=rynN8EO1ZJsQQNk7v55pD9A8r0SrTe.1; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 812 9181 5616, Passcode: 408044.

The following members of the District's Board of Directors (the "Board") were present:

Treasurer:	Brenda S. Pierce
Secretary:	Brandon Wyszynski
Director:	Robin Manley
Director:	Christine Noble Power

Also present were: Alyssa Ferriera and Celeste Terrell, CliftonLarsonAllen LLP; Jerry Jacobs and Brittany Barnett, Timberline District Consulting; Jennifer L. Ivey and Karlie R. Ogden, Icenogle Seaver Pogue, P.C.; Eric McCloskey, Green Valley Ranch East Metropolitan District No. 8 Board Member; Evelyn Kay DeNardo, Green Valley Ranch East Metropolitan District Nos. 6 and 8 Board Member; Raymond Czaplewski and Janet Janes, Green Valley Ranch East Metropolitan District No. 6 Board Members; Chris Carlton and Randy Bauer, Green Valley Ranch East Metropolitan District No. 8, Second Creek Ranch Metropolitan District, and Central Adams County Water and Sanitation District Board Members; Craig Nickerson, Second Creek Ranch Metropolitan District and Central Adams County Water and Sanitation District Board Member; Dave Carro, Second Creek Ranch Metropolitan District Board Member; Mickie Krause, Leslie Peters, Mike Riley, Cheryl Karstaedt, The Reserve Community Advisory Committee Members; Ashly Dorey, Community Resource Services of Colorado, LLC; Sara Gitomer, Oakwood Life; and approximately 7 members of the public.

Ms. Ivey reported that proper notice was made to allow the Board to conduct a public hearing on the 2026 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board and that a notice of regular meeting was posted on a public website of the District, https://gvremd.specialdistrict.org/, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7, CITY OF AURORA, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2025; and

WHEREAS, the proposed budget is more than fifty thousand dollars ($50,000.00), due and proper notice was published on Thursday, November 13, 2025, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, December 2, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and 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; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7, CITY OF AURORA, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2026 Revenues and 2026 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2026, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2026. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2026. Due to the significant possibility that the final assessed valuation provided by the Adams County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by the Secretary or an Assistant Secretary, if applicable, of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2026 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is $403,168 and that the 2025 valuation for assessment, as certified by the Adams County Assessor, is $8,985,250. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 44.870 mills upon each dollar ofthe total valuation ofassessment ofall taxable property within the District for the year 2026.

Section 6. 2026 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is $-0- and that the 2025 valuation for assessment, as certified by the Adams County Assessor, is $8,985,250. That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 7. 2026 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes affecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Adams County on or before December 15, 2025 (or such other date as may be prescribed by law), for collection in 2026.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Manley.

RESOLUTION APPROVED AND ADOPTED THIS 2ND DAY OF DECEMBER 2025.

GREEN VALLEY RANCH EAST METROPOLITAN
DISTRICT NO. 7

By: ROBYN MANLEY
Its: President

ATTEST:

By: Brandon Wyszynski
Its: Secretary

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ADAMS
GREEN VALEY RANCH EAST METROPOLITAN DISTRICT NO. 7

I, Brandon Wyszynski, hereby certify that I am a director and the duly elected and qualified Secretary of the Green Valley Ranch East Metropolitan District No. 7, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Green Valley Ranch East Metropolitan District No. 7 held on Tuesday, December 2, 2025, at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at https://us06web.zoom.us/j/81291815616?pwd=rynN8EO1ZJsQQNk7v55pD9A8r0SrTe.1; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 812 9181 5616, Passcode: 408044, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; 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 and affixed the official seal of the District this 2nd day of December 2025.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
CITY OF AURORA, ADAMS COUNTY
SEAL
COLORADO

Brandon Wyszynski, Secretary

[SEAL]

EXHIBIT A

Affidavit
Notice as to Proposed 2026 Budget

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 13 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated November 13 A.D. 2025.

I witness whereof I have hereunto set my hand this 13th day of November A.D. 2025

Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 13th day of November A.D. 2025.

Isabella Perry

Notary Public

ISABELLA FERN AMELIA PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194037562
MY COMMISSION EXPIRES OCTOBER 1, 2027

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7 (the "District") for the ensuing year of 2026. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 1:00 P.M., on Tuesday, December 2, 2025.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at https://gvremd.specialdistrict.org/ at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE BOARD OF DIRECTORS OF THE DISTRICT:
By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publication: November 13, 2025
Sentinel

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7** (the "District") for the ensuing year of 2026. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 1:00 P.M., on Tuesday, December 2, 2025.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at https://gvremd.specialdistrict.org/ at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Sentinel*
Publish On: Thursday, November 13, 2025

EXHIBIT B

Budget Document
Budget Message

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7

ANNUAL BUDGET

FOR YEAR ENDING DECEMBER 31, 2026

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31, 2026

12/19/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 3,960,970	$ 4,421,360	$ 6,575,910
Agricultural	5,360	2,880	1,820
State assessed	1,290	1,360	1,750
Vacant land	3,337,150	3,518,920	2,204,980
Personal property	183,010	182,240	200,790
Certified Assessed Value	$ 7,487,780	$ 8,126,760	$ 8,985,250
MILL LEVY			
General	29.894	37.344	44.870
Total mill levy	29.894	37.344	44.870
PROPERTY TAXES			
General	$ 223,840	$ 303,486	$ 403,168
Levied property taxes	223,840	303,486	403,168
Adjustments to actual/rounding	4,504	-	-
Budgeted property taxes	$ 228,344	$ 303,486	$ 403,168
BUDGETED PROPERTY TAXES			
General	**$ 228,344**	**$ 303,486**	**$ 403,168**
	$ 228,344	**$ 303,486**	**$ 403,168**

See summary of significant assumptions.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31, 2026

12/19/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ 17,025	$ 84,562
REVENUES			
Property taxes	228,344	303,486	403,168
Specific ownership taxes	10,723	14,504	18,143
Interest income	838	1,500	2,500
Other revenue	-	-	1,949
Total revenues	239,905	319,490	425,760
Total funds available	239,905	336,515	510,322
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,427	4,552	6,048
Contingency	-	-	1,949
Intergovernmental expenditures	219,453	247,401	398,003
Total expenditures	222,880	251,953	406,000
Total expenditures and transfers out requiring appropriation	222,880	251,953	406,000
ENDING FUND BALANCES	$ 17,025	$ 84,562	$ 104,322
EMERGENCY RESERVE	$ -	$ 1,500	$ -
CAPITAL RESERVE	17,025	34,562	104,322
AVAILABLE FOR OPERATIONS	-	48,500	-
TOTAL RESERVE	$ 17,025	$ 84,562	$ 104,322

See summary of significant assumptions.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized by Court Order dated November 15, 2004, to provide financing for the construction and installation of regional public improvements, including streets, traffic safety, water, sanitary sewer, park and recreation, public transportation, mosquito control, fire protection, and television relay improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The District's service plan does not authorize the District to provide fire protection or television relay services unless the District enters into an intergovernmental agreement with the City of Aurora (City). The District was formed in conjunction with seven other metropolitan districts: Aerotropolis Area Coordinating Metropolitan District ("AACMD") (formally known as Green Valley Ranch East Metropolitan District No. 1), Aurora Highlands Metropolitan District Nos. 1-3 (formally known as Green Valley Ranch East Metropolitan District Nos. 3-4), Green Valley Aurora Metropolitan District No. 1 (formally known as Green Valley Ranch East Metropolitan District No. 5), and Green Valley Ranch East Metropolitan District Nos. 6 and 8 (collectively the "Districts"). It is anticipated that the Districts will enter into an intergovernmental agreement which shall govern the relationships between and among the Districts with respect to the financing, construction, and operation of the regional public improvements. The District's service area is located in Adams County, Colorado, entirely within the City.

On November 2, 2004, the District voters approved a mill levy increase to generate property taxes of up to $5,000,000 annually to pay, in part, the District's general cost of operations and maintenance. The mill levy is on all taxable property within the District for collection in 2005 and each year thereafter. Furthermore, the voters authorized the District to collect and expend levied taxes and any other income of the District without regard to any limitations imposed by TABOR. The total debt authorized for all services and improvements was $2,405,000,000, but the District's service plan limits the total debt issuance to $200,000,000, with a maximum debt mill levy of 50.000 mills.

The District has entered into an intergovernmental agreement with the City detailing the covenants and mutual agreements the District will follow as regards to the financing and construction of the regional public improvements, and the repayment of the associated debt.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The budgets are in accordance with the TABOR Amendment limitation. Emergency reserves required under TABOR have been provided.

GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 7
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4.50% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 4.00%.

Expenditures

Intergovernmental Transfers

The District has budgeted the transfer of net operational revenues (less ARI/ARTA revenues) to Second Creek Ranch Metropolitan District (SCR). SCR will coordinate the payment of administrative expenditures for the District, which include the services necessary to maintain the District's viability such as legal, accounting, managerial, general engineering, insurance, meeting, and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Debt and Leases

The District has no outstanding debt. Additionally, the District has no operating or capital leases.

Reserves

Capital Reserve

The District reserves General budgeted property taxes from 2 mills of the General Mill Levy revenue to be used for capital enhancements.

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. The District transfers a portion of its TABOR eligible revenue to SCR for the payment of the District's operations and maintenance costs. Therefore, an Emergency Reserve related to the District's revenues transferred are reported in SCR's budget.

This information is an integral part of the accompanying budget.

EXHIBIT C

Certification of Tax Levy

243 County Tax Entity Code DOLA LGID/SID 65322

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams County, Colorado.

On behalf of the Green Valley Ranch East Metropolitan District No. 7,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Green Valley Ranch East Metropolitan District No. 7
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 8,985,250
(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: $ 8,985,250
(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: 12/05/25 for budget/fiscal year 2026.
(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]	44.870	mills	$ 403,168
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$< >
SUBTOTAL FOR GENERAL OPERATING:	44.870	**mills**	**$** 403,168
3. General Obligation Bonds and Interest[J]		mills	$
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	44.870	**mills**	**$** 403,168

Contact person: (print) Shelby Clymer
Daytime phone: ( ) (303) 779-5710

Signed: Shelby Clymer
Title: Accountant for the District

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).

<u>THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT</u> (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue: ______________________
   Series: ______________________
   Date of Issue: ______________________
   Coupon Rate: ______________________
   Maturity Date: ______________________
   Levy: ______________________
   Revenue: ______________________

2. Purpose of Issue: ______________________
   Series: ______________________
   Date of Issue: ______________________
   Coupon Rate: ______________________
   Maturity Date: ______________________
   Levy: ______________________
   Revenue: ______________________

CONTRACTS[K]:

3. Purpose of Contract: ______________________
   Title: ______________________
   Date: ______________________
   Principal Amount: ______________________
   Maturity Date: ______________________
   Levy: ______________________
   Revenue: ______________________

4. Purpose of Contract: ______________________
   Title: ______________________
   Date: ______________________
   Principal Amount: ______________________
   Maturity Date: ______________________
   Levy: ______________________
   Revenue: ______________________

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Green Valley Ranch East Metropolitan District No. 7 of Adams County, Colorado on this 2nd day of December 2025.

SEAL

Signed by:
Brandon Wyszynski
9E8B75DB3C664FC...

Brandon Wyszynski, Secretary

EXHIBIT F

Application for Exemption from Audit for the Year Ending December 31, 2025

Application for Exemption From Audit
Long Form

Instructions

For local governments with either revenues or expenditures/expenses more than $200,000 but not more than $1,000,000

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.), any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 for the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

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

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.** Proprietary Activity should be reported on the **Cash or Budgetary Basis** — a budget to GAAP reconciliation is provided in Part 3B.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

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

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☑ Has the preparer signed the application prior to board approval?
- ☑ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☑ Has the application been **personally** reviewed and approved by the governing body?
- ☑ Are all sections on the form complete, including responses to all of the questions?
- ☑ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ◉ Yes ○ No

- ☑ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 11.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

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

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

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

Mail

Office of the State Auditor

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

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

Contact Information

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

Name of government	Green Valley Ranch East Metropolitan District No. 7
Street address	2001 16th St, Suite 1700
City, State, Zip	Denver, CO 80202
Contact person	Shelby Clymer
Phone	(303) 779-5710
Email	shelby.clymer@claconnect.com

Certification of Preparer

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. The preparer must sign prior to board approval.

Name	Shelby Clymer
Title	Accountant for the District
Firm name (if applicable)	CliftonLarsonAllen LLP
Address	2001 16th St, Suite 1700, Denver, CO 80202
Phone	(303) 779-5710
Relationship to entity	Accountant for the District
Preparer signature	Date prepared
Shelby Clymer	2/16/2026

See accompanying letter at the end of this form.

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	○ Yes	◉ No
If yes, enter date filed		

Part 1: Financial Statements — Balance Sheet

Part 1A: Governmental Funds (Modified Accrual Basis) Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-1	Cash and Cash Equivalents				
1-2	Investments	$ 87,940			
1-3	Receivables	$ 1,105			
1-4	Due from Other Entities or Funds				
1-5	Property Tax Receivable	$ 403,168			
1-6	All Other Assets:				
1-7	Lease Receivable (as Lessor)				
	Other (specify in lines 1-8 through 1-10)				
1-8					
1-9					
1-10					
1-11	**TOTAL ASSETS** (Add lines 1-1 through 1-10)	$ 492,213	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-12 and 1-13)				
1-12					
1-13					
1-14	**Total Deferred Outflows** (Add lines 1-12 through 1-13)	$ 0	$ 0	$ 0	$ 0
1-15	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-11 and 1-14)	$ 492,213	$ 0	$ 0	$ 0

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-16	Accounts Payable				
1-17	Accrued Payroll and Related Liabilities				
1-18	Unearned Revenue				
1-19	Due to Other Entities or Funds	$ 4,011			
1-20	All Other Current Liabilities				
1-21	**TOTAL CURRENT LIABILITIES** (Add lines 1-16 through 1-20)	$ 4,011	$ 0	$ 0	$ 0
	All Other Liabilities (specify in lines 1-22 through 1-25)				
1-22					
1-23					
1-24					
1-25					
1-26	**TOTAL LIABILITIES** (Add lines 1-21 through 1-25)	$ 4,011	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-27	Deferred Property Taxes	$ 403,168			
1-28	Lease related (as Lessor)				
1-29	**TOTAL DEFERRED INFLOWS** (Add lines 1-27 through 1-28)	$ 403,168	$ 0	$ 0	$ 0
	Fund Balance				
1-30	Nonspendable-Prepaid				
1-31	Nonspendable-Inventory				
1-32	Restricted	$ 1,500			
1-33	Committed				
1-34	Assigned				
1-35	Unassigned	$ 83,534			
1-36	**Total Fund Balance** (Add lines 1-30 through 1-35. This total should be the same as line 3-34)	$ 85,034	$ 0	$ 0	$ 0
1-37	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE** (Add lines 1-26, 1-29, and 1-36. This total should be the same as line 1-15)	$ 492,213	$ 0	$ 0	$ 0

Part 1B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-38	Cash and Cash Equivalents				
1-39	Investments				
1-40	Receivables				
1-41	Due from Other Entities or Funds				
	Other Current Assets (specify in line 1-42)				
1-42					
1-43	**Total Current Assets** (Add lines 1-38 through 1-42)	$ 0	$ 0	$ 0	$ 0
1-44	Capital & Right-to-Use Assets, net (from Part 6, Capital & Right-to-Use Table)				
	Other Long Term Assets (specify in lines 1-45 through 1-47)				
1-45					
1-46					
1-47					
1-48	**TOTAL ASSETS** (Add lines 1-43 through 1-47)	$ 0	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-49 through 1-50)				
1-49					
1-50					
1-51	**Total Deferred Outflows** (Add lines 1-49 through 1-50)	$ 0	$ 0	$ 0	$ 0
1-52	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-48 and 1-51)	$ 0	$ 0	$ 0	$ 0

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-53	Accounts Payable				
1-54	Accrued Payroll and Related Liabilities				
1-55	Accrued Interest Payable				
1-56	Due to Other Entities or Funds				
1-57	All Other Current Liabilities				
1-58	**TOTAL CURRENT LIABILITIES** (Add lines 1-53 through 1-57)	$ 0	$ 0	$ 0	$ 0
1-59	Proprietary Debt Outstanding (from Part 4, Debt Schedule Table)				
	Other (specify in lines 1-60 through 1-62)				
1-60					
1-61					
1-62					
1-63	**TOTAL LIABILITIES** (Add lines 1-58 through 1-62)	$ 0	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-64	Pension/OPEB Related				
	Other (specify in line 1-65)				
1-65					
1-66	**TOTAL DEFERRED INFLOWS** (Add lines 1-64 through 1-65)	$ 0	$ 0	$ 0	$ 0
	Net Position				
1-67	Net Investment in Capital and Right-to-Use Assets				
1-68	Emergency Reserves				
1-69	Other Designation/Reserves				
1-70	Restricted				
1-71	Undesignated/Unreserved/Unrestricted				
1-72	**Total Net Position** (Add lines 1-67 through 1-71. This total should be the same as 3-70.)	$ 0	$ 0	$ 0	$ 0
1-73	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION** (Add lines 1-63, 1-66, and 1-72. This total should be the same as 1-52.)	$ 0	$ 0	$ 0	$ 0

Part 1C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 2: Financial Statements — Operating Statement — Revenues

Part 2A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	**Fund B**	**Fund C**	**Fund D**
	Tax Revenue				
2-1	Property (include mills levied in question 10-12)	$ 303,486			
2-2	Specific Ownership	$ 14,846			
2-3	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-4 through 2-6)				
2-4					
2-5					
2-6					
2-7	**TOTAL TAX REVENUE** (Add lines 2-1 through 2-6)	$ 318,332	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-8	Licenses and Permits				
2-9	Highway Users Tax Funds (HUTF)				
2-10	Conservation Trust Funds (Lottery)				
2-11	Community Development Block Grant				
2-12	Fire & Police Pension				
2-13	Grants				
2-14	Donations				
2-15	Charges for Sales and Services				
2-16	Rental Income				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
2-17	Fines and Forfeits				
2-18	Interest/Investment Income	$ 3,199			
2-19	Tap Fees				
2-20	Proceeds from Sale of Capital Assets				
	Other (specify in lines 2-21 through 2-22)				
2-21					
2-22					
2-23	**TOTAL REVENUES** (Add lines 2-7 through 2-22)	$ 321,531	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-24	Debt Proceeds				
2-25	Lease Proceeds				
2-26	Developer Advances				
	Other (specify in line 2-27)				
2-27					
2-28	**Total Other Financing Sources** (Add lines 2-24 through 2-27)	$ 0	$ 0	$ 0	$ 0
2-29	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-23 and 2-28)	$ 321,531	$ 0	$ 0	$ 0

Part 2B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Tax Revenue				
2-30	Property (include mills levied in question 10-12)				
2-31	Specific Ownership				
2-32	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-33 through 2-36)				
2-33					
2-34					
2-35					
2-36	**TOTAL TAX REVENUE** (Add lines 2-30 through 2-35)	$ 0	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-37	Licenses and Permits				
2-38	Highway Users Tax Funds (HUTF)				
2-39	Conservation Trust Funds (Lottery)				
2-40	Community Development Block Grant				
2-41	Fire & Police Pension				
2-42	Grants				
2-43	Donations				
2-44	Charges for Sales and Services				
2-45	Rental Income				
2-46	Fines and Forfeits				
2-47	Interest/Investment Income				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
2-48	Tap Fees				
2-49	Proceeds from Sale of Capital Assets				
	All Other (specify in lines 2-50 through 2-51)				
2-50					
2-51					
2-52	**TOTAL REVENUES** (Add lines 2-36 through 2-51)	$ 0	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-53	Debt Proceeds				
2-54	Lease Proceeds				
2-55	Developer Advances				
	Other (specify in line 2-56)				
2-56					
2-57	**Total Other Financing Sources** (Add lines 2-53 through 2-56)	$ 0	$ 0	$ 0	$ 0
2-58	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-52 and 2-57)	$ 0	$ 0	$ 0	$ 0

Part 2C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 3: Financial Statements — Operating Statement — Expenditures/Expenses

Part 3A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Expenditures				
3-1	General Government				
3-2	Judicial				
3-3	Law Enforcement				
3-4	Fire				
3-5	Highways & Streets				
3-6	Solid Waste				
3-7	Contributions to Fire & Police Pension Association				
3-8	Health				
3-9	Culture and Recreation				
3-10	Transfers to other districts	$ 248,967			
	Other (specify in lines 3-11 through 3-13)				
3-11	County Treasurer's Fee	$ 4,555			
3-12					
3-13					
3-14	Capital Outlay				
	Debt Service				
3-15	Principal (from Part 4, Debt Schedule Table)				
3-16	Interest				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
3-17	Bond Issuance Costs				
3-18	Developer Principal Repayments (from Part 4, Debt Schedule Table)				
3-19	Developer Interest Repayments				
	All Other (specify in lines 3-20 through 3-22)				
3-20					
3-21					
3-22					
3-23	**TOTAL EXPENDITURES** (Add lines 3-1 through 3-22)	$ 253,522	$ 0	$ 0	$ 0
	Transfers and Other Expenditures				
3-24	Interfund Transfers (In)				
3-25	Interfund Transfers (Out)				
	Other Expenditures (Revenues) (Specify in lines 3-26 through 3-28.)				
3-26					
3-27					
3-28					
3-29	**Total Transfers and Other Expenditures** (Add lines 3-24 through 3-28)	$ 0	$ 0	$ 0	$ 0
3-30	**EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES** (line 2-29 less line 3-23 less line 3-29)	$ 68,009	$ 0	$ 0	$ 0
3-31	Fund Balance, January 1 from December 31 prior year report	$ 17,025			
3-32	Prior Period Adjustment (MUST explain in line 3-33)				
3-33					
3-34	**FUND BALANCE, DECEMBER 31** (Add lines 3-30, 3-31, and 3-32. Should match line 1-36.)	$ 85,034	$ 0	$ 0	$ 0

Part 3B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Expenses				
3-35	General Operating and Administrative				
3-36	Salaries				
3-37	Payroll Taxes				
3-38	Contract Services				
3-39	Employee Benefits				
3-40	Insurance				
3-41	Accounting and Legal Fees				
3-42	Repair and Maintenance				
3-43	Supplies				
3-44	Utilities				
3-45	Contributions to Fire & Police Pension Association				
	Other (specify in lines 3-46 through 3-47)				
3-46					
3-47					
3-48	Capital Outlay				
	Debt Service				
3-49	Principal (should match amount in Part 4, Debt Schedule Table)				
3-50	Interest				
3-51	Bond Issuance Costs				
3-52	Developer Principal Repayments				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
3-53	Developer Interest Repayments				
	All Other (specify in lines 3-54 through 3-57)				
3-54					
3-55					
3-56					
3-57					
3-58	**TOTAL EXPENSES** (Add lines 3-35 through 3-57)	$ 0	$ 0	$ 0	$ 0
	GAAP Reconciling Items				
3-59	Net Interfund Transfers (In) Out				
	Other (specify in line 3-60. Enter negative for expense.)				
3-60					
3-61	Depreciation/Amortization				
3-62	Other Financing Sources (from line 2-57)				
3-63	Capital Outlay (from line 3-48)				
3-64	Debt Principal (from line 3-49, 3-52)				
3-65	**Total GAAP Reconciling Items** (Add lines 3-60, 3-63, and 3-64, subtract lines 3-61 and 3-62)	$ 0	$ 0	$ 0	$ 0
3-66	**NET INCREASE (DECREASE) IN NET POSITION** (Line 2-58, less line 3-58, plus line 3-65, less line 3-59)	$ 0	$ 0	$ 0	$ 0
3-67	Net Position, January 1 from December 31 prior year report				
3-68	Prior Period Adjustment (MUST explain in line 3-69)				
3-69					
3-70	**NET POSITION, DECEMBER 31** (Add lines 3-66, 3-67, and 3-68. Should match line 1-72.)	$ 0	$ 0	$ 0	$ 0

Part 3C: Grand Total of Revenues and Expenditures/Expenses

Line	Description	Total
	Total Revenues per Fund	
3-71	General Fund	$ 321,531
3-72		$ 0
3-73		$ 0
3-74		$ 0
3-75	**Governmental Funds** (Add lines 3-71 through 3-74)	$ 321,531
3-76		$ 0
3-77		$ 0
3-78		$ 0
3-79		$ 0
3-80	**Proprietary/Fiduciary Funds** (Add lines 3-76 through 3-79)	$ 0
3-81	**GRAND TOTAL REVENUES (ALL FUNDS)** (Add lines 3-75 and 3-80)	$ 321,531
	Total Expenditures/Expenses per Fund	
3-82	General Fund	$ 253,522
3-83		$ 0
3-84		$ 0
3-85		$ 0
3-86	**Governmental Funds** (Add lines 3-82 through 3-85)	$ 253,522
3-87		$ 0
3-88		$ 0
3-89		$ 0
3-90		$ 0
3-91	**Proprietary/Fiduciary Funds** (Add lines 3-87 through 3-90)	$ 0
3-92	**GRAND TOTAL EXPENDITURES/EXPENSES (ALL FUNDS)** (Add lines 3-86 and 3-91)	$ 253,522

IF EITHER GRAND TOTAL REVENUES OR EXPENDITURES/EXPENSES FOR ALL FUNDS IS GREATER THAN $1,000,000 — STOP.

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at 303-869-3000 for assistance.

Part 3D: Comments or Additional Information

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

Part 4: Debt Outstanding, Issued, and Retired

4-1	Does the entity have outstanding debt?		○ Yes	◉ No
4-2	If no, skip to line 4-15. If yes, please attach a copy of the entity's debt repayment schedule.			
4-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	○ No
4-4	If no, MUST explain below.			
4-5	Is the entity current in its debt service payments?		○ Yes	○ No
4-6	If no, MUST explain below.			
4-7	If no, also indicate if the government is in default with its bond agreements.		○ Yes	○ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Outstanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
4-8	General Obligation Bonds				$ 0
4-9	Revenue Bonds				$ 0
4-10	Notes/Loans				$ 0
4-11	Lease and SBITA** Liabilities (GASB 87 & 96)				$ 0
4-12	Developer Advances				$ 0
	Other (specify in line 4-13)				
4-13					$ 0
4-14	**TOTAL** (Add lines 4-8 through 4-13)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

4-15	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
4-16	If yes, how much?	$ 54,404,000,000	
4-17	Date the debt was authorized	11/2/04 & 11/8/16	
4-18	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	◉ Yes	○ No
4-19	If yes, how much?	$ 4,000,000,000	
4-20	Date of the most recent Service Plan	8/6/2004	
4-21	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
4-22	If yes, how much?		
4-23	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
4-24	If yes, what is the amount outstanding?		
4-25	Does the entity have any lease agreements?	○ Yes	◉ No
4-26	If yes, what is being leased?		
4-27	What is the original date of the lease?		
4-28	Number of years of lease?		
4-29	Is the lease subject to annual appropriation?	○ Yes	○ No
4-30	What are the annual lease payments?		

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

Part 5: Cash and Investments

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

Line	Description	Amount
5-1	Year-end Total of all Checking and Savings Accounts	
5-2	Certificates of Deposit	
5-3	**TOTAL CASH DEPOSITS** (Add lines 5-1 and 5-2)	$ 0
	Investments (Specify in lines 5-4 through 5-8. If investment is a mutual fund, please list underlying investment.)	
5-4	CSAFE	$ 53,103
5-5	CSAFE - Capital Reserve	$ 34,837
5-6		
5-7		
5-8		
5-9	**Total Investments** (Add lines 5-4 through 5-8)	$ 87,940
5-10	**TOTAL CASH AND INVESTMENTS** (Add lines 5-3 and 5-9)	$ 87,940

5-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	○ N/A	◉ Yes	○ No
5-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		◉ Yes	○ No
5-13	If no, MUST explain below.			

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

Part 6: Capital and Right-to-Use Assets

6-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 6.)	○ Yes	◉ No
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
6-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table for Governmental Funds

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-4	Land				$ 0
6-5	Buildings				$ 0
6-6	Machinery and Equipment				$ 0
6-7	Furniture and Fixtures				$ 0
6-8	Infrastructure				$ 0
6-9	Construction In Progress (CIP)				$ 0
6-10	Leased & SBITA Right-to-Use Assets				$ 0
6-11	Intangible Assets				$ 0
	Other (explain in line 6-12)				
6-12					$ 0
6-13	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				$ 0
6-14	Accumulated Depreciation (Enter a negative or credit balance)				$ 0
6-15	**TOTAL** (Add lines 6-4 through 6-14)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance.
**Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Capital and Right-to-Use Assets Table for Proprietary Funds

Please complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS.

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-16	Land				$ 0
6-17	Buildings				$ 0
6-18	Machinery and Equipment				$ 0
6-19	Furniture and Fixtures				$ 0
6-20	Infrastructure				$ 0
6-21	Construction In Progress (CIP)				$ 0
6-22	Leased & SBITA Right-to-Use Assets				$ 0
6-23	Intangible Assets				$ 0
	Other (explain in line 6-24)				
6-24					$ 0
6-25	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				$ 0
6-26	Accumulated Depreciation (Enter a negative or credit balance)				$ 0
6-27	**TOTAL** (Add lines 6-16 through 6-26)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance.
**Generally capital asset additions should be reported as capital outlay on line 3-48 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

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

Part 7: Pension Information

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
7-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 7-4 through 7-6.		
7-4	Tax (property, specific ownership, sales, etc.)	$ 0	
7-5	State contribution amount	$ 0	
7-6	Other (gifts, donations, etc.)	$ 0	
7-7	**TOTAL** (Add lines 7-4 through 7-6)	$ 0	
7-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

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

Part 8: Budget Information

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.?	○ N/A	◉ Yes	○ No
8-2	If no, MUST explain below.			
8-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
8-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund

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

Line	Governmental/Proprietary Fund Name	Total
8-5	General Fund	$ 303,138
8-6		
8-7		
8-8		
8-9		

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

Part 9: Taxpayer's Bill of Rights (TABOR)

9-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
9-2	If no, MUST explain below.		

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

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

Part 10: General Information

10-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
10-2	If yes, what was the date of formation			
10-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
10-4	If yes, please list the NEW name below.			
10-5	If yes, please list the PRIOR name below.			
10-6	Is the entity a metropolitan district?		◉ Yes	○ No
10-7	Please indicate what services the entity provides below. See Below			
10-8	Does the entity have an agreement with another government to provide services?		◉ Yes	○ No
10-9	If yes, list the name of the other governmental entity and the services provided below. See Below			
10-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)		○ Yes	◉ No
10-11	If yes, what was the date filed			
10-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported (do not report dollar amounts).			
10-13	Bond redemption mills			
10-14	General/other mills		37.344	
10-15	**TOTAL MILLS** (Add lines 10-13 through 10-14.)		37.344	
10-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	○ N/A	◉ Yes	○ No
10-17	If no, please explain below.			

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

10-7: Street improvements, water, sanitary and storm sewer, park and recreation, mosquito control, public transportation, and traffic and safety control.
10-9: IGA regarding sharing of tax revenue with Green Valley Ranch East Metropolitan Districts Nos. 6 and 8, Second Creek Ranch Metropolitan District, and Central Adams County Water and Sanitation District.

Part 11: Governing Body Approval

11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

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

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

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

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

1) Submit the application in hard copy via U.S. Mail, including original signatures.
2) Submit the application electronically via email and either:
   a. include a copy of an adopted resolution that documents formal approval by the board; or
   b. include electronic signatures obtained through a software program such as Docusign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Robin Manley	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Robin Manley 9DDFFDBD291A413...	Date 3/5/2026
Board Member 2		
Board member's name	Brandon Wyszynski	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Brandon Wyszynski 9E8B75DB3C664FC...	Date 3/6/2026
Board Member 3		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 4		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 5		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

February 16, 2026

Board of Directors
Green Valley Ranch East Metropolitan District No. 7
Adams County, Colorado

The accompanying Application for Exemption from Audit ("Application") was prepared by CliftonLarsonAllen, LLP in a format prescribed by the Colorado Office of the State Auditor which may differ from accounting principles generally accepted in the United States of America. The application is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

docusign

Certificate Of Completion

Envelope Id: 3320B6BD-22E0-44F1-8C0D-C71C708295A1		Status: Completed
Subject: Complete with Docusign: GVRE7 2025 Audit Exemption - Signed.pdf		
Client Name: GVREMD7		
Client Number: A510428		
Source Envelope:		
Document Pages: 29	Signatures: 2	Envelope Originator:
Certificate Pages: 5	Initials: 0	Sandy Brandenburger
AutoNav: Enabled		220 S 6th St Ste 300
EnvelopeId Stamping: Enabled		Minneapolis, MN 55402-1418
Time Zone: (UTC-06:00) Central Time (US & Canada)		Sandy.Brandenburger@claconnect.com
		IP Address: 4.8.249.58

Record Tracking

Status: Original 3/4/2026 12:53:45 PM	Holder: Sandy Brandenburger Sandy.Brandenburger@claconnect.com	Location: DocuSign

Signer Events	Signature	Timestamp
Brandon Wyszynski bwyszynski@oakwoodhomesco.com Director Security Level: Email, Account Authentication (None)	Signed by: Brandon Wyszynski 9E8B75DB3C664FC... Signature Adoption: Pre-selected Style Using IP Address: 67.190.34.250	Sent: 3/4/2026 12:58:03 PM Viewed: 3/6/2026 9:51:14 AM Signed: 3/6/2026 9:51:24 AM

Electronic Record and Signature Disclosure:
Accepted: 3/13/2019 12:31:25 PM
ID: 5fb4ed75-9b46-4253-8a63-f6b610d63593

Robin Manley manley714@gmail.com Security Level: Email, Account Authentication (None)	Signed by: Robin Manley 9DDFFDBD291A413... Signature Adoption: Pre-selected Style Using IP Address: 2601:2c3:4201:2990:4d0b:c6bf:dfa:5c74	Sent: 3/4/2026 12:58:03 PM Viewed: 3/5/2026 11:34:36 AM Signed: 3/5/2026 11:34:52 AM

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Accepted: 3/5/2026 11:34:36 AM
ID: 5762b0e8-a74b-42eb-8cc8-1d34bbe1a0a3

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

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/4/2026 12:58:03 PM
Certified Delivered	Security Checked	3/5/2026 11:34:36 AM
Signing Complete	Security Checked	3/5/2026 11:34:52 AM
Completed	Security Checked	3/6/2026 9:51:24 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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 CliftonLarsonAllen LLP:

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: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP 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 BusinessTechnology@CLAconnect.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 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 BusinessTechnology@CLAconnect.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.

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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 BusinessTechnology@CLAconnect.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..

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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 CliftonLarsonAllen LLP 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 CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.