ANNUAL INFORMATION REPORT

FOR THE YEAR 2023

LAKE BLUFF METROPOLITAN DISTRICT NO. 3

Pursuant to Section VII of the Service Plan of the Lake Bluff Metropolitan District No. 3 ("**District**") approved by the City of Greeley, Colorado on September 4, 2018 (the "**Service Plan**"), the following report of the District's activities from January 1, 2023 to December 31, 2023 is hereby submitted.

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

The District was organized December 10, 2018 and held its organizational meeting on April 10, 2019. The progress of the District implementing its Service Plan is in progress and proceeding as planned.

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year or a copy of the audit exemption application:

A copy of the 2023 Audit Exemption Application is attached hereto as **Exhibit A**.

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

There were no capital expenditures incurred by the District in the development of Public Improvements in 2023.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to Debt retirement in the report year:

The District does not have any debt currently outstanding, and the total assessed valuation of the District is \$2,270.00. The District imposed a 65.908 mill levy in 2023 for collection in 2024.

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

There was no residential or commercial development in the District during 2023.

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

There were no fees, charges or assessments imposed by the District during 2023.

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

The Board hereby certifies that no action, event or condition occurred in 2023 that would warrant an amendment to the Service Plan.

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

Board of Directors:

Michael Sandene, President Jason Pock, Assistant Secretary Megan Waldschmidt, Assistant Secretary Andrew R. Klein, Treasurer Paige Langley, Assistant Secretary c/o Westside Investment Partners, Inc. 4100 East Mississippi, Suite 500 Glendale, CO 80246 303-984-9800

District Manager:

Special District Management Services, Inc. c/o David Solin 141 Union Boulevard, Suite 150 Lakewood, CO 80228 303-9857-0835

General Counsel:

Megan Becher, Esq.
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203
303-592-4380

Regular meetings of the Board are held virtually the third Tuesday of each month at 2:00 p.m.

The following information required by Section 32-1-207(3)(c)(II), C.R.S. (and not already disclosed above) is also provided:

9. **Boundary changes made**:

• An Order for Inclusion of approximately 13.0 acre of land (Meritage Property) was granted by the Weld County District Court on October 26,

2023, and recorded in the Weld County land records on October 27, 2023 at Reception No. 4928061.

• An Order for Inclusion of approximately 13.0 acre of land (Greeley-Rothe Property) was granted by the Weld County District Court on October 26, 2023, and recorded in the Weld County land records on October 27, 2023 at Reception No. 4928062.

10. Intergovernmental Agreements entered into or terminated:

There were no Intergovernmental Agreements entered into or terminated during 2023.

11. Access information to obtain a copy of rules and regulations adopted:

To date, the District has not adopted any rules and regulations but to the extent any rules and regulations may be adopted, copies can be found at the office of the District's Manager, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80028, (303) 987/0835 or on the District's website at: https://lakebluffmetropolitandistricts.specialdistrict.net/.

12. Summary of litigation involving the District's public improvements:

There is no litigation involving the District's public improvements.

13. Conveyances or dedications of facilities or improvements, constructed by the District, to the City:

During 2023, there have been no conveyances or dedications of facilities or improvements, constructed by the District, to the City.

14. Current year's budget:

A Copy of the District's 2024 budget is attached hereto as **Exhibit B**.

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

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

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

To our knowledge, the District has been able to pay its obligations as they come due.

EXHIBIT A 2023 Audit Exemption

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	Lake Bluff Metropolitan District No. 3	For the Year Ended
ADDRESS	c/o McGeady Becher, P.C.	12/31/22
	450 E 17th Avenue, Suite 400	or fiscal year ended:
	Denver, CO 80203-1254	
CONTACT PERSON	Megan M Becher	
PHONE	303-592-4380	
EMAIL	jhenry@specialdistrictlaw.com	
	DART 1 CERTIFICATION OF DREDARED	

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. Diane Wheele

Diane Wheeler
District Accountant
Simmons & Wheeler, P.C.
304 Inverness Way South, Suite 490, Englewood CO 80112
303-689-0833
3/7/2023

PREPARER (SIGNATURE REQUIRED)

Quane K Wheelon

Please indicate whether the following financial information is recorded	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
using Governmental or Proprietary fund types	4	

PART 2 - REVENUE

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

Line#		De	scription	Round to nearest Dollar	Please use this
2-1	Taxes:	Property	(report mills levied in Question 10-6)	\$	2 space to provide
2-2		Specific owners	ship	\$ -	any necessary
2-3		Sales and use		\$ -	explanations
2-4		Other (specify):		\$ -	
2-5	Licenses and permi	ts		\$ -	
2-6	Intergovernmental:		Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for service	S		\$ -	
2-11	Fines and forfeits			\$ -	
2-12	Special assessment	ts		\$ -	
2-13	Investment income			\$ -	
2-14	Charges for utility s	ervices		\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2	1	
2-16	Lease proceeds			\$ -	
2-17	Developer Advances	s received	(should agree with line 4-4) \$ -	
2-18	Proceeds from sale	of capital assets		\$ -	
2-19	Fire and police pens	sion		\$ -	
2-20	Donations			\$ -	
2-21	Other (specify):			\$ -	
2-22				\$ -	
2-23				\$ -	
2-24		(add lin	es 2-1 through 2-23) TOTAL REVENUE	\$	2

PART 3 - EXPENDITURES/EXPENSES

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

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

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

	PART 4 - DEBT OUTSTANDING	G. ISSUED	. AND RE	ETIRED	
	Please answer the following questions by marking the		, ,	Yes	No
4-1	Does the entity have outstanding debt?	appropriate boxes.			Image: section of the control of the
	If Yes, please attach a copy of the entity's Debt Repayment S	chedule.		_	_
4-2	Is the debt repayment schedule attached? If no, MUST explai	n:			✓
	N/A				
4-3	Is the entity current in its debt service payments? If no, MUS	T explain:			7
	N/A				
4-4	Please complete the following debt schedule, if applicable:				
	(please only include principal amounts)(enter all amount as positive	Outstanding at	Issued during	Retired during	Outstanding at
	numbers)	end of prior year*	year	year	year-end
	General obligation bonds	C			
	Revenue bonds	\$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
		-	_		
	Notes/Loans	т	· .	\$ -	
	Lease Liabilities	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
		*must tie to prior ye	ar ending balance		
4.5	Please answer the following questions by marking the appropriate boxes			Yes	No
4-5 If yes:	Does the entity have any authorized, but unissued, debt? How much?	\$ 1	50,000,000.00) 	Ц
ii yes.	Date the debt was authorized:	11/8/2		{	
4.0			2016	J 🗆	V
4-6	Does the entity intend to issue debt within the next calendar			1 -	ŭ
If yes:	How much?	\$	-		
4-7	Does the entity have debt that has been refinanced that it is s		for?	. ⊔	✓
If yes:	What is the amount outstanding?	\$	-	J	
4-8	Does the entity have any lease agreements?			,	✓
If yes:	What is being leased? What is the original date of the lease?			-	
	Number of years of lease?				
	Is the lease subject to annual appropriation?			, \square	V
	What are the annual lease payments?	\$	_	_ 	_
	Please use this space to provide any	T	comments:		
	,				

	PART 5 - CASH AND INVESTME	ENTS		
	Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts		\$ -	
5-2	Certificates of deposit		\$ -	
	Total Cash Deposits			\$ -
	Investments (if investment is a mutual fund, please list underlying investments):			
			\$ -	
5-3			- \$	
3-3			\$ -	
			- \$	
	Total Investments			\$ -
	Total Cash and Investments			\$ -
	Please answer the following questions by marking in the appropriate boxes	Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?			V
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?			✓
If no, Ml	JST use this space to provide any explanations:			

	PART 6 - CAPITAL AND RIC	CHT-TO-II	SE ASSE	TS.	
	Please answer the following questions by marking in the appropriate box		OL AUUI	Yes	No
6-1	Does the entity have capital assets?		√		
6-2	Has the entity performed an annual inventory of capital assets 29-1-506, C.R.S.,? If no, MUST explain:	s in accordance	with Section		V
	N/A				
6-3	Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
	Land Buildings	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ - \$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation/Amortization	\$ -	\$ -	\$ -	
	(Please enter a negative, or credit, balance)	\$ -	\$ -	_ `	\$ -
_	TOTAL Please use this space to provide any			\$ -	-
	Tiodoc doc tino opuso to provide dily	explanations of	oommonto.		
	PART 7 - PENSION	INICODMA	TION		
	Please answer the following questions by marking in the appropriate box		IION	Voo	No
7-1	Does the entity have an "old hire" firefighters' pension plan?	es.		Yes	No ✓
7-2	Does the entity have a volunteer firefighters' pension plan?				<u> </u>
If yes:	Who administers the plan?			1	
•	Indicate the contributions from:			1	
	Tax (property, SO, sales, etc.):		\$ -	1	
	State contribution amount:		\$ -	-	
	Other (gifts, donations, etc.):		\$ -]	
	TOTAL		\$ -]	
	What is the monthly benefit paid for 20 years of service per re	tiree as of Jan	\$ -		
	1?		,		
	Please use this space to provide any	explanations or	comments:		
	PART 8 - BUDGET I	NEORMA.	TION		
	Please answer the following questions by marking in the appropriate box		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affai			190 0 0	Transfer or
• .	current year in accordance with Section 29-1-113 C.R.S.?		✓		
8-2	Did the entity pass an appropriations resolution, in accordance	ce with Section	' <u> </u>	_	_
	29-1-108 C.R.S.? If no, MUST explain:	oc with oconon	7		
			1		
If yes:	Please indicate the amount budgeted for each fund for the ye	ar reported:			
	Governmental/Proprietary Fund Name	Total Appropria	tions By Fund	ı	
	General Fund	\$	2	1	
	Debt Service Fund	\$	21	1	
]	
]	

	PART 9 - TAXPAYER'S BILL OF RIGHTS (TAB	OR)	
	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?	7	П
	Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	_	_
If no, Ml	JST explain:		
	PART 10 - GENERAL INFORMATION		
	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?		V
If yes:	Date of formation:		
10-2	Has the entity changed its name in the past or current year?		V
If yes:	Please list the NEW name & PRIOR name:		
,			
10-3	Is the entity a metropolitan district?	7	
	Please indicate what services the entity provides:		
	Streets, water, sewer, parks and recreation		
10-4	Does the entity have an agreement with another government to provide services?	J	
If yes:	List the name of the other governmental entity and the services provided:		
	Lake Bluff MD #1, D#1 provides Administration and Project Management Services	_	_
10-5	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during		✓
If yes:	Date Filed:		
		_	_
10-6	Does the entity have a certified Mill Levy?	7	
If yes:	Please provide the following mills levied for the year reported (do not report \$ amounts):		
	rease provide the following milis levied for the year reported (do not report \$ amounts):		
	Bond Redemption mills		50.000
	General/Other mills		10.000
	Total mills		60.000
	Please use this space to provide any explanations or comments:		

	PART 11 - GOVERNING BODY APPROVAL				
	Please answer the following question by marking in the appropriate box	YES	NO		
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	V			

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

Policy - Requirements

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

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

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

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

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member	Print Board Member's Name Otis C. Moore, III	I Otis C. Moore, III, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Only Moore III. Date: Mar 7, 2023 My term Expires: May 2025
Board Member 2	Print Board Member's Name Andrew R. Klein	I Andrew R. Klein , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Mar 7, 2023 My term Expires: May 2025
Board Member 3	Print Board Member's Name Michael Sandene	I Michael Sandene, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Michael Sandene Date: Mar 21, 2023 My term Expires: May 2023
Board Member 4	Print Board Member's Name	I
Board Member 5	Print Board Member's Name	I
Board Member 6	Print Board Member's Name	I
Board Member 7	Print Board Member's Name	I

EXHIBIT B 2024 Budget

LAKE BLUFF METROPOLITAN DISTRICT NO. 3 2024 BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for Lake Bluff Metropolitan District No. 3.

The Lake Bluff Metropolitan District No. 3 has adopted a budget for two funds, a General Fund to provide for transfers to Lake Bluff Metropolitan District No. 1; and a Debt Service Fund to provide for transfers to Lake Bluff Metropolitan District No. 2.

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

The primary source of revenue for the district in 2024 will be property taxes. The district intends to impose a 65.908 mill levy on property within the district for 2024, of which 10.984 mills will all be dedicated to the General Fund and the balance of 54.924 mills will be dedicated to the Debt Service Fund.

Lake Bluff Metropolitan District No. 3 Adopted Budget General Fund For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual 6/30/2023	Estimate 2023	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 2	\$ -	\$ 2	\$ 2	\$ 2
Revenues: Property taxes Specific ownership taxes	- 	- 	- 	- 	25
Total revenues					25
Total funds available	2		2	2	27
Expenditures: Treasurer fees Transfer to District 1	- -	<u>-</u>	<u>-</u>	<u>-</u>	- 27
Total expenditures					27
Ending fund balance	\$ 2	<u>\$</u> _	\$ 2	\$ 2	<u>\$</u> _
Assessed valuation	\$ 200	\$ 40			\$ 2,270
Mill Levy	<u>10.000</u>	<u>10.000</u>			<u>10.984</u>

Lake Bluff Metropolitan District No. 3 Adopted Budget Debt Service Fund For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual 6/30/2023	Estimate 2023	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues: Property taxes Specific ownership taxes	2	2	2	2	125 13
Total revenues	2	2	2	2	138
Total funds available	2	2	2	2	138
Expenditures: Transfer to District 2 Treasurer's fees	2	2	2	2	136 2
Total expenditures	2	2	2	2	138
Ending fund balance	<u>\$</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Assessed valuation	\$ 200	\$ 40			\$ 2,270
Mill Levy	<u>50.000</u>	<u>50.000</u>			<u>54.924</u>
Total Mill Levy	60.000	60.000			<u>65.908</u>