

**ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2 & 3**  
**FORMERLY KNOWN AS**  
**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 2 & 3**  
**AND**  
**ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 4-6**  
**2023 ANNUAL REPORT**

Pursuant to §32-1-207(3)(c) and the Amended and Restated Service Plan for Cherry Creek South Metropolitan District Nos. 2 & 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 & 3 and Anthology West Metropolitan District Nos. 4-6 (each a “**District**” and collectively, the “**Districts**”), the Districts are required to provide an annual report to the Town of Parker with regard to the following matters:

For the year ending December 31, 2023, the Districts make the following report:

**§32-1-207(3) Statutory Requirements**

**1. Boundary changes made.**

There were no boundary adjustments made as of December 31, 2023.

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

The Districts did not enter into any intergovernmental agreements in 2023.

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

As of December 31, 2023, the Districts had not yet adopted any rules and regulations.

**4. A summary of litigation involving public improvements owned by the Districts.**

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2023.

**5. The status of the construction of public improvements by the Districts.**

There were no public improvements constructed by the Districts in 2023.

**6. A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.**

There were no facilities or improvements constructed and conveyed or dedicated by the Districts to the county or municipality in 2023.

**7. The final assessed valuation of the Districts as of December 31<sup>st</sup> of the reporting year.**

The assessed valuation for District No. 2 is \$3,356,390

The assessed valuation for District No. 3 is \$2,250

The assessed valuation for District No. 4 is \$13,726,380

The assessed valuation for District No. 5 is \$6,153,960

The assessed valuation for District No. 6 is \$250

8. **A copy of the current year's budget.**

Copies of the 2024 Budgets for the Districts are attached hereto as **Exhibits A-1, A-2, A-3, A-4, and A-5.**

9. **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2023 Audits for Districts Nos. 2, 4, 5, and 6 are not complete at the time of this report. The Audits will be provided as a supplement to this report once completed.

District No. 3 is exempt from the 2023 Audit. The exemption is also attached as **Exhibit B.**

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

To our actual knowledge, the Districts did not receive notice of any uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any Debt instrument.

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

To our actual knowledge, there was not any inability of the Districts to pay their obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

## Service Plan Requirements

12. **A narrative summary of the progress of the Districts in implementing the Service Plan for the report year;**

The Districts continue to make progress in the implementation of their Service Plan.

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

The 2023 Audits for Districts Nos. 2, 4, 5, and 6 are not complete at the time of this report. The Audits will be provided as a supplement to this report once completed.

District No. 3 is exempt from the 2023 Audit. The exemption is also attached as **Exhibit B**.

14. **Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts 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;**

See attached copies of the Districts' 2023 Budgets as **Exhibits C-1, C-2, C-3, C-4, and C-5**, and 2024 Budgets as **Exhibits A-1, A-2, A-3, A-4, and A-5**. At this point it is undetermined whether the development of any public improvements will be undertaken by the Districts beyond anything set forth in the 2023 and 2024 Budgets.

15. **Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the Districts in the report year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year and the current mill levy of the Districts pledged to debt retirement in the report year;**

Information related to the indebtedness will be summarized in the 2023 Audits for District Nos. 2, 4, 5 and 6, and will be provided when completed.

The assessed valuation for District No. 2 is \$3,356,390

The assessed valuation for District No. 3 is \$2,250

The assessed valuation for District No. 4 is \$13,726,380

The assessed valuation for District No. 5 is \$6,153,960

The assessed valuation for District No. 6 is \$250

16. **The Districts' budget for the calendar year in which the annual report is submitted;**

The Districts' 2024 Budgets are attached as **Exhibits A-1, A-2, A-3, A-4, and A-5**.

17. **A summary of the residential and commercial development in the Districts for the report year;**

In 2023, District No. 5 closed on 95 properties. Of those 95 properties, 61 were Single Family Dwellings and 34 were duplexes.

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

District No. 6 collected \$143,000 in development fees in 2023 which were assessed by District No. 5.

19. **Certification of the Board that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan allows such event has been approved by Town Council;**

To the best of our knowledge, no action, event or condition enumerated in Town Code section 10.11.060 has occurred in 2023.

20. **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;**

Kurtis Williams, Secretary/Treasurer District Nos. 2-4 & 6 7200 S. Alton Way, Suite C-400 Centennial CO 80112 303-267-6195	Joe Knopinski, President, District Nos. 2, 3 & 6; Vice President, District No. 4 7629 S. Platte Canyon Drive Littleton, CO 80128 720-480-9670
Marilyn Hazel, Director District No. 4 17960 E. Calendula Drive Parker CO 80134	Michael Drennan, President District No. 4 17778 E. Anthem Dr. Parker, CO 80134 303-944-5810
Eric Barney, Secretary District No. 5 8390 E Crecent Pkwy, Ste 650 Greenwood Village, CO 80111	Cynthia Myers, President District No. 5 8390 E Crecent Pkwy, Ste 650 Greenwood Village, CO 80111 303-483-8642
Skyler Hager, Assistant Secretary District No. 5 6255 S Van Gordon Way Littleton CO 80127 720-737-5221	Nash Verano, Assistant Secretary District No. 5 6663 S. Dover Way Littleton CO 80123 303-468-2317
Mark Hensley, Treasurer District No. 5 819 S. Logan Street Denver CO 80209 614-338-9506	Trisha K. Harris, Esq., General Counsel White Bear Ankele Tanaka & Waldron 2154 East Commons Avenue, Suite 2000 Centennial, CO 80122 303-858-1800

REGULAR MEETINGS:

Regular meetings are scheduled for the third Wednesday of February, May, July, and November at 11:00 a.m. at 7200 S. Alton Way, Suite C-400, Centennial, Colorado and/or by telephone, electronic, or other means not including physical presence.

21. **Certification from the External Financial Advisor the District is in compliance with all provisions of the Service Plan;**

Certificates of External Financial Advisor provided in connection with the issuance of the Subordinate Limited Tax General Obligation Bonds, Series 2022B<sup>(3)</sup>, dated March 22, 2022, and in connection with the issuance of the General Obligation Refunding Loan, Series 2022, dated November 30, 2021, issued by District No. 4, are attached hereto as **Exhibit D**.

District Nos. 2, 3, 5, and 6 did not engage an External Financial Advisor during 2023.

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

Copies of the most recent notices issued by the Districts are attached hereto as **Exhibit E**.

**EXHIBIT A-1**  
**Anthology West Metropolitan District No. 2**  
**2024 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 2**  
**(FKA CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 2)**  
**2024**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for the Anthology West Metropolitan District No. 2.

The Anthology West Metropolitan District No. 2 has adopted two separate funds, a General Fund to provide for transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures; and a Debt Service Fund to provide for transfers to Anthology West Metropolitan District No. 4 to provide for payments on the general obligation debt.

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 47.678 mill levy on the property within the district for 2024, of which 6.369 mills will be dedicated to the General Fund and the balance of 41.309 mills will be allocated to the Debt Service Fund.

**Anthology West Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	21,726	20,552	20,057	20,550	21,363
Specific ownership taxes	1,921	1,233	953	1,900	1,282
Interest income	<u>1,823</u>	<u>-</u>	<u>978</u>	<u>2,550</u>	<u>1,000</u>
Total revenues	<u>25,470</u>	<u>21,785</u>	<u>21,988</u>	<u>25,000</u>	<u>23,645</u>
Total funds available	<u>25,470</u>	<u>21,785</u>	<u>21,988</u>	<u>25,000</u>	<u>23,645</u>
Expenditures:					
Treasurer's fees	326	308	301	308	320
Transfer to District No. 6	25,144	18,477	20,708	23,142	22,325
Miscellaneous	<u>-</u>	<u>3,000</u>	<u>-</u>	<u>1,550</u>	<u>1,000</u>
Total expenditures	<u>25,470</u>	<u>21,785</u>	<u>21,009</u>	<u>25,000</u>	<u>23,645</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 979</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 2,613,150</u>			<u>\$ 3,354,190</u>
Mill levy		<u>7.865</u>			<u>6.369</u>



**Anthology West Metropolitan District No. 2**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 16,151	\$ 85,192	\$ 93,144	\$ 93,144	\$ 97,344
Revenues:					
Property taxes	106,026	104,037	101,527	104,000	138,558
Ownership taxes	9,376	7,284	4,823	9,600	9,700
Interest income	<u>89</u>	<u>500</u>	<u>585</u>	<u>600</u>	<u>1,940</u>
Total revenues	<u>115,491</u>	<u>111,821</u>	<u>106,935</u>	<u>114,200</u>	<u>150,198</u>
Total funds available	<u>131,642</u>	<u>197,013</u>	<u>200,079</u>	<u>207,344</u>	<u>247,542</u>
Expenditures:					
Miscellaneous	186	-	-	-	-
Transfer to District No. 4 Debt Service	36,720	35,386	104,827	105,000	249,530
Treasurer's fees	1,592	1,561	1,523	1,560	2,078
Trustee fees	<u>-</u>	<u>2,000</u>	<u>-</u>	<u>3,440</u>	<u>2,000</u>
Total expenditures	<u>38,498</u>	<u>38,947</u>	<u>106,350</u>	<u>110,000</u>	<u>253,608</u>
Ending fund balance	<u>\$ 93,144</u>	<u>\$ 158,066</u>	<u>\$ 93,729</u>	<u>\$ 97,344</u>	<u>\$ (6,066)</u>
Assessed value		<u>\$ 2,613,150</u>			<u>\$ 3,354,190</u>
Mill levy		<u>39.813</u>			<u>41.309</u>
Total levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT A-2**  
**Anthology West Metropolitan District No.3**  
**2024 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 3  
(FKA CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 3)  
2024  
BUDGET MESSAGE**

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

The Anthology West Metropolitan District No. 3 has adopted one fund, a General Fund, to provide transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures.

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 47.678 mill levy on the property within the district for 2024.

**Anthology West 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 <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	9	86	86	86	103
Ownership taxes	<u>1</u>	<u>5</u>	<u>4</u>	<u>5</u>	<u>6</u>
Total revenues	<u>10</u>	<u>91</u>	<u>90</u>	<u>91</u>	<u>109</u>
Total funds available	<u>10</u>	<u>91</u>	<u>90</u>	<u>91</u>	<u>109</u>
Expenditures:					
Transfer to District No. 6	10	90	89	91	107
Treasurer's fees	-	1	1	-	2
Emergency reserve	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>10</u>	<u>91</u>	<u>90</u>	<u>91</u>	<u>109</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 1,800</u>			<u>\$ 2,150</u>
Mill levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT A-3**  
**Anthology West Metropolitan District No.4**  
**2024 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4**  
**2024**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for Anthology West Metropolitan District No. 4.

The Anthology West Metropolitan District No. 4 has adopted three separate funds, a General Fund to provide for transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures; a Capital Projects Fund to provide for the estimated infrastructure costs to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the general obligation debt.

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 sources of revenue for the district in 2024 will be property taxes, and transfers from Anthology West Metropolitan District Nos. 2. The district intends to impose a 47.678 mill levy on the property within the district for 2024, of which 6.369 mills will be dedicated to the General Fund and the balance of 41.309 mills will be allocated to the Debt Service Fund.

**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	78,768	82,915	82,608	82,900	87,488
Ownership taxes	6,965	4,974	3,844	7,000	5,248
Interest income	<u>2,550</u>	<u>-</u>	<u>4,342</u>	<u>10,100</u>	<u>5,000</u>
Total revenues	<u>88,283</u>	<u>87,889</u>	<u>90,794</u>	<u>100,000</u>	<u>97,736</u>
Total funds available	<u>88,283</u>	<u>87,889</u>	<u>90,794</u>	<u>100,000</u>	<u>97,736</u>
Expenditures:					
Transfer to District No. 6	87,101	86,645	85,223	93,795	91,424
Treasurer's fees	1,182	1,244	1,239	605	1,312
Misc expense	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,600</u>	<u>5,000</u>
Total expenditures	<u>88,283</u>	<u>87,889</u>	<u>86,462</u>	<u>100,000</u>	<u>97,736</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,332</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 10,542,300</u>			<u>\$ 13,736,480</u>
Mill levy		<u>7.865</u>			<u>6.369</u>

**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 80,759	\$ -	\$ 75,797	\$ 75,797	\$ 75,847
Revenues:					
Bond Proceeds	1,100,000	-	-	-	-
Interest income	<u>92</u>	<u>-</u>	<u>24</u>	<u>50</u>	<u>-</u>
Total revenues	<u>1,100,092</u>	<u>-</u>	<u>24</u>	<u>50</u>	<u>-</u>
Total funds available	<u>1,180,851</u>	<u>-</u>	<u>75,821</u>	<u>75,847</u>	<u>75,847</u>
Expenditures:					
Construction	949,650	-	-	-	-
Cost of Issuance	143,350	-	-	-	-
Bond Interest	6,054	-	-	-	-
Trustee Fees	<u>6,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>1,105,054</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending fund balance	<u>\$ 75,797</u>	<u>\$ -</u>	<u>\$ 75,821</u>	<u>\$ 75,847</u>	<u>\$ 75,847</u>



**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2022</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 106,525	\$ 291,150	\$ 193,115	\$ 193,115	\$ 217,288
Revenues:					
Property taxes	384,418	419,721	418,163	419,700	567,440
Ownership taxes	33,994	25,184	19,456	39,000	34,047
Transfer from District #2 - Debt Svc	113,900	35,386	104,827	105,000	249,530
Interest income	99	-	57	120	-
Total revenues	<u>532,411</u>	<u>480,291</u>	<u>542,503</u>	<u>563,820</u>	<u>851,017</u>
Total funds available	<u>638,936</u>	<u>771,441</u>	<u>735,618</u>	<u>756,935</u>	<u>1,068,305</u>
Expenditures:					
Bond interest - Ser2021	290,053	284,375	142,187	284,375	278,526
Bond principal - Ser2021	150,000	180,000	-	180,000	200,000
Bond interest - Ser2022	-	50,226	-	50,226	66,500
Bond principal - Ser2022	-	18,000	-	18,000	43,000
Treasurer's fees	5,768	6,296	6,273	6,296	6,296
Trustee fees	-	1,000	-	750	1,000
Total expenditures	<u>445,821</u>	<u>539,897</u>	<u>148,460</u>	<u>539,647</u>	<u>595,322</u>
Ending fund balance	<u>\$ 193,115</u>	<u>\$ 231,544</u>	<u>\$ 587,158</u>	<u>\$ 217,288</u>	<u>\$ 472,983</u>
Assessed value		<u>\$ 10,542,300</u>			<u>\$ 13,736,480</u>
Mill levy		<u>39.813</u>			<u>41.309</u>
Total levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT A-4**  
**Anthology West Metropolitan District No. 5**  
**2024 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 5**  
**2024**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for the Anthology West Metropolitan District No. 5.

The Anthology West Metropolitan District No. 5 has adopted three separate funds, a General Fund to provide for transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures; a Debt Service Fund to provide for payments on the general obligation debt; and a Capital Project Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the district.

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, developer advances and transfers from Anthology West Metropolitan District No. 6. The district intends to impose a 47.678 mill levy on the property within the district for 2024, of which 5.656 mills will be dedicated to the General Fund and the balance of 42.022 mills will be allocated to the Debt Service Fund.

**Anthology West Metropolitan District No. 5**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	31,694
Ownership taxes	-	-	-	-	1,901
Developer advance	-	-	-	20,000	-
Interest Income	-	-	-	-	1,500
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	-	-	-	20,000	35,095
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds available	-	-	-	20,000	35,095
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Expenditures:					
Transfer to District No. 6	-	-	-	20,000	33,120
Treasurer's fees	-	-	-	-	475
Misc Expense	-	-	-	-	1,500
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures	-	-	-	20,000	35,095
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 3,631,900</u>			<u>\$ 5,603,640</u>
Mill levy		<u>-</u>			<u>5.656</u>

**Anthology West Metropolitan District No. 5**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 2,663,984	\$ 1,015,000	\$ 1,669,775	\$ 1,669,775	\$ -
Revenues:					
Interest income	<u>35,572</u>	<u>10,000</u>	<u>33,669</u>	<u>35,000</u>	<u>-</u>
Total revenues	<u>35,572</u>	<u>10,000</u>	<u>33,669</u>	<u>35,000</u>	<u>-</u>
Total funds available	<u>2,699,556</u>	<u>1,025,000</u>	<u>1,703,444</u>	<u>1,704,775</u>	<u>-</u>
Expenditures:					
Capital outlay	<u>1,029,781</u>	<u>1,025,000</u>	<u>964,026</u>	<u>1,704,775</u>	<u>-</u>
Total expenditures	<u>1,029,781</u>	<u>1,025,000</u>	<u>964,026</u>	<u>1,704,775</u>	<u>-</u>
Ending fund balance	<u>\$ 1,669,775</u>	<u>\$ -</u>	<u>\$ 739,418</u>	<u>\$ -</u>	<u>\$ -</u>

**Anthology West Metropolitan District No. 5**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 409,740	\$ 325,616	\$ 489,186	\$ 489,186	\$ 647,186
Revenues:					
Property taxes	136,640	173,162	171,720	173,000	235,476
Ownership taxes	12,083	10,390	8,027	16,000	14,129
Transfer from District No. 6	158,000	192,000	85,000	192,000	44,000
Interest income	<u>7,485</u>	<u>-</u>	<u>12,543</u>	<u>13,000</u>	<u>-</u>
Total revenues	<u>314,208</u>	<u>375,552</u>	<u>277,290</u>	<u>394,000</u>	<u>293,605</u>
Total funds available	<u>723,948</u>	<u>701,168</u>	<u>766,476</u>	<u>883,186</u>	<u>940,791</u>
Expenditures:					
Bond interest	225,712	225,713	112,886	225,713	225,713
Bond principal	-	-	-	-	55,000
Treasurer's fees	2,050	2,097	2,576	3,287	3,532
Trustee fees	<u>7,000</u>	<u>7,000</u>	<u>-</u>	<u>7,000</u>	<u>7,000</u>
Total expenditures	<u>234,762</u>	<u>234,810</u>	<u>115,462</u>	<u>236,000</u>	<u>291,245</u>
Ending fund balance	<u>\$ 489,186</u>	<u>\$ 466,359</u>	<u>\$ 651,014</u>	<u>\$ 647,186</u>	<u>\$ 649,547</u>
Assessed value		<u>\$ 3,631,900</u>			<u>\$ 5,603,640</u>
Mill levy		<u>47.678</u>			<u>42.022</u>
Total levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT A-5**  
**Anthology West Metropolitan District No. 6**  
**2024 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 6**  
**2024**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for the Anthology West Metropolitan District No. 6.

The Anthology West Metropolitan District No. 6 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures and a Debt Service Fund to provide for transfers to Anthology West Metropolitan District No. 5 to provide for payments on the proposed general obligation debt.

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 sources of revenue for the district in 2024 will be development fees and transfers from Anthology West Metropolitan District Nos. 2, 3, 4 and 5. The District does not intend to impose a mill levy on property within the district for 2024.



**Anthology West Metropolitan District No. 6**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ (46,908)	\$ -	\$ (39,402)	\$ (39,402)	\$ (8,891)
Revenues:					
Transfer from District No.2	25,144	18,477	20,708	23,142	22,325
Transfer from District No.3	10	90	89	91	107
Transfer from District No.4	87,101	86,645	85,223	93,795	91,424
Transfer from District No.5	-	-	-	20,000	33,120
Miscellaneous/Interest income	-	2,925	832	1,000	2,923
	<u>112,255</u>	<u>108,137</u>	<u>106,852</u>	<u>138,028</u>	<u>149,899</u>
Total revenues					
Total funds available	<u>65,347</u>	<u>108,137</u>	<u>67,450</u>	<u>98,626</u>	<u>141,008</u>
Expenditures:					
Legal	44,540	30,000	19,903	39,806	30,000
Accounting	35,328	25,000	9,684	30,000	20,000
Audit	-	-	-	-	26,000
Election Expenses	-	10,000	6,441	7,000	-
Insurance	22,833	27,000	25,405	25,405	27,000
District management	-	-	-	-	10,000
Miscellaneous / IGA	972	1,000	320	1,000	1,000
Directors Fees	1,000	2,000	-	4,000	2,000
Payroll Tax	76	153	-	306	153
Contingency	-	10,129	-	-	21,365
Emergency reserve	-	2,855	-	-	3,485
	<u>104,749</u>	<u>108,137</u>	<u>61,753</u>	<u>107,517</u>	<u>141,003</u>
Total expenditures					
Ending fund balance	<u>\$ (39,402)</u>	<u>\$ -</u>	<u>\$ 5,697</u>	<u>\$ (8,891)</u>	<u>\$ 5</u>
Assessed value		<u>-</u>			<u>250</u>
Mill levy		<u>-</u>			<u>-</u>

**Anthology West Metropolitan District No. 6**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted 291,150 <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	-	\$ -	-	-
Revenues:					
Development Fees - District No. 5	<u>158,000</u>	<u>192,000</u>	<u>85,000</u>	<u>192,000</u>	<u>44,000</u>
Total revenues	<u>158,000</u>	<u>192,000</u>	<u>85,000</u>	<u>192,000</u>	<u>44,000</u>
Total funds available	<u>158,000</u>	<u>192,000</u>	<u>85,000</u>	<u>192,000</u>	<u>44,000</u>
Expenditures:					
Transfer to District No. 5 Debt Service	<u>158,000</u>	<u>192,000</u>	<u>85,000</u>	<u>192,000</u>	<u>44,000</u>
Total expenditures	<u>158,000</u>	<u>192,000</u>	<u>85,000</u>	<u>192,000</u>	<u>44,000</u>
Ending fund balance	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>
Assessed value		<u>-</u>			<u>250</u>

**EXHIBIT B**  
**Anthology West Metropolitan District No.3**  
**2023 Audit Exemption Application**

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Anthology West Metropolitan District #3
c/o White Bear Ankele Tanaka & Waldron, P.C.
2154 East Commons Ave., Suite 2000
Centennial, CO 80122
Trisha K. Harris
303-858-1800
<a href="mailto:tharris@wbapc.com">tharris@wbapc.com</a>

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

CONTACT PERSON  
PHONE  
EMAIL

### PART 1 - CERTIFICATION OF PREPARER

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

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE

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

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED
<i>Diane K. Wheeler</i>	28-Feb

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

## PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 86	
2-2	Specific ownership	\$ 8	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 94	

## PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 1	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
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 (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Transfer to Anthology West Metropolitan District No. 6	\$ 93	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 94	

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

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

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

\*\*Subscription Based Information Technology Arrangements

\*Must agree to prior year-end balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? Date the debt was authorized:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$ 260,000,000.00		
11/6/2004		
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$ -		
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$ -		
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$ -		

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ 4	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ 4
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
5-3	\$ -	
	\$ -	
<b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ 4

Please answer the following questions by marking in the appropriate boxes

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

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

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes                      No

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

N/A

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

\*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

## PART 7 - PENSION INFORMATION

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

Yes                      No

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

Indicate the contributions from:

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

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

\$ -
------

Part 7 - Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

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

Yes                      No                      N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 91

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

Please answer the following question by marking in the appropriate box

Yes

No

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



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

If no, **MUST explain:**

## PART 10 - GENERAL INFORMATION

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

Yes

No

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



If yes: Date of formation:

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



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

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

Streets, Traffic Control, Water, Sewer, Parks & Recreation

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



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

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



If yes: Date Filed:

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



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

Bond Redemption mills	-
General/Other mills	47.678
Total mills	47.678

Yes

No

N/A

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





Please use this space to provide any additional explanations or comments not previously included:



## PART 11 - GOVERNING BODY APPROVAL

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

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



#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	Print Board Member's Name P. Joseph Knopinski	I <u>P. Joseph Knopinski</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: <u></u> Date: <u>Mar 1, 2024</u> My term Expires: <u>2027</u>
Board Member 2	Print Board Member's Name Kurtis Williams	I <u>Kurtis Williams</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: <u></u> Date: <u>Mar 1, 2024</u> My term Expires: <u>2025</u>
Board Member 3	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 4	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 5	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____












# Anthology West 3 2023

Final Audit Report

2024-03-02

Created:	2024-03-01
By:	Cathy Hamilton (cathy@simmonswheeler.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-KxYLbXWzCM7aWx9IFJUjkPq1FCxEcTF

## "Anthology West 3 2023" History

-  Document created by Cathy Hamilton (cathy@simmonswheeler.com)  
2024-03-01 - 7:45:43 PM GMT- IP address: 96.87.58.121
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature  
2024-03-01 - 7:46:29 PM GMT
-  Document emailed to Joe Knopinski (joek@landanddistricts.com) for signature  
2024-03-01 - 7:46:30 PM GMT
-  Document emailed to kwilliams@jrengineering.com for signature  
2024-03-01 - 7:46:30 PM GMT
-  Email viewed by kwilliams@jrengineering.com  
2024-03-01 - 7:50:56 PM GMT- IP address: 216.85.144.58
-  Signer kwilliams@jrengineering.com entered name at signing as Kurtis Williams  
2024-03-01 - 7:51:49 PM GMT- IP address: 216.85.144.58
-  Document e-signed by Kurtis Williams (kwilliams@jrengineering.com)  
Signature Date: 2024-03-01 - 7:51:51 PM GMT - Time Source: server- IP address: 216.85.144.58
-  Email viewed by Diane Wheeler (diane@simmonswheeler.com)  
2024-03-01 - 11:10:13 PM GMT- IP address: 96.87.58.121
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)  
Signature Date: 2024-03-01 - 11:10:56 PM GMT - Time Source: server- IP address: 96.87.58.121
-  Email viewed by Joe Knopinski (joek@landanddistricts.com)  
2024-03-02 - 0:03:25 AM GMT- IP address: 216.147.121.218
-  Document e-signed by Joe Knopinski (joek@landanddistricts.com)  
Signature Date: 2024-03-02 - 0:04:23 AM GMT - Time Source: server- IP address: 216.147.121.218

✔ Agreement completed.

2024-03-02 - 0:04:23 AM GMT

**EXHIBIT C-1**  
**Anthology West Metropolitan District No. 2**  
**2023 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 2  
(FKA CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 2)  
2023  
BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Anthology West Metropolitan District No. 2.

The Anthology West Metropolitan District No. 2 has adopted two separate funds, a General Fund to provide for transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures; and a Debt Service Fund to provide for payments on the outstanding general obligation debt and transfers to Anthology West Metropolitan District No. 4 to provide for payments on the general obligation debt.

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 2023 will be property taxes. The district intends to impose a 47.678 mill levy on the property within the district for 2023, of which 7.865 mills will be dedicated to the General Fund and the balance of 39.813 mills will be allocated to the Debt Service Fund.

**Anthology West Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	18,568	21,726	20,535	21,700	20,552
Specific ownership taxes	1,791	1,304	920	1,800	1,233
Interest income	5	3,000	-	-	-
Total revenues	<u>20,364</u>	<u>26,030</u>	<u>21,455</u>	<u>23,500</u>	<u>21,785</u>
Total funds available	<u>20,364</u>	<u>26,030</u>	<u>21,455</u>	<u>23,500</u>	<u>21,785</u>
Expenditures:					
Treasurer's fees	279	326	308	326	308
Transfer to District No. 6	20,085	22,704	21,147	22,174	18,477
Miscellaneous	-	3,000	-	1,000	3,000
Total expenditures	<u>20,364</u>	<u>26,030</u>	<u>21,455</u>	<u>23,500</u>	<u>21,785</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 2,679,560</u>			<u>\$ 2,613,150</u>
Mill levy		<u>8.108</u>			<u>7.865</u>

**Anthology West Metropolitan District No. 2**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ 16,152	\$ 16,152	\$ 85,192
Revenues:					
Property taxes	297,571	106,030	103,395	106,030	104,037
Ownership taxes	28,697	7,424	4,631	9,200	7,284
Assumption of District No. 4's debt	1,655,056	-	-	-	-
Interest income	<u>159</u>	<u>1,000</u>	<u>182</u>	<u>400</u>	<u>500</u>
Total revenues	<u>1,981,483</u>	<u>114,454</u>	<u>108,208</u>	<u>115,630</u>	<u>111,821</u>
Total funds available	<u>1,981,483</u>	<u>114,454</u>	<u>124,360</u>	<u>131,782</u>	<u>197,013</u>
Expenditures:					
Transfer to District No. 4 Debt Service	305,211	110,864	41,144	43,000	35,386
Bond principal	1,591,400	-	-	-	-
Bond interest	63,656	-	-	-	-
Treasurer's fees	4,464	1,590	1,551	1,590	1,561
Trustee fees	<u>600</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total expenditures	<u>1,965,331</u>	<u>114,454</u>	<u>42,695</u>	<u>46,590</u>	<u>38,947</u>
Ending fund balance	<u>\$ 16,152</u>	<u>\$ -</u>	<u>\$ 81,665</u>	<u>\$ 85,192</u>	<u>\$ 158,066</u>
Assessed value		<u>\$ 2,679,560</u>			<u>\$ 2,613,150</u>
Mill levy		<u>39.570</u>			<u>39.813</u>
Total levy		<u>47.678</u>			<u>47.678</u>



**EXHIBIT C-2**  
**Anthology West Metropolitan District No. 3**  
**2023 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 3  
(FKA CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 3)  
2023  
BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for Anthology West Metropolitan District No. 3.

The Anthology West Metropolitan District No. 3 has adopted one fund, a General Fund, to provide transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures.

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 2023 will be property taxes. The district intends to impose a 47.678 mill levy on the property within the district for 2023.

**Anthology West Metropolitan District No. 3**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	9	10	10	10	86
Ownership taxes	<u>1</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>5</u>
Total revenues	<u>10</u>	<u>11</u>	<u>10</u>	<u>11</u>	<u>91</u>
Total funds available	<u>10</u>	<u>11</u>	<u>10</u>	<u>11</u>	<u>91</u>
Expenditures:					
Transfer to District No. 6	10	11	10	11	90
Treasurer's fees	-	-	-	-	1
Emergency reserve	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>10</u>	<u>11</u>	<u>10</u>	<u>11</u>	<u>91</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 200</u>			<u>\$ 1,800</u>
Mill levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT C-3**  
**Anthology West Metropolitan District No. 4**  
**2023 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for Anthology West Metropolitan District No. 4.

The Anthology West Metropolitan District No. 4 has adopted two separate funds, a General Fund to provide for transfers to Anthology West Metropolitan District No. 6 for the payment of general operating expenditures; and a Debt Service Fund to provide for payments on the general obligation debt.

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 sources of revenue for the district in 2023 will be property taxes, and transfers from Anthology West Metropolitan District Nos. 2. The District intends to impose a 47.678 mill levy on the property within the district for 2023, of which 7.865 mills will be dedicated to the General Fund and the balance of 39.813 mills will be allocated to the Debt Service Fund.

**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	51,697	78,768	78,439	78,760	82,915
Ownership taxes	4,986	4,722	3,620	2,810	4,974
Interest income	14	-	14	-	-
Total revenues	<u>56,697</u>	<u>83,490</u>	<u>82,073</u>	<u>81,570</u>	<u>87,889</u>
Total funds available	<u>56,697</u>	<u>83,490</u>	<u>82,073</u>	<u>81,570</u>	<u>87,889</u>
Expenditures:					
Transfer to District No. 6	55,921	82,309	80,896	80,965	86,645
Treasurer's fees	776	1,181	1,177	605	1,244
Emergency reserve	-	-	-	-	-
Total expenditures	<u>56,697</u>	<u>83,490</u>	<u>82,073</u>	<u>81,570</u>	<u>87,889</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 9,714,870</u>			<u>\$ 10,542,300</u>
Mill levy		<u>8.108</u>			<u>7.865</u>

**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 1,102,491	\$ -	\$ 80,759	\$ 80,759	\$ -
Revenues:					
Developer advances	-	-	-	-	-
Bond Proceeds	-	1,400,000	-	1,100,000	-
Interest income	<u>260</u>	<u>100,000</u>	-	-	-
Total revenues	<u>260</u>	<u>1,500,000</u>	-	<u>1,100,000</u>	-
Total funds available	<u>1,102,751</u>	<u>1,500,000</u>	<u>80,759</u>	<u>1,180,759</u>	-
Expenditures:					
Construction	637,725	1,401,400	-	1,180,759	-
Cost of Issuance	-	58,600	-	-	-
Project management	<u>384,267</u>	<u>40,000</u>	-	-	-
Total expenditures	<u>1,021,992</u>	<u>1,500,000</u>	-	<u>1,180,759</u>	-
Ending fund balance	<u>\$ 80,759</u>	<u>\$ -</u>	<u>\$ 80,759</u>	<u>\$ -</u>	<u>\$ -</u>

**Anthology West Metropolitan District No. 4**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual 6/30/2022	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 106,515	\$ 244,466	\$ 106,525	\$ 106,525	\$ 291,150
Revenues:					
Property taxes	118,984	384,417	382,810	384,418	419,721
Ownership taxes	11,475	23,073	17,667	35,000	25,184
Transfer from District #6 - SDFs	10,000	150,000	-	150,000	-
Transfer from District #2 - Debt Svc	305,211	161,277	41,144	43,000	35,386
Bond Proceeds	8,900,000	-	-	-	-
Interest income	32	-	97	150	-
Total revenues	<u>9,345,702</u>	<u>718,767</u>	<u>441,718</u>	<u>612,568</u>	<u>480,291</u>
Total funds available	<u>9,452,217</u>	<u>963,233</u>	<u>548,243</u>	<u>719,093</u>	<u>771,441</u>
Expenditures:					
Bond Cost of Issuance	211,750	-	-	-	-
Bond interest - Ser2021	-	261,427	100,925	261,427	284,375
Bond principal - Ser2021	-	160,000	-	160,000	180,000
Bond interest - Ser2022	-	-	-	-	50,226
Bond principal - Ser2022	-	-	-	-	18,000
Payment to refunding agent	7,473,601	-	-	-	-
Transfer to District No. 2	1,655,056	-	-	-	-
Treasurer's fees	1,785	5,766	5,742	5,766	6,296
Trustee fees	3,500	1,000	750	750	1,000
Total expenditures	<u>9,345,692</u>	<u>428,193</u>	<u>107,417</u>	<u>427,943</u>	<u>539,897</u>
Ending fund balance	<u>\$ 106,525</u>	<u>\$ 535,040</u>	<u>\$ 440,826</u>	<u>\$ 291,150</u>	<u>\$ 231,544</u>
Assessed value		<u>\$ 9,714,870</u>			<u>\$ 10,542,300</u>
Mill levy		<u>39.570</u>			<u>39.813</u>
Total levy		<u>47.678</u>			<u>47.678</u>



**EXHIBIT C-4**  
**Anthology West Metropolitan District No. 5**  
**2023 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 5**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Anthology West Metropolitan District No. 5.

The Anthology West Metropolitan District No. 5 has adopted two separate funds, a Debt Service Fund to provide for payments on the general obligation debt; and a Capital Project Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the district.

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 2023 will be property taxes and transfers from Anthology West Metropolitan District No. 6. The district intends to impose a 47.678 mill levy on the property within the district for 2023, all of which will be dedicated to the Debt Service Fund.

**Anthology West Metropolitan District No. 5**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Ownership taxes	-	-	-	-	-
Transfer from debt service	-	-	-	-	-
Total revenues	-	-	-	-	-
Total funds available	-	-	-	-	-
Expenditures:					
Transfer to District No. 6	-	-	-	-	-
Treasurer's fees	-	-	-	-	-
Emergency reserve	-	-	-	-	-
Total expenditures	-	-	-	-	-
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>\$ 2,865,890</u>			<u>\$ 3,631,900</u>
Mill levy		<u>-</u>			<u>-</u>

**Anthology West Metropolitan District No. 5  
Adopted Budget  
Capital Project Fund  
For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 4,120,943	\$ 1,654,731	\$ 2,663,985	\$ 2,663,985	\$ 1,015,000
Revenues:					
Interest income	<u>1,381</u>	<u>10,000</u>	<u>5,005</u>	<u>10,000</u>	<u>10,000</u>
Total revenues	<u>1,381</u>	<u>10,000</u>	<u>5,005</u>	<u>10,000</u>	<u>10,000</u>
Total funds available	<u>4,122,324</u>	<u>1,664,731</u>	<u>2,668,990</u>	<u>2,673,985</u>	<u>1,025,000</u>
Expenditures:					
Capital outlay	<u>1,458,339</u>	<u>1,664,731</u>	<u>508,185</u>	<u>1,658,985</u>	<u>1,025,000</u>
Total expenditures	<u>1,458,339</u>	<u>1,664,731</u>	<u>508,185</u>	<u>1,658,985</u>	<u>1,025,000</u>
Ending fund balance	<u>\$ 2,663,985</u>	<u>\$ -</u>	<u>\$ 2,160,805</u>	<u>\$ 1,015,000</u>	<u>\$ -</u>

**Anthology West Metropolitan District No. 5**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 642,121	\$ 402,408	\$ 409,739	\$ 409,739	\$ 325,616
Revenues:					
Property taxes	98	136,640	136,640	136,640	173,162
Ownership taxes	9	8,198	5,937	12,000	10,390
Transfer from District No. 6	-	192,000	-	-	192,000
Interest income	<u>225</u>	<u>-</u>	<u>1,065</u>	<u>2,000</u>	<u>-</u>
Total revenues	<u>332</u>	<u>336,838</u>	<u>143,642</u>	<u>150,640</u>	<u>375,552</u>
Total funds available	<u>642,453</u>	<u>739,246</u>	<u>553,381</u>	<u>560,379</u>	<u>701,168</u>
Expenditures:					
Bond interest	225,713	225,713	112,856	225,713	225,713
Transfer to District No. 6	-	-	-	-	-
Treasurer's fees	1	2,050	2,050	2,050	2,597
Trustee fees	<u>7,000</u>	<u>3,000</u>	<u>-</u>	<u>7,000</u>	<u>7,000</u>
Total expenditures	<u>232,714</u>	<u>230,763</u>	<u>114,906</u>	<u>234,763</u>	<u>235,310</u>
Ending fund balance	<u>\$ 409,739</u>	<u>\$ 508,483</u>	<u>\$ 438,475</u>	<u>\$ 325,616</u>	<u>\$ 465,859</u>
Assessed value		<u>\$ 2,865,890</u>			<u>\$ 3,631,900</u>
Mill levy		<u>47.678</u>			<u>47.678</u>
Total levy		<u>47.678</u>			<u>47.678</u>

**EXHIBIT C-5**  
**Anthology West Metropolitan District No. 6**  
**2023 Budget**

**ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 6**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Anthology West Metropolitan District No. 6.

The Anthology West Metropolitan District No. 6 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures and a Debt Service Fund to provide for transfers to Anthology West Metropolitan District No. 5 to provide for payments on the proposed general obligation debt.

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 sources of revenue for the district in 2023 will be development fees and transfers from Anthology West Metropolitan District Nos. 2, 3, and 4. The District does not intend to impose a mill levy on property within the district for 2023.

**Anthology West Metropolitan District No. 6**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ (12,205)	\$ -	\$ (46,908)	\$ (46,908)	\$ -
Revenues:					
Transfer from District No.2	20,085	22,703	21,147	22,174	18,477
Transfer from District No.3	10	11	10	11	90
Transfer from District No.4	55,920	82,309	80,896	80,965	86,645
Miscellaneous/Interest income	-	-	86	100	2,925
	<u>76,015</u>	<u>105,023</u>	<u>102,139</u>	<u>103,250</u>	<u>108,137</u>
Total revenues					
	<u>76,015</u>	<u>105,023</u>	<u>102,139</u>	<u>103,250</u>	<u>108,137</u>
Total funds available	<u>63,810</u>	<u>105,023</u>	<u>55,231</u>	<u>56,342</u>	<u>108,137</u>
Expenditures:					
Legal	50,050	30,000	14,711	15,067	30,000
Accounting and audit	33,753	20,000	6,186	9,779	25,000
Election Expenses	-	5,000	2,400	2,400	10,000
Insurance	20,838	27,000	27,583	27,583	27,000
Miscellaneous / IGA	6,077	8,000	-	964	1,000
Directors Fees	-	3,000	-	500	2,000
Payroll Tax	-	300	-	50	153
Contingency	-	8,924	-	-	10,129
Emergency reserve	-	2,799	-	-	2,855
	<u>110,718</u>	<u>105,023</u>	<u>50,880</u>	<u>56,342</u>	<u>108,137</u>
Total expenditures					
	<u>110,718</u>	<u>105,023</u>	<u>50,880</u>	<u>56,342</u>	<u>108,137</u>
Ending fund balance	<u>\$ (46,908)</u>	<u>\$ -</u>	<u>\$ 4,351</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed value		<u>-</u>			<u>-</u>
Mill levy		<u>-</u>			<u>-</u>



**Anthology West Metropolitan District No. 6**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	-	\$ -	-	-
Revenues:					
Development Fees - District No. 4	10,000	150,000	-	150,000	-
Development Fees - District No. 5	-	<u>192,000</u>	<u>133,000</u>	<u>192,000</u>	<u>192,000</u>
Total revenues	<u>10,000</u>	<u>342,000</u>	<u>133,000</u>	<u>342,000</u>	<u>192,000</u>
Total funds available	<u>10,000</u>	<u>342,000</u>	<u>133,000</u>	<u>342,000</u>	<u>192,000</u>
Expenditures:					
Transfer to District No. 4 Debt Service	10,000	150,000	-	150,000	-
Transfer to District No. 5 Debt Service	-	<u>192,000</u>	<u>133,000</u>	<u>192,000</u>	<u>192,000</u>
Total expenditures	<u>10,000</u>	<u>342,000</u>	<u>133,000</u>	<u>342,000</u>	<u>192,000</u>
Ending fund balance	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>
Assessed value		<u>-</u>			<u>-</u>
Mill levy		<u>-</u>			<u>-</u>
Total levy		<u>-</u>			<u>-</u>

**EXHIBIT D**  
**Certification from the External Financial**  
**Advisor**

CERTIFICATE OF EXTERNAL FINANCIAL ADVISOR

**ANTHOLOGY WEST METROPOLITAN DISTRICT**  
**NO. 4**  
Town of Parker, Douglas County, Colorado

**\$8,900,000**

**General Obligation (Limited Tax Convertible to Unlimited Tax)**  
**Refunding Loan, Series 2021**

The undersigned officer of Lewis Young Robertson & Burningham, Inc. (the “External Financial Advisor”) in connection with the issuance by ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4, in the Town of Parker, Douglas County, Colorado (the “District”) of its \$8,900,000 principal amount General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021 (the “Series 2021 Loan”), which is further evidenced by the execution by the District of the Loan Agreement, dated November 30, 2021 (the “Loan Agreement”), between the District and NBH Bank N.A., Greenwood Village, Colorado (the “Lender”), hereby certifies as follows (capitalized terms used herein and defined shall have the meanings as ascribed thereto in the Loan Agreement for the Series 2021 Loan):

1. The undersigned is an External Financial Advisor in that such officer: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) is an underwriter, investment banker, or individual listed as a municipal advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the Series 2021 Loan.
2. The undersigned certifies that the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the Series 2021 Loan, pursuant to the terms outlined in the Loan Agreement, does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us and based upon our independent analysis of comparable high yield securities and the detailed structure of the Series 2021 Loan, including the maturities and early redemption provisions of the Series 2021 Loan are reasonable considering the financial circumstances of the District.
3. The undersigned further certifies that the initial interest rate of 3.250% per annum, does not exceed reasonable market interest rates based on criteria deemed appropriate by us and based upon our independent analysis of comparable transactions.

4. The pricing schedule as calculated by the undersigned is attached as Exhibit A.
5. Reasonable efforts were made by the Placement Agent to market the Bonds to sophisticated investors and other institutional purchasers who represent the market for comparable high yield securities and that adequate transparency existed for the External Financial Advisor to perform its due diligence.
6. The proceeds of the Series 2021 Loan in the amount of \$8,900,000, together with additional funds available from the District in the amount of \$447,341.00, and \$43.96 in funds currently held at UMB, for a total aggregated amount of \$9,347,384.96 will be used to (i) refund the District's outstanding Series 2014 and Series 2018 Developer Cash-Flow Bonds, and (ii) pay the costs of issuing the Series 2021 Loan.
7. We understand that this Certificate will be relied on by the District, White Bear Ankele Tanaka & Waldron ("District Counsel"), Kutak Rock, LLP ("Bond Counsel"), and Butler Snow, LLP ("Placement Agent Counsel") in rendering their respective opinions, and by D.A. Davidson & Co. ("Placement Agent") and UMB Bank (the "Trustee").
8. The undersigned is duly authorized by all applicable laws, rules, regulations, and corporate documents to make the representations contained herein.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this Certificate of External Financial Advisor as of the 30<sup>th</sup> day of November 2021.

**LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.**  
(the "External Municipal Advisor")

By: \_\_\_\_\_

Title: \_\_\_\_\_

Principal and Owner

EXHIBIT A:  
PRICING CALCULATIONS AND DEBT SERVICE SCHEDULE FOR  
THE SERIES 2021 LOAN



\$8,900,000

Anthology West Metropolitan Distric No 4

General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021

## Table of Contents

---

### *Report*

---

Sources & Uses	1
Debt Service Schedule	2
Pricing Summary	3



**\$8,900,000**

Anthology West Metropolitan Distric No 4

General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021

## Sources & Uses

**Dated 11/30/2021 | Delivered 11/30/2021**

### *Sources Of Funds*

Par Amount of Bonds	\$8,900,000.00
Funds On Hand	447,341.00
Series 2018 - Bond Fund	4.58
Series 2018 - Project Fund	39.38
<b>Total Sources</b>	<b>\$9,347,384.96</b>

### *Uses Of Funds*

Costs of Issuance	217,750.00
2014 Refunded Bonds	1,655,056.00
2018 Refunded Bonds	7,473,600.72
Rounding Amount	978.24
<b>Total Uses</b>	<b>\$9,347,384.96</b>



**\$8,900,000**

Anthology West Metropolitan Distric No 4

General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/30/2021	-	-	-	-	-
06/01/2022	-	-	145,428.47	145,428.47	-
12/01/2022	150,000.00	3.250%	144,625.00	294,625.00	440,053.47
06/01/2023	-	-	142,187.50	142,187.50	-
12/01/2023	180,000.00	3.250%	142,187.50	322,187.50	464,375.00
06/01/2024	-	-	139,262.50	139,262.50	-
12/01/2024	200,000.00	3.250%	139,262.50	339,262.50	478,525.00
06/01/2025	-	-	136,012.50	136,012.50	-
12/01/2025	205,000.00	3.250%	136,012.50	341,012.50	477,025.00
06/01/2026	-	-	132,681.25	132,681.25	-
12/01/2026	220,000.00	3.250%	132,681.25	352,681.25	485,362.50
06/01/2027	-	-	129,106.25	129,106.25	-
12/01/2027	225,000.00	3.250%	129,106.25	354,106.25	483,212.50
06/01/2028	-	-	125,450.00	125,450.00	-
12/01/2028	245,000.00	3.250%	125,450.00	370,450.00	495,900.00
06/01/2029	-	-	121,468.75	121,468.75	-
12/01/2029	250,000.00	3.250%	121,468.75	371,468.75	492,937.50
06/01/2030	-	-	117,406.25	117,406.25	-
12/01/2030	270,000.00	3.250%	117,406.25	387,406.25	504,812.50
06/01/2031	-	-	113,018.75	113,018.75	-
12/01/2031	280,000.00	3.250%	113,018.75	393,018.75	506,037.50
06/01/2032	-	-	108,468.75	108,468.75	-
12/01/2032	300,000.00	3.250%	108,468.75	408,468.75	516,937.50
06/01/2033	-	-	103,593.75	103,593.75	-
12/01/2033	310,000.00	3.250%	103,593.75	413,593.75	517,187.50
06/01/2034	-	-	98,556.25	98,556.25	-
12/01/2034	330,000.00	3.250%	98,556.25	428,556.25	527,112.50
06/01/2035	-	-	93,193.75	93,193.75	-
12/01/2035	340,000.00	3.250%	93,193.75	433,193.75	526,387.50
06/01/2036	-	-	87,668.75	87,668.75	-
12/01/2036	360,000.00	3.250%	87,668.75	447,668.75	535,337.50
06/01/2037	-	-	81,818.75	81,818.75	-
12/01/2037	370,000.00	3.250%	81,818.75	451,818.75	533,637.50
06/01/2038	-	-	75,806.25	75,806.25	-
12/01/2038	395,000.00	3.250%	75,806.25	470,806.25	546,612.50
06/01/2039	-	-	69,387.50	69,387.50	-
12/01/2039	410,000.00	3.250%	69,387.50	479,387.50	548,775.00
06/01/2040	-	-	62,725.00	62,725.00	-
12/01/2040	430,000.00	3.250%	62,725.00	492,725.00	555,450.00
06/01/2041	-	-	55,737.50	55,737.50	-
12/01/2041	445,000.00	3.250%	55,737.50	500,737.50	556,475.00
06/01/2042	-	-	67,162.50	67,162.50	-
12/01/2042	435,000.00	4.500%	67,162.50	502,162.50	569,325.00
06/01/2043	-	-	57,375.00	57,375.00	-
12/01/2043	455,000.00	4.500%	57,375.00	512,375.00	569,750.00
06/01/2044	-	-	47,137.50	47,137.50	-
12/01/2044	485,000.00	4.500%	47,137.50	532,137.50	579,275.00
06/01/2045	-	-	36,225.00	36,225.00	-
12/01/2045	505,000.00	4.500%	36,225.00	541,225.00	577,450.00
06/01/2046	-	-	24,862.50	24,862.50	-
12/01/2046	540,000.00	4.500%	24,862.50	564,862.50	589,725.00
06/01/2047	-	-	12,712.50	12,712.50	-
12/01/2047	565,000.00	4.500%	12,712.50	577,712.50	590,425.00
<b>Total</b>	<b>\$8,900,000.00</b>	<b>-</b>	<b>\$4,768,103.47</b>	<b>\$13,668,103.47</b>	<b>-</b>

#### Yield Statistics

Bond Year Dollars	\$142,514.72
Average Life	16.013 Years
Average Coupon	3.3456919%
Net Interest Cost (NIC)	3.3456919%
True Interest Cost (TIC)	3.3119267%
Bond Yield for Arbitrage Purposes	3.3119267%
All Inclusive Cost (AIC)	3.5204940%

#### IRS Form 8038

Net Interest Cost	3.3456919%
Weighted Average Maturity	16.013 Years

2021A Loan - 11/29/21 | SINGLE PURPOSE | 11/29/2021 | 8:37 AM





**\$8,900,000**

Anthology West Metropolitan Distric No 4

General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021

## Pricing Summary

---

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2047	Term 1 Step	3.250%	3.449%	8,900,000.00	100.000%	8,900,000.00
<b>Total</b>	-	-	-	<b>\$8,900,000.00</b>	-	<b>\$8,900,000.00</b>

---

### *Bid Information*

---

Par Amount of Bonds	\$8,900,000.00
Gross Production	\$8,900,000.00
Bid (100.000%)	8,900,000.00
Total Purchase Price	\$8,900,000.00
Bond Year Dollars	\$142,514.72
Average Life	16.013 Years
Average Coupon	3.3456919%
Net Interest Cost (NIC)	3.3456919%
True Interest Cost (TIC)	3.3119267%



CERTIFICATE OF EXTERNAL FINANCIAL ADVISOR

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4  
Town of Parker  
Douglas County, Colorado

\$1,100,000  
Subordinate Limited Tax General Obligation Bonds  
Series 2022B<sub>(3)</sub>

The undersigned officer of Lewis Young Robertson & Burningham, Inc. (the “External Financial Advisor”) in connection with the issuance by ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4, in the Town of Parker, Douglas County, Colorado (the “District”) of its \$1,100,000 principal amount Subordinate Limited Tax General Obligation Bonds, Series 2022B<sub>(3)</sub> (the “Series 2022B<sub>(3)</sub> Bonds”), which is further evidenced by the execution by the District of the Bond Purchase Agreement, dated March 15, 2022 (the “Bond Purchase Agreement”), between the District and D.A. Davidson & Co., Colorado (the “Underwriter”), hereby certifies as follows (capitalized terms used herein and defined shall have the meanings as ascribed thereto in the Bond Purchase Agreement for the Series 2022B<sub>(3)</sub> Bonds):

1. The undersigned is an External Financial Advisor in that such officer: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) is an underwriter, investment banker, or individual listed as a municipal advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the Series 2022B<sub>(3)</sub> Bonds.
2. The undersigned certifies that the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the Series 2022B<sub>(3)</sub> Bonds, pursuant to the terms outlined in the Bond Purchase Agreement, does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us and based upon our independent analysis of comparable high yield securities and the detailed structure of the Series 2022B<sub>(3)</sub> Bonds, including the maturities and early redemption provisions of the Series 2022B<sub>(3)</sub> Bonds are reasonable considering the financial circumstances of the District.

3. The undersigned further certifies that the initial interest rate of 6.25% per annum to be borne by the Series 2022B<sub>(3)</sub> Bonds, does not exceed reasonable market interest rates based on criteria deemed appropriate by us and based upon our independent analysis of comparable transactions.
4. The pricing schedule as calculated by the undersigned is attached as Exhibit A.
5. Reasonable efforts were made by the Underwriter to market the Series 2022B<sub>(3)</sub> Bonds to sophisticated investors and other institutional purchasers who represent the market for comparable high yield securities and that adequate transparency existed for the External Financial Advisor to perform its due diligence.
6. The proceeds of the Series 2022B<sub>(3)</sub> Bonds in the amount of \$1,100,000 will be (i) deposited into the District's Subordinate Project Fund, and (ii) used to pay the costs of issuing the Series 2022B<sub>(3)</sub> Bonds.
7. We understand that this Certificate will be relied on by the District, White Bear Ankele Tanaka & Waldron ("District Counsel"), Kutak Rock, LLP ("Bond Counsel"), and Butler Snow, LLP ("Underwriter Counsel") in rendering their respective opinions, and by D.A. Davidson & Co. ("the Underwriter") and UMB Bank (the "Trustee").
8. The undersigned is duly authorized by all applicable laws, rules, regulations, and corporate documents to make the representations contained herein.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this Certificate of External Financial Advisor as of the 22<sup>nd</sup> day of March, 2022.

**LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.**  
(the "External Municipal Advisor")

By: \_\_\_\_\_

Title: Principal and Owner

**EXHIBIT A:**  
**PRICING CALCULATIONS AND DEBT SERVICE SCHEDULE FOR**  
**THE SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS**  
**SERIES 2022B<sub>(3)</sub>**



\$1,100,000

Anthology West Metropolitan District No. 4

Subordinate Limited Tax General Obligation Bonds, Series 2022B<sub>(3)</sub>

## Table of Contents

---

### *Report*

---

Sources & Uses	1
Debt Service Schedule	2
Pricing Summary	3



\$1,100,000

Anthology West Metropolitan District No. 4

Subordinate Limited Tax General Obligation Bonds, Series 2022B<sub>(3)</sub>

## Sources & Uses

Dated 03/22/2022 | Delivered 03/22/2022

### Sources Of Funds

Par Amount of Bonds	\$1,100,000.00
<b>Total Sources</b>	<b>\$1,100,000.00</b>

### Uses Of Funds

Total Underwriter's Discount (3.000%)	33,000.00
Costs of Issuance	117,350.00
Deposit to Project Construction Fund	949,650.00
<b>Total Uses</b>	<b>\$1,100,000.00</b>



**\$1,100,000**

**Anthology West Metropolitan District No. 4**

Subordinate Limited Tax General Obligation Bonds, Series 2022B<sub>(3)</sub>

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/22/2022	-	-	-	-	-
12/15/2022	18,000.00	6.250%	50,225.69	68,225.69	68,225.69
12/15/2023	21,000.00	6.250%	67,625.00	88,625.00	88,625.00
12/15/2024	46,000.00	6.250%	66,312.50	112,312.50	112,312.50
12/15/2025	49,000.00	6.250%	63,437.50	112,437.50	112,437.50
12/15/2026	85,000.00	6.250%	60,375.00	145,375.00	145,375.00
12/15/2027	91,000.00	6.250%	55,062.50	146,062.50	146,062.50
12/15/2028	127,000.00	6.250%	49,375.00	176,375.00	176,375.00
12/15/2029	137,000.00	6.250%	41,437.50	178,437.50	178,437.50
12/15/2030	179,000.00	6.250%	32,875.00	211,875.00	211,875.00
12/15/2031	188,000.00	6.250%	21,687.50	209,687.50	209,687.50
12/15/2032	159,000.00	6.250%	9,937.50	168,937.50	168,937.50
<b>Total</b>	<b>\$1,100,000.00</b>	<b>-</b>	<b>\$518,350.69</b>	<b>\$1,618,350.69</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$8,293.61
Average Life	7.540 Years
Average Coupon	6.2499999%
Net Interest Cost (NIC)	6.6478966%
True Interest Cost (TIC)	6.6790641%
Bond Yield for Arbitrage Purposes	6.1613417%
All Inclusive Cost (AIC)	8.7085010%

### IRS Form 8038

Net Interest Cost	6.2499999%
Weighted Average Maturity	7.540 Years



**\$1,100,000**

Anthology West Metropolitan District No. 4  
Subordinate Limited Tax General Obligation Bonds, Series 2022B<sub>(3)</sub>

## Pricing Summary

---

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/15/2041	Term 1 Coupon	6.250%	6.250%	1,100,000.00	100.000%	1,100,000.00
<b>Total</b>	-	-	-	<b>\$1,100,000.00</b>	-	<b>\$1,100,000.00</b>

---

### *Bid Information*

---

Par Amount of Bonds	\$1,100,000.00
Gross Production	\$1,100,000.00
Total Underwriter's Discount (3.000%)	\$(33,000.00)
Bid (97.000%)	1,067,000.00
Total Purchase Price	\$1,067,000.00
Bond Year Dollars	\$8,293.61
Average Life	7.540 Years
Average Coupon	6.2499999%
Net Interest Cost (NIC)	6.6478966%
True Interest Cost (TIC)	6.6790641%



**EXHIBIT E**  
**Disclosure Notice Pursuant to §32-1-809, C.R.S.**

**Anthology West Metropolitan District No. 2, Town of Parker, Douglas County, Colorado  
Disclosure Notice Pursuant to §32-1-809, C.R.S.**

**REQUESTED INFORMATION**

**RESPONSE**

<b>Address and telephone number of the principal business office</b>	c/o WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 303-858-1800	
<b>Name and business telephone number of the manager or other principal contact person for the District/board member contact information</b>	Trisha K. Harris, Esq. WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: 303-858-1800 Email: tharris@wbapc.com	
<b>Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 6, 2025</b>	Joe Knopinski, President	(term expires 2027)
<b>*on ballot at the next regular election</b>	Kurtis Williams, Secretary/Treasurer	(term expires 2025)*
	Rosanna Anderson, Assistant Secretary	(term expires 2025)*
	Vacant	(term expires 2027)*
	Vacant	(term expires 2027)*
<b>Regular meeting schedule and the place where notice of board meetings is posted pursuant to §24-6-402(2)©, C.R.S.</b>	Regular meetings are scheduled for the third Wednesday of February, May, July and November, 2024 at 11:00 a.m. at 7200 S. Alton Way, Suite C-400, Centennial, Colorado and via teleconference. Notices of board meetings are posted at anthologywestmd.com or when online posting is not available at on a light pole at the intersection of French Creek Avenue and Motsenbocker Road.	
<b>Current mill levy (2023), for collection in 2024</b>	6.369 mills - (general fund) 41.309 mills - (debt service fund) 0.000 mills - (capital projects fund)	
<b>Total ad valorem tax revenue received during the last year (2023)</b>	\$124,550 (unaudited)	
<b>Date of the next regular special district election of board members</b>	May 6, 2025	
<b>Procedure and timing to submit a self-nomination form for election to the Board(s) pursuant to §1-13.5-303, C.R.S. :</b>	Pursuant to §1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67 <sup>th</sup> ) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in §38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67 <sup>th</sup> ) day before the election.	
<b>Address of any website on which the special district's election results will be posted</b>	<a href="https://cdola.colorado.gov/local-government">https://cdola.colorado.gov/local-government</a> and <a href="https://anthologywestmd.com">https://anthologywestmd.com</a>	
<b>Information on the procedure to apply for permanent absentee voter status as described in §1-13.5-1003, C.R.S.</b>	A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.	