

## CHAMBERS HIGH POINT METROPOLITAN DISTRICT NO. 2

### 2020 ANNUAL REPORT TO THE TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

Pursuant to the Consolidated Service Plan for Chambers High Point Metropolitan District Nos. 1 and 2, each District is required to submit an annual report to the Town of Parker, Douglas County, Colorado pursuant to Town Code Section 10.11.040, that shall include, but not be limited to, the information on the progress of the District and implementation of the Service Plan. To that end, District No. 2 reports the following relating to significant events of District No. 2 through December 31, 2020:

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

Plans for construction and development are proceeding, however, no actual construction or installation of improvements has yet occurred.

- B. 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, except when exemption from audit has been granted for the report year.

The District filed an application for exemption from audit in 2020, which was accepted. A copy is attached hereto as **Exhibit A**.

- C. 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.

There were no capital expenditures incurred during the 2020 reporting year. Capital expenditures for public improvements are anticipated for the 2021 budget year and subsequent years.

- D. 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 did not have any financial obligations at the end of the 2020 reporting year apart from administrative obligations. Please see the 2021 Budget attached as **Exhibit B**.

1. Summary of Amount of Outstanding Bonded Indebtedness of the District:

The District does not have any outstanding bonded indebtedness.

2. The amount of payment or retirement of Debt of the District in the report year:

No Debt was paid or retired in the 2020 report year.

3. Total Assessed Valuation of the Taxable Properties within the District:

The District received a certification of valuation from the Douglas County Assessor that reports the following net total taxable assessed valuation for 2020: \$320

Chambers Highpoint Metropolitan District No. 2: \$320

4. Current Mill Levy of the District Pledged to Debt Retirement in the Report Year.

The District did not impose a debt service mill levy in 2020.

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

The District's 2020 budget is attached as **Exhibit C**.

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

Development did not occur within the District in 2020.

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

The District did not impose any fees, charges or assessments as of January 1, 2020.

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

The Board does hereby certify that no actions or events enumerated in Town Code section 10.11.060 have occurred in 2020.

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

The names, business address and telephone number of the Board members and general counsel for the District and the place and time for meetings are attached as **Exhibit D**.

- J. Certification from the External Financial Advisor that the District is in compliance with all provisions of the Service Plan; Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

The certification from the External Financial Advisor attached as **Exhibit E** will be provided once it is available. Development has been delayed due to the necessity of complex land-use approvals, utility planning issues, and market demand, however, the District anticipates beginning development in 2022. An updated financial plan is attached as part of **Exhibit E**.

The Board of the District hereby certifies that the District is in compliance with all provisions of the Service Plan.

- K. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S. is attached as **Exhibit F**.

- L. A copy of any intergovernmental agreements entered into by the District since the filing of the last annual report.

The District did not enter into any intergovernmental agreements in 2020.

The foregoing Annual Report and accompanying exhibits are submitted this 31<sup>st</sup> day of August, 2021.

SPENCER FANE LLP

/s/Russell W. Dykstra

Russell W. Dykstra, General Counsel

**EXHIBIT A**

**2020 AUDIT EXEMPTION  
CHAMBERS HIGH POINT METROPOLITAN DISTRICT NO. 2**

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

|   |
|---|
| Chambers Highpointe Metropolitan District No. 2 |
| c/o Spencer Fane                                |
| 1700 Lincoln Street, Suite 2000                 |
| Denver, CO 80203                                |
| Russ Dykstra                                    |
| 303-839-3800                                    |
| rdykstra@spencerfane.com                        |
| 303-839-3838                                    |

For the Year Ended  
12/31/20  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL  
FAX

### PART 1 - CERTIFICATION OF PREPARER

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

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

|  |
|--|
| Diane Wheeler  |
| District Accountant                                    |
| Simmons & Wheeler, P.C.                                |
| 304 Inverness Way South, Suite 490, Englewood CO 80112 |
| 303-689-0833   |
| 3/9/2021   |

### PREPARER (SIGNATURE REQUIRED)

*Diane Wheeler*

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)

**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)

## PART 2 - REVENUE

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

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

## PART 3 - EXPENDITURES/EXPENSES

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

| Line# | Description   | Round to nearest Dollar | Please use this space to provide any necessary explanations |
|-------|---|-------------------------|---|
| 3-1   | Administrative  | \$ -                    |   |
| 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  |   | \$ -                    |   |
| 3-25  |   | \$ -                    |   |
| 3-26  | (add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES                | \$ -                    |   |

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?<br>If Yes, please attach a copy of the entity's Debt Repayment Schedule.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                         |
| 4-2 | Is the debt repayment schedule attached? If no, MUST explain:<br><div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                         |
| 4-3 | Is the entity current in its debt service payments? If no, MUST explain:<br><div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                         |
| 4-4 | Please complete the following debt schedule, if applicable:<br>(please only include principal amounts)(enter all amount as positive numbers)                         |                                     |                                     |                         |
|     | Outstanding at end of prior year*  | Issued during year                  | Retired during year                 | Outstanding at year-end |
|     | General obligation bonds   | \$ -                                | \$ -                                | \$ -                    |
|     | Revenue bonds  | \$ -                                | \$ -                                | \$ -                    |
|     | Notes/Loans  | \$ -                                | \$ -                                | \$ -                    |
|     | Leases   | \$ -                                | \$ -                                | \$ -                    |
|     | Developer Advances   | \$ -                                | \$ -                                | \$ -                    |
|     | Other (specify):   | \$ -                                | \$ -                                | \$ -                    |
|     | <b>TOTAL</b>   | \$ -                                | \$ -                                | \$ -                    |

\*must tie to prior year ending balance

|     |  |                          |                                     |
|-----|--|--------------------------|-------------------------------------|
|     |  | Yes                      | No                                  |
| 4-5 | Does the entity have any authorized, but unissued, debt?<br>If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 360,000,000.00</span>                                      | <input type="checkbox"/> | <input type="checkbox"/>            |
|     | Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/8/2016</span>  |                          |                                     |
| 4-6 | Does the entity intend to issue debt within the next calendar year?<br>If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 10,000,000.00</span>                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4-7 | Does the entity have debt that has been refinanced that it is still responsible for?<br>If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4-8 | Does the entity have any lease agreements?<br>If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"> </span>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|     | What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"> </span>  |                          |                                     |
|     | Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"> </span>  |                          |                                     |
|     | Is the lease subject to annual appropriation?<br>What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

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

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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 ASSETS

Please answer the following questions by marking in the appropriate boxes

Yes                      No

6-1 Does the entity have capital assets?  Yes                       No

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

6-3

| Complete the following capital 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)               | \$ -                            | \$ -                                   | \$ -        | \$ -             |
| Other (explain):                             | \$ -                            | \$ -                                   | \$ -        | \$ -             |
| Accumulated Depreciation                     | \$ -                            | \$ -                                   | \$ -        | \$ -             |
| <b>TOTAL</b>                                 | <b>\$ -</b>                     | <b>\$ -</b>                            | <b>\$ -</b> | <b>\$ -</b>      |

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

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

Yes                      No

7-1 Does the entity have an "old hire" firemen's pension plan?  Yes                       No

7-2 Does the entity have a volunteer firemen's 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

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes

Yes                      No                      N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes                       No                       N/A

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

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

| Fund Name             | Budgeted Expenditures/Expenses |
|-----------------------|--------------------------------|
| General Fund          | \$ 50,000                      |
| Capital Projects Fund | \$ 700,000                     |
|                       |                                |
|                       |                                |



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

Please answer the following question by marking in the appropriate box

- |            |   |                                     |                          |
|------------|---|-------------------------------------|--------------------------|
| <b>9-1</b> | Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?  | Yes                                 | No                       |
|            | 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If no, MUST explain:

## PART 10 - GENERAL INFORMATION

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

- |             |  | Yes                                 | No                       |
|-------------|--|-------------------------------------|--------------------------|
| <b>10-1</b> | Is this application for a newly formed governmental entity?  | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes:     | Date of formation: <input style="width: 400px;" type="text"/>  |                                     |                          |
| <b>10-2</b> | Has the entity changed its name in the past or current year?   | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes:     | Please list the NEW name & PRIOR name:<br><input style="width: 600px;" type="text"/>   |                                     |                          |
| <b>10-3</b> | Is the entity a metropolitan district?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|             | Please indicate what services the entity provides:<br><input style="width: 600px;" type="text"/> Water, Sanitation, Streets, Traffic and Safety, Parks and Recreation, Transportation, Television Relay, Mosquito Control, |                                     |                          |
| <b>10-4</b> | Does the entity have an agreement with another government to provide services?   | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes:     | List the name of the other governmental entity and the services provided:<br><input style="width: 600px;" type="text"/>  |                                     |                          |
| <b>10-5</b> | Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during  | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes:     | Date Filed: <input style="width: 450px;" type="text"/>   |                                     |                          |
| <b>10-6</b> | Does the entity have a certified Mill Levy?  | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes:     | Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):   |                                     |                          |

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

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

### 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 complete and sign in the column below.

|                   |  |  |
|-------------------|--|--|
| Board Member<br>1 | Print Board Member's Name<br><b>Frederick Miale</b>  | I <u>Frederick Miale</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.<br>Signed <u>[Signature]</u><br>Date: <u>Mar 14, 2021</u><br>My term Expires: <u>May 2023</u>  |
| Board Member<br>2 | Print Board Member's Name<br><b>Jeffrey Robinson</b> | I <u>Jeffrey Robinson</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.<br>Signed <u>[Signature]</u><br>Date: <u>Mar 15, 2021</u><br>My term Expires: <u>May 2023</u> |
| Board Member<br>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.<br>Signed _____<br>Date: _____<br>My term Expires: _____   |
| Board Member<br>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.<br>Signed _____<br>Date: _____<br>My term Expires: _____   |
| Board Member<br>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.<br>Signed _____<br>Date: _____<br>My term Expires: _____   |
| Board Member<br>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.<br>Signed _____<br>Date: _____<br>My term Expires: _____   |
| Board Member<br>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.<br>Signed _____<br>Date: _____<br>My term Expires: _____   |











# Chambers Highpointe 2 2020

Final Audit Report

2021-03-15

|                 |  |
|-----------------|--|
| Created:        | 2021-03-14                                   |
| By:             | Diane Wheeler (diane@simmonswheeler.com)     |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAP_ipIVCJGRIK7AWgqAeaFwd4aETRQQ2e |

## "Chambers Highpointe 2 2020" History

-  Document created by Diane Wheeler (diane@simmonswheeler.com)  
2021-03-14 - 3:17:57 PM GMT - IP address: 24.8.41.179
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature  
2021-03-14 - 3:18:54 PM GMT
-  Document emailed to Jeffrey Robinson (jeff@hamptonpartners.net) for signature  
2021-03-14 - 3:18:54 PM GMT
-  Document emailed to Frederick Miale (fmiale7364@msn.com) for signature  
2021-03-14 - 3:18:54 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)  
Signature Date: 2021-03-14 - 3:19:00 PM GMT - Time Source: server- IP address: 24.8.41.179
-  Email viewed by Frederick Miale (fmiale7364@msn.com)  
2021-03-14 - 9:02:37 PM GMT - IP address: 38.109.231.171
-  Document e-signed by Frederick Miale (fmiale7364@msn.com)  
Signature Date: 2021-03-14 - 9:06:00 PM GMT - Time Source: server- IP address: 38.109.231.171
-  Email viewed by Jeffrey Robinson (jeff@hamptonpartners.net)  
2021-03-15 - 5:56:31 PM GMT - IP address: 204.98.121.38
-  Document e-signed by Jeffrey Robinson (jeff@hamptonpartners.net)  
Signature Date: 2021-03-15 - 5:57:11 PM GMT - Time Source: server- IP address: 204.98.121.38
-  Agreement completed.  
2021-03-15 - 5:57:11 PM GMT

**EXHIBIT B**  
**2021 BUDGET**  
**FOR**  
**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

LETTER OF BUDGET TRANSMITTAL

Date: January 3, 2021

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2021 budget and budget message for CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 8, 2020. If there are any questions on the budget, please contact:

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

I, Jeffrey S. Robinson, as President of the Chambers Highpoint Metropolitan District No. 2, hereby certify that the attached is a true and correct copy of the 2021 budget.

By: Jeffrey Robinson

**RESOLUTION**  
**TO ADOPT 2021 BUDGET, APPROPRIATE SUMS OF MONEY,**  
**AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY**  
**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2021 TO HELP DEFRAID THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021,

WHEREAS, the Board of Directors of the Chambers Highpoint Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 8, 2020 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$16; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2020 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$320; and

WHEREAS, at an election held on November 8, 2016 the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Chambers Highpoint Metropolitan District No. 2 for calendar year 2021.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2021 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2021 budget year, there is hereby levied a tax of 50.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2021 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the



following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2020.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2021 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2020.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2021 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2020, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2020 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 8<sup>th</sup> day of December, 2020.

CHAMBERS HIGHPOINT  
METROPOLITAN DISTRICT NO. 2

*Jeffrey Robinson*

---

President

ATTEST:

*Frederick v. Miale*

---

Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES

**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**  
**2021**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2021 budget for Chambers Highpoint Metropolitan District No. 2.

The Chambers Highpoint Metropolitan District No. 2 has adopted three separate funds, a General Fund to provide for the payment of general operating expenditures of the District; a Debt Service Fund to provide for payments on the general obligation debt issued by the District; and a Capital Project Fund to provide for the estimated infrastructure costs 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 2021 will be developer advances and bond proceeds. The District intends to impose a 50.000 mill levy on the property within the District in 2021.

**Chambers Highpoint Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2021**

|                          | <u>Actual<br/>2019</u> | <u>Adopted<br/>Budget<br/>2020</u> | <u>Actual<br/>6/30/2020</u> | <u>Estimate<br/>2020</u> | <u>Adopted<br/>Budget<br/>2021</u> |
|--------------------------|------------------------|------------------------------------|-----------------------------|--------------------------|------------------------------------|
| Beginning fund balance   | \$ -                   | \$ -                               | \$ -                        | \$ -                     | \$ -                               |
| Revenues:                |                        |                                    |                             |                          |                                    |
| Property taxes           | -                      | -                                  | -                           | -                        | 16                                 |
| Specific ownership taxes | -                      | -                                  | -                           | -                        | 1                                  |
| Developer advances       | -                      | 50,000                             | -                           | -                        | 50,000                             |
| Interest income          | -                      | -                                  | -                           | -                        | -                                  |
|                          | <u>-</u>               | <u>-</u>                           | <u>-</u>                    | <u>-</u>                 | <u>-</u>                           |
| Total revenues           | -                      | 50,000                             | -                           | -                        | 50,017                             |
|                          | <u>-</u>               | <u>50,000</u>                      | <u>-</u>                    | <u>-</u>                 | <u>50,017</u>                      |
| Total funds available    | -                      | 50,000                             | -                           | -                        | 50,017                             |
|                          | <u>-</u>               | <u>50,000</u>                      | <u>-</u>                    | <u>-</u>                 | <u>50,017</u>                      |
| Expenditures:            |                        |                                    |                             |                          |                                    |
| Accounting / audit       | -                      | 150                                | -                           | -                        | 150                                |
| Insurance/SDA dues       | -                      | 2,500                              | -                           | -                        | 2,500                              |
| Legal                    | -                      | 15,000                             | -                           | -                        | 15,000                             |
| Miscellaneous            | -                      | 500                                | -                           | -                        | 500                                |
| Treasurer fees           | -                      | -                                  | -                           | -                        | -                                  |
| Contingency              | -                      | 31,305                             | -                           | -                        | 31,322                             |
| Emergency reserve (3%)   | -                      | 545                                | -                           | -                        | 545                                |
|                          | <u>-</u>               | <u>545</u>                         | <u>-</u>                    | <u>-</u>                 | <u>545</u>                         |
| Total expenditures       | -                      | 50,000                             | -                           | -                        | 50,017                             |
|                          | <u>-</u>               | <u>50,000</u>                      | <u>-</u>                    | <u>-</u>                 | <u>50,017</u>                      |
| Ending fund balance      | <u>\$ -</u>            | <u>\$ -</u>                        | <u>\$ -</u>                 | <u>\$ -</u>              | <u>\$ -</u>                        |
| Assessed valuation       |                        | <u>\$ 320</u>                      |                             |                          | <u>\$ 320</u>                      |
| Mill Levy                |                        | <u>-</u>                           |                             |                          | <u>50.000</u>                      |

**Chambers Highpoint Metropolitan District No. 2**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2021**

|                          | <u>Actual</u><br><u>2019</u> | <u>Adopted</u><br><u>Budget</u><br><u>2020</u> | <u>Actual</u><br><u>6/30/2020</u> | <u>Estimate</u><br><u>2020</u> | <u>Adopted</u><br><u>Budget</u><br><u>2021</u> |
|--------------------------|------------------------------|--|-----------------------------------|--------------------------------|--|
| Beginning fund balance   | \$ -                         | \$ -   | \$ -                              | \$ -                           | \$ -   |
| Revenues:                |                              |  |                                   |                                |  |
| Bond issue               | -                            | -  | -                                 | -                              | 10,000,000                                     |
| Developer advances       | -                            | 700,000  | -                                 | -                              | 700,000  |
| Total revenues           | -                            | 700,000  | -                                 | -                              | 10,700,000                                     |
| Total funds available    | -                            | 700,000  | -                                 | -                              | 10,700,000                                     |
| Expenditures:            |                              |  |                                   |                                |  |
| Organization costs       | -                            | -  | -                                 | -                              | 400,000  |
| Capital expenditures     | -                            | 700,000  | -                                 | -                              | 8,000,000                                      |
| Repay developer advances | -                            | -  | -                                 | -                              | -  |
| Transfer to Debt Service | -                            | -  | -                                 | -                              | 2,300,000                                      |
| Total expenditures       | -                            | 700,000  | -                                 | -                              | 10,700,000                                     |
| Ending fund balance      | <u>\$ -</u>                  | <u>\$ -</u>                                    | <u>\$ -</u>                       | <u>\$ -</u>                    | <u>\$ -</u>                                    |

**Chambers Highpoint Metropolitan District No. 2**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2021**

|                                | <u>Actual<br/>2019</u> | <u>Adopted<br/>Budget<br/>2020</u> | <u>Actual<br/>6/30/2020</u> | <u>Estimate<br/>2020</u> | <u>Adopted<br/>Budget<br/>2021</u> |
|--------------------------------|------------------------|------------------------------------|-----------------------------|--------------------------|------------------------------------|
| Beginning fund balance         | \$ -                   | \$ -                               | \$ -                        | \$ -                     | \$ -                               |
| Revenues:                      |                        |                                    |                             |                          |                                    |
| Transfer from Capital Projects | -                      | -                                  | -                           | -                        | 2,300,000                          |
| Total revenues                 | -                      | -                                  | -                           | -                        | 2,300,000                          |
| Total funds available          | -                      | -                                  | -                           | -                        | 2,300,000                          |
| Expenditures:                  |                        |                                    |                             |                          |                                    |
| Bond interest expense          | -                      | -                                  | -                           | -                        | 700,000                            |
| Total expenditures             | -                      | -                                  | -                           | -                        | 700,000                            |
| Ending fund balance            | <u>\$ -</u>            | <u>\$ -</u>                        | <u>\$ -</u>                 | <u>\$ -</u>              | <u>\$ 1,600,000</u>                |
| Assessed valuation             |                        | <u>\$ 320</u>                      |                             |                          | <u>\$ 320</u>                      |
| Mill Levy                      |                        | <u>0.000</u>                       |                             |                          | <u>0.000</u>                       |
| Total Mill Levy                |                        | <u>0.000</u>                       |                             |                          | <u>50.000</u>                      |

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**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

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**TO The County Commissioners of Douglas County, Colorado  
On behalf of the Chambers Highpoint Metro District 2  
the Board of Directors  
of the Chambers Highpoint Metropolitan District No. 2**

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**Hereby** officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$320.00** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity 's total property tax revenue will be derived from the mill levy multiplied against the **NET** assessed valuation of: **\$320.00**

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**Submitted:** John Simmons for budget/fiscal year 2021

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| <b>PURPOSE</b>  | <b>LEVY</b>         | <b>REVENUE</b> |
|---|---------------------|----------------|
| 1. General Operating Expenses   | 50.000 mills        | \$16.00        |
| 2. <Minus> Temporary General Property Tax Credit/<br>Temporary Mill Levy Rate Reduction | -0.000 mills        | -\$0           |
| <b>SUBTOTAL FOR GENERAL OPERATING:</b>  | <b>50.000 mills</b> | <b>\$16.00</b> |
| 3. General Obligation Bonds and Interest  | 0.000 mills         | \$0            |
| 4. Contractual Obligations  | 0.000 mills         | \$0            |
| 5. Capital Expenditures   | 0.000 mills         | \$0            |
| 6. Refunds/Abatements   | 0.000 mills         | \$0            |
| 7. Other  | 0.000 mills         | \$0            |
| 8. Judgment   | 0.000 mills         | \$0            |
| <b>TOTAL:</b>   | <b>50.000 mills</b> | <b>\$16.00</b> |

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



**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND, CONTRACT, OTHER,  
AND/OR JUDGMENT:**

**BONDS**

No Bonds Available

---

**CONTRACTS**

No Contracts Available

---

**OTHER**

No Other Available

---

**JUDGMENT**

No Judgment Available

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**Explanation of Change:**

**EXHIBIT C**  
**2020 BUDGET**  
**FOR**  
**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

LETTER OF BUDGET TRANSMITTAL

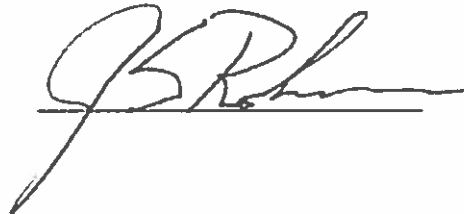
Date: January 27, 2020  
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2020 budget and budget message for CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 3, 2019. If there are any questions on the budget, please contact:

Diane Wheeler  
c/o Simmons & Wheeler, P.C.  
304 Inverness Way South, Suite 490  
Englewood, CO 80112  
Tel.: (303) 689-0833

I, Jeffrey S. Robinson as President of the Chambers Highpoint Metropolitan District No. 2, hereby certify that the attached is a true and correct copy of the 2020 budget.

By:

A handwritten signature in black ink, appearing to read "J. Robinson", is written over a horizontal line. The signature is cursive and somewhat stylized.

**RESOLUTION  
TO ADOPT 2020 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2020 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2020, AND ENDING ON THE LAST DAY OF DECEMBER, 2020,

WHEREAS, the Board of Directors of the Chambers Highpoint Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 3, 2019 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$0; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2019 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$320; and

WHEREAS, at an election held on November 8, 2016, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Chambers Highpoint Metropolitan District No. 2 for calendar year 2020.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2020 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2020 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2019.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2019.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2020 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2020 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2020 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2019.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2019.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2019, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2019 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.


Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 3<sup>rd</sup> day of December, 2019.

CHAMBERS HIGHPOINT  
METROPOLITAN DISTRICT NO. 2

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES



**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**  
**2020**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2020 budget for Chambers Highpoint Metropolitan District No. 2.

The Chambers Highpoint Metropolitan District No. 2 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures of the District; and a Capital Project Fund to provide for the estimated infrastructure costs 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 2020 will be developer advances. The District does not intend to impose a mill levy on property within the District for 2020.

**Chambers Highpoint Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2020**

|                          | Actual<br><u>2018</u> | Adopted<br>Budget<br><u>2019</u> | Actual<br><u>6/30/2019</u> | Estimate<br><u>2019</u> | Adopted<br>Budget<br><u>2020</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance   | \$ -                  | \$ -                             | \$ -                       | \$ -                    | \$ -                             |
| Revenues:                |                       |                                  |                            |                         |                                  |
| Property taxes           | -                     | -                                | -                          | -                       | -                                |
| Specific ownership taxes | -                     | -                                | -                          | -                       | -                                |
| Developer advances       | -                     | 50,000                           | -                          | -                       | 50,000                           |
| Interest income          | -                     | -                                | -                          | -                       | -                                |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Total revenues           | -                     | 50,000                           | -                          | -                       | 50,000                           |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Total funds available    | -                     | 50,000                           | -                          | -                       | 50,000                           |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Expenditures:            |                       |                                  |                            |                         |                                  |
| Accounting / audit       | -                     | 150                              | -                          | -                       | 150                              |
| Insurance/SDA dues       | -                     | 2,500                            | -                          | -                       | 2,500                            |
| Legal                    | -                     | 15,000                           | -                          | -                       | 15,000                           |
| Miscellaneous            | -                     | 500                              | -                          | -                       | 500                              |
| Treasurer fees           | -                     | -                                | -                          | -                       | -                                |
| Contingency              | -                     | 31,305                           | -                          | -                       | 31,305                           |
| Emergency reserve (3%)   | -                     | 545                              | -                          | -                       | 545                              |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Total expenditures       | -                     | 50,000                           | -                          | -                       | 50,000                           |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Ending fund balance      | \$ -                  | \$ -                             | \$ -                       | \$ -                    | \$ -                             |
|                          | <hr/>                 | <hr/>                            | <hr/>                      | <hr/>                   | <hr/>                            |
| Assessed valuation       |                       | \$ 104,450                       |                            |                         | \$ 320                           |
|                          |                       | <hr/>                            |                            |                         | <hr/>                            |
| Mill Levy                |                       | -                                |                            |                         | -                                |
|                          |                       | <hr/>                            |                            |                         | <hr/>                            |

**Chambers Highpoint Metropolitan District No. 2**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2020**

|                                     | Actual<br><u>2018</u> | Adopted<br>Budget<br><u>2019</u> | Actual<br><u>6/30/2019</u> | Estimate<br><u>2019</u> | Adopted<br>Budget<br><u>2020</u> |
|-------------------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance              | \$ -                  | \$ -                             | \$ -                       | \$ -                    | \$ -                             |
| Revenues:                           |                       |                                  |                            |                         |                                  |
| Bond issue                          | -                     | -                                | -                          | -                       | -                                |
| Developer advances                  | -                     | 700,000                          | -                          | -                       | 700,000                          |
| Interest income                     | -                     | -                                | -                          | -                       | -                                |
| Bond proceeds                       | -                     | -                                | -                          | -                       | -                                |
| Developer contributions             | -                     | -                                | -                          | -                       | -                                |
|                                     | <u>-</u>              | <u>-</u>                         | <u>-</u>                   | <u>-</u>                | <u>-</u>                         |
| Total revenues                      | <u>-</u>              | <u>700,000</u>                   | <u>-</u>                   | <u>-</u>                | <u>700,000</u>                   |
| Total funds available               | <u>-</u>              | <u>700,000</u>                   | <u>-</u>                   | <u>-</u>                | <u>700,000</u>                   |
| Expenditures:                       |                       |                                  |                            |                         |                                  |
| Interest expense                    | -                     | -                                | -                          | -                       | -                                |
| Organization costs                  | -                     | -                                | -                          | -                       | -                                |
| Accounting                          | -                     | -                                | -                          | -                       | -                                |
| Legal                               | -                     | -                                | -                          | -                       | -                                |
| Capital expenditures                | -                     | 700,000                          | -                          | -                       | 700,000                          |
| Repay developer advances            | -                     | -                                | -                          | -                       | -                                |
| Repay developer advances - interest | -                     | -                                | -                          | -                       | -                                |
|                                     | <u>-</u>              | <u>-</u>                         | <u>-</u>                   | <u>-</u>                | <u>-</u>                         |
| Total expenditures                  | <u>-</u>              | <u>700,000</u>                   | <u>-</u>                   | <u>-</u>                | <u>700,000</u>                   |
| Ending fund balance                 | <u>\$ -</u>           | <u>\$ -</u>                      | <u>\$ -</u>                | <u>\$ -</u>             | <u>\$ -</u>                      |

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of Douglas County, Colorado.

On behalf of the Chambers Highpoint Metropolitan District No. 2,  
(taxing entity)<sup>A</sup>

the Board of Directors,  
(governing body)<sup>B</sup>

of the Chambers Highpoint Metropolitan District No. 2,  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 320 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 320 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: \_\_\_\_\_ for budget/fiscal year 2020.  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

| PURPOSE (see end notes for definitions and examples)   | LEVY <sup>2</sup>  | REVENUE <sup>2</sup> |
|--|--------------------|----------------------|
| 1. General Operating Expenses <sup>H</sup>   | 0.000 mills        | \$ 0                 |
| 2. <Minus> Temporary General Property Tax Credit/<br>Temporary Mill Levy Rate Reduction <sup>I</sup> | < > mills          | \$ < >               |
| <b>SUBTOTAL FOR GENERAL OPERATING:</b>   | <b>0.000</b> mills | <b>\$ 0</b>          |
| 3. General Obligation Bonds and Interest <sup>J</sup>  | _____ mills        | \$ _____             |
| 4. Contractual Obligations <sup>K</sup>  | _____ mills        | \$ _____             |
| 5. Capital Expenditures <sup>L</sup>   | _____ mills        | \$ _____             |
| 6. Refunds/Abatements <sup>M</sup>   | _____ mills        | \$ _____             |
| 7. Other <sup>N</sup> (specify): _____   | _____ mills        | \$ _____             |
|  | _____ mills        | \$ _____             |
| <b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]                                 | <b>0.000</b> mills | <b>\$ 0</b>          |

Contact person: (print) Diane K. Wheeler Daytime phone: (303) 689-0833  
Signed: *Diane K. Wheeler* Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).**

Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- 1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

- 3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

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

## **EXHIBIT D**

### **DISTRICT OFFICIALS CONTACT INFORMATION FOR CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

The names, business address and telephone number of the Board members and general counsel for the District and the place and time for meetings are as follows:

#### **Board of Directors:**

Jeffrey S. Robinson, President  
Frederick V. Miale, Secretary

Business Address: c/o Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203  
Telephone: (303) 839-3800

#### **General Counsel for the District:**

Spencer Fane LLP  
c/o Russell W. Dykstra  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203  
Telephone: (303) 839-3800

#### **Place and Time for Meetings of the District:**

The Board has determined to not hold regular meetings at this time; rather, special meetings will be called on an as needed basis when District business requires meetings. Unless the Board of Directors otherwise specifies, the location of the meetings will be at 4600 S. Ulster Street, Suite 1400, Denver, Colorado 80237, which is not more than 20 miles outside of the boundaries of the District and is in accordance with Colorado law.

**EXHIBIT E**  
**EXTERNAL FINANCIAL ADVISOR CERTIFICATE**

**EXHIBIT F  
TRANSPARENCY NOTICE  
FOR  
CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**



**NOTICE TO ELECTORS  
SPECIAL DISTRICT TRANSPARENCY NOTICE – 2021  
Pursuant to CRS 32-1-809**

*This information must be provided to the eligible electors of the district between November 16 and January 15.*

|  |   |  |
|--|---|--|
| <b>Legal Name of Special District</b>  | <b>CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2</b>   |  |
| <b>District's Principal Business Office</b>  | Address:  | c/o Spencer Fane LLP<br>1700 Lincoln Street, Suite 2000<br>Denver, CO 80203  |
|  | Telephone Number:   | 303-839-3800   |
| <b>Manager or Primary Contact Person</b>   | Name:   | Russell W. Dykstra, General Counsel  |
|  | Telephone Number:   | 303-839-3800   |
|  | E-Mail Address:   | rdykstra@spencerfane.com   |
| <b>District's Website Address</b> (required if choosing to post meeting notices online per HB 19-1087)   |   |  |
| <b>Physical Location</b> (County and Municipality)   | County:   | Town of Parker, Douglas County   |
| <b>Regular Board Meeting Information</b>   | Location:   |  |
|  | Address:  | 4600 S. Ulster Street, Suite 1400  |
|  | City, State:  | Denver, CO   |
|  | Day(s):   | Special Meetings as needed   |
|  | Time:   | tbd  |
| <b>Posting Place for Meeting Notice</b><br><i>(Website or Physical Address if the District does not have a website)</i>  | Location:   | Posts at the northeast corner of the Districts   |
|  | Address:  |  |
|  | City:   |  |
| <b>Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services</b><br>Hearing for fee changes per CRS 32-1-1001(2)(s)(4) | Location:   |  |
|  | Address:  |  |
|  | City:   |  |
|  | Date:   |  |
|  | Notice:   |  |
| <b>Research and Retrieval of Public Records</b><br>Notice per CRS 24-72-205(6)   | Fee per hour:   | \$33.58 for each hour after the first hour (no charge for the first hour)  |
|  | District Policy:  | Contact the person named below regarding the Board's policy for research and retrieval of the District's public records.   |
|  | Contact Name:   | Russell W. Dykstra   |
|  | Telephone Number:   | 303-839-3800   |
| <b>Current District Mill Levy</b>  | Mills for levy in year 2020 for collection in 2021: 50.000  |  |
| <b>Ad Valorem Tax Revenue</b>  | Amount of total ad valorem tax revenue received by the district in the previous year:<br>\$ 0.00 (2020 unaudited)   |  |
| <b>Names of Board Members</b>  | (1) Jeffrey S. Robinson<br>Contact information:<br>rdykstra@spencerfane.com<br><input checked="" type="checkbox"/> This office is not on the ballot at the next regular election. <b>OR:</b> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Three-year term | (2) Vacant<br>Contact information:<br>rdykstra@spencerfane.com<br><input type="checkbox"/> This office is not on the ballot at the next regular election. <b>OR:</b> This office included on next regular election ballot for a <input checked="" type="checkbox"/> One-year term <input type="checkbox"/> Three-year term |
|  | (3) Frederick V. Miale<br>Contact information:<br>rdykstra@spencerfane.com<br><input checked="" type="checkbox"/> This office is not on the ballot at the next regular election. <b>OR:</b> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Three-year term  | (4) Vacant<br>Contact information:<br>rdykstra@spencerfane.com<br><input checked="" type="checkbox"/> This office is not on the ballot at the next regular election. <b>OR:</b> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Three-year term |

|  |  |  |
|--|--|--|
|  | (5) Vacant<br>Contact information:<br>rdykstra@spencerfane.com<br><input checked="" type="checkbox"/> This office is not on the ballot at the next regular election. <b>OR:</b> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Three-year term |  |
| For seven-member boards:   | (6) n/a  | (7) n/a  |
| <b>Date of Next Regular Election</b>   | May 3, 2022  |  |
| <b>Board Candidate Self-Nomination Forms:</b> Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the Designated Election Official (or the Board Chair or Secretary, if no DEO). (per C.R.S. 1-13.5-303) |  |  |
| <b>Deadline for Self-Nomination Forms:</b> Self-nomination and acceptance forms must be filed not less than 67 days before the date of the regular election. (The self-nomination deadline for the 2022 regular election is February 25, 2022, no later than 5:00 p.m.)  |  |  |
| <b>District Election Results:</b> Posted on the website of the Department of Local Affairs <a href="https://dola.colorado.gov/lgis/">https://dola.colorado.gov/lgis/</a>   |  |  |
| <b>Permanent Mail-In Voter (PMIV) status (for applicable elections):</b> Absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official. (per C.R.S. 1-13.5-1003)  |  |  |
| <b>Designated Election Official</b>  | Name:<br>Address:<br>Phone:  | Becky Johnson<br>c/o Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203<br>303-839-3800 |
| <b>Notice Completed By:</b>  | Becky Johnson, Paralegal   | <b>Date of Notice:</b> 01/08/2021  |

**Note that some information provided herein may be subject to change after the notice is posted.**

File copy of this Notice with:

- Clerk and Recorder of each county in which the district is wholly or partially located
- Assessor of each county in which the district is wholly or partially located
- Treasurer of each county in which the district is wholly or partially located
- Board of commissioners of each county in which the district is wholly or partially located
- Governing body of any municipality in which the district is wholly located
- Division of Local Government
- District's principal business office where it shall be available for public inspection

<sup>1</sup> Notice must be provided in one or more of the following manners:

- a) Mail Notice separately to each household where one or more eligible electors of the special district resides (Note: Districts with overlapping boundaries may combine mailed Notices, so long as the information regarding each district is separately displayed and identified);
- b) Include Notice as a prominent part of a newsletter, annual report, billing insert, billing statement, letter, voter information card or other Notice of election, or other informational mailing sent by the district to the eligible electors;
- c) Post Notice on district's official website (Note: You must also provide the Division of Local Government (<http://www.colorado.gov/dola>) with the address of your district's website in order to establish a link on the DLG's site. Please use our Contact Update form available on our website or by request.);
- d) Post Notice on website of the Special District Association of Colorado (<http://www.sdaco.org>) (Note: Your district must be an SDA member. Send Notice to SDA by mail or electronic transmission); or
- e) For a special district with less than one thousand eligible electors that is wholly located within a county with a population of less than thirty thousand, posting the Notice in at least three public places within the limits of the special district and, in addition, posting a Notice in the office of the county clerk and Recorder of the county in which the special district is located. Such Notices shall remain posted until the Tuesday succeeding the first Monday of the following May.