

# SERENITY RIDGE METROPOLITAN DISTRICTS NO. 1 AND 2

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
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## NOTICE OF SPECIAL MEETINGS AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Richard Frank	President	2022/May 2022
Daniel Frank	Treasurer/Assistant Secretary	2022/May 2022
Marc Cooper	Assistant Secretary	2022/May 2022
<b>VACANT</b>		2023/May 2023
<b>VACANT</b>		2023/May 2023
David Solin	Secretary	

DATE: Friday, October 29, 2021

TIME: 10:00 A.M.

PLACE: McGeady Becher P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80202

DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THESE DISTRICT BOARD MEETINGS WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THESE MEETINGS, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1-877-250-3814** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **5592663**

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Confirm quorums, approve Agenda and confirm location of meetings and posting of notices.

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C. Consider approval of the Minutes from June 11, 2021 Special Meetings (enclosure).

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D. Consider Regular Meeting dates for 2022 for District Nos. 1 and 2 (suggested dates are on June 10 and November 11, 2022) and location (**virtual and/or physical**) of meetings. Review and consider approval of Resolutions No. 2021-10-\_\_\_; Establishing Regular Meeting Dates, Time and Location, Establishing District Website, and Designating Location for Posting of 24-Hour Notices (enclosures).

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E. Discuss requirements of §32-1-809, C.R.S., and direct staff regarding compliance for 2022 reporting requirements and mode of eligible elector notification (Transparency Notice).

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F. Discuss status of District website.

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1. Consider the engagement of Archipelago Web Inc. or other provider for website creation and maintenance services and authorize necessary actions in connection therewith.

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2. Consider authorizing the termination of the Eligible Government Entity Agreement with the Colorado State Internet Portal Authority and all associated documents for website services.

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II. PUBLIC COMMENT

A. \_\_\_\_\_

III. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims of District No. 1 for the periods ending, as follows (enclosures):

	Period Ending June 30, 2021	Period Ending July 31, 2021	Period Ending Aug. 31, 2021	Period Ending Sept. 30, 2021
General Fund	\$ 3,848.50	\$ 6,463.30	\$ 9,944.08	\$ 4,825.28
Debt Service Fund	-0-	-0-	-0-	-0-
Capital Projects Fund	-0-	-0-	61,168.90	-0-
<b>Total</b>	<b>\$ 3,848.50</b>	<b>\$ 6,463.30</b>	<b>\$ 71,112.98</b>	<b>\$ 4,825.28</b>

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- B. Review and approve payment of claims through the period ending October 31, 2021 of District No. 1, as follows (enclosure):

General Fund:	\$	5,727.48
Debt Service Fund:		-0-
Capital Projects Fund:		-0-
<b>Total:</b>	\$	<u><u>5,727.48</u></u>

- C. Review and accept September 30, 2021 Unaudited Financial Statements and Schedule of Cash Position as of September 30, 2021 for the Districts (enclosures).

- D. Discuss statutory requirements for an audit for District No. 1. Consider appointment of the District Accountant to prepare and file 2021 Application for Exemption from Audit.

- E. Discuss statutory requirements for an audit for District No. 2. Consider engagement of \_\_\_\_\_ to perform the 2021 Audit in an amount not to exceed \$ \_\_\_\_\_ (to be distributed).

- F. Conduct Public Hearing to consider Amendment to 2021 Budgets for District No. 1 (if necessary) and District No. 2 (enclosure) and consider adoption of Resolutions to Amend the 2021 Budget and Appropriate Expenditures.

- G. Conduct Public Hearing on the proposed 2022 Budgets for District Nos. 1 and 2, and consider adoption of Resolutions to Adopt the 2022 Budgets and Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – preliminary AV, draft 2022 Budget, and Resolutions).

- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification forms for certification to the Board of County Commissioners and other interested parties for District Nos. 1 and 2.

- I. Consider appointment of District Accountant to prepare the 2023 Budget for District Nos. 1 and 2, and set the date of the Budget Hearing as November 11, 2022.

- J. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan for District No. 2 (enclosure).

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- K. Review and consider adoption of a resolution authorizing the execution and delivery of the Series 2021A-1 Loan Agreement by and between District No. 2 and Key Government Finance, Inc. for the purpose of refunding its existing general obligation indebtedness, and Series 2021A-2 Loan Agreement by and between District No. 2 and Key Government Finance, Inc. for the purpose of funding amounts to pay or reimburse costs of public improvements.

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- L. Ratify approval of engagement of Sherman & Howard L.L.C. as bond counsel for District No. 2 Loan Agreement (enclosure).

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- M. Consider engagement of D.A. Davidson & Co. as placement agent for District No. 2 Loan Agreement (enclosure).

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- N. Consider engagement of Hilltop Securities Inc. as municipal advisor for District No. 2 Loan Agreement.

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IV. OPERATIONS & MAINTENANCE MATTERS/ CAPITAL PROJECT MATTERS

- A. \_\_\_\_\_

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V. LEGAL MATTERS

- A. Consider adoption of Resolution No. 2021-10-\_\_ ; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 25, 2022. Discuss the need for ballot issues and/or questions.

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- B. Review and consider approval of a Resolution Regarding Continuing Disclosure Policies and Procedures for District No. 2 (enclosure).

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VI. OTHER BUSINESS

- A. \_\_\_\_\_

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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.**

Additional Enclosure:

- Notice of rate increase from Special District Management Services, Inc.

# RECORD OF PROCEEDINGS

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## MINUTES OF SPECIAL MEETINGS OF THE BOARDS OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NOS. 1 AND 2 HELD JUNE 11, 2021

Special meetings of the Boards of Directors (the “Boards”) of the Serenity Ridge Metropolitan Districts Nos. 1 and 2 (hereinafter referred to as “District No. 1” and “District No. 2” respectively, and collectively the “Districts”) was duly held on Friday, the 11th day of June, 2021, at 10:30 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in person contact, the District meetings were held by conference call without any individuals (neither District representatives nor the general public) attending in person. The meetings were open to the public via conference call.

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### ATTENDANCE

#### Directors In Attendance Were:

Richard Frank  
Daniel Frank

Absent and excused was Director Marc Cooper.

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)  
Paula Williams, Esq.; McGeady Becher P.C.  
Greg Livin; Wipfli LLP (for a portion of the meeting)

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### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Boards discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Boards of Directors and to the Secretary of State. Attorney Williams noted that quorums were present and requested members of the Boards disclose any potential conflicts of interest with regard to any matters scheduled for discussion at the meetings, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

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### ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed with the Boards the proposed agenda for the Districts’ Special Meetings.

## RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank and, upon vote, unanimously carried, the agenda for the Districts' Special Meetings was approved, as presented and the absence of Director Marc Cooper was excused.

**Approval of Meeting Location:** The Boards discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Districts' Board meetings.

Following discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank and, upon vote, unanimously carried, the Boards determined that due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in person contact, the Districts' meetings were held by conference call. The Boards further noted that notice of the time, date and conference bridge information was duly posted and that they have not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the Districts' boundaries.

**November 12, 2020 Minutes:** The Boards reviewed the Minutes of the November 12, 2020 Special Meetings.

Following discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank and, upon vote, unanimously carried, the Boards approved the Minutes of the November 12, 2020 Special Meetings, as presented.

**PUBLIC COMMENT** There was no public comment.

**FINANCIAL MATTERS**

**Ratification of Claims (District No. 1):** The Board of District No. 1 considered ratifying the approval of the payment of claims for the periods ending as follows:

	Period Ending Nov.1, 2020	Period Ending Dec. 31, 2020	Period Ending Jan. 31, 2021	Period Ending Feb. 5, 2021
General Fund	\$ 10,480.19	\$ 4,634.91	\$ 4,524.06	\$ 8,215.72
Debt Service Fund	-0-	-0-	-0-	6,000.00
Capital Projects Fund	-0-	-0-	-0-	-0-
<b>Total</b>	<b>\$ 10,480.19</b>	<b>\$ 4,634.91</b>	<b>\$ 4,524.06</b>	<b>\$ 14,215.72</b>

	Period Ending Feb. 17, 2021 Spec. Check	Period Ending March 31, 2021	Period Ending April 30, 2021	Period Ending May 31, 2021
General Fund	\$ -0-	\$ 5,025.04	\$ 5,637.40	\$ 4,694.40
Debt Service Fund	-0-	-0-	-0-	-0-
Capital Projects Fund	77,305.00	-0-	-0-	-0-
<b>Total</b>	<b>\$ 77,305.00</b>	<b>\$ 5,025.04</b>	<b>\$ 5,637.40</b>	<b>\$ 4,694.40</b>

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

**Payment of Current Claims (District No. 1):** The current claims for were not available for review.

**Unaudited Financial Statement through March 31, 2021 (District No. 1):** The Board deferred discussion.

**Unaudited Financial Statement through March 31, 2021 (District No. 2):** The Board deferred discussion.

**2020 Application for Exemption from Audit (District No. 1):** The Board reviewed the 2020 Application for Exemption from Audit for District No. 1.

Following review and discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank and, upon vote, unanimously carried, the Board ratified approval of the execution and filing of the Application for Exemption from Audit for 2020 for District No. 1.

**2020 Audit (District No. 2):** Mr. Livin reviewed with the Board the draft 2020 Audit for District No. 2.

Following review and discussion, upon motion duly made by Director D. Frank, seconded by Director R. Frank, and upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter for District No. 2.

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**OPERATION AND  
MAINTENANCE  
MATTERS/CAPITAL  
PROJECT  
MATTERS**

**Service Agreement for 2021 Detention Pond Maintenance Services between District No. 1 and Consolidated Divisions Inc., d.b.a. CDI Environmental Contractor:** The Board reviewed a Service Agreement for 2021 Detention Pond Maintenance Services between District No. 1 and Consolidated Divisions Inc., d.b.a. CDI Environmental Contractor.

Following review and discussion, upon motion duly made by Director D. Frank, seconded by Director R. Frank, and upon vote, unanimously carried, the Board ratified the approval of the Service Agreement for 2021 Detention Pond Maintenance Services between District No. 1 and Consolidated Divisions Inc., d.b.a. CDI Environmental Contractor.

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## RECORD OF PROCEEDINGS

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**LEGAL MATTERS**     **Cost Sharing Agreement by and among District No. 1, District No. 2, Serenity Ridge Owners Association, Serenity Ridge Condominiums Owners Association, Serenity Ridge Duplex Owners Association and Cherry Hollow Homeowners Association, Inc. for Landscape Improvements:** The Board deferred ratification.

**Second Amendment to Operation Funding Agreement by and between District No. 1 and Serenity Investors, LLC:** The Board reviewed a Second Amendment to Operation Funding Agreement by and between District No. 1 and Serenity Investors, LLC.

Following review and discussion, upon motion duly made by Director R. Frank, seconded by Director D. Frank, and upon vote, unanimously carried, the Board rescinded approval of the Second Amendment to Operation Funding Agreement by and between District No. 1 and Serenity Investors, LLC.

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**OTHER BUSINESS**     There was no other business.

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**ADJOURNMENT**     There being no further business to come before the Boards at this time, upon motion duly made by Director R. Frank and seconded by Director D. Frank, upon vote, unanimously carried, the meetings were adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

**RESOLUTION NO. 2021- 10 - \_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 1  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 1 (the “**District**”), Arapahoe County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on June 10 and November 11, 2022 at 10:30 a.m., at Centre Communities, Ltd., 7400 E. Orchard Rd. #290-S, Greenwood Village, Colorado 80111.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On the south side of Arapahoe Road, between Smoky Hill Road and Powhatan Road.

8. Daniel Frank, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING  
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR  
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 29, 2021.

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 1**

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

Attest:

\_\_\_\_\_  
Secretary



**RESOLUTION NO. 2021- 10 - \_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (the “**District**”), Arapahoe County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on June 10 and November 11, 2022 at 10:30 a.m., at Centre Communities, Ltd., 7400 E. Orchard Rd. #290-S, Greenwood Village, Colorado 80111.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On the south side of Arapahoe Road, between Smoky Hill Road and Powhatan Road.

8. Daniel Frank, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING  
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR  
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 29, 2021.

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 2**

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

Attest:

\_\_\_\_\_  
Secretary



Serenity Ridge Metropolitan District No.1

June-21

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Designscapes	108356	6/1/2021	6/31/2021	\$ 2,199.00	Detention Pond Mtce	1695
Special Dist Management Svcs	D2 05/2021	5/31/2021	5/31/2021	\$ 28.00	Management	1680
Special Dist Management Svcs	D2 05/2021	5/31/2021	5/31/2021	\$ 448.00	Accounting	1612
Special Dist Management Svcs	D2 05/2021	5/31/2021	5/31/2021	\$ 11.00	Miscellaneous	1685
Special Dist Management Svcs	D1 05/2021	5/31/2021	5/31/2021	\$ 700.50	Management	1680
Special Dist Management Svcs	D1 05/2021	5/31/2021	5/31/2021	\$ 448.00	Accounting	1612
Special Dist Management Svcs	D1 05/2021	5/31/2021	5/31/2021	\$ 14.00	Miscellaneous	1685

\$ 3,848.50

**Serenity Ridge Metropolitan District No.1**  
**June-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 3,848.50			\$ 3,848.50
	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$3,848.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,848.50</b>

**Serenity Ridge Metropolitan District No.1**  
**July-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Designscapes	108975	7/1/2021	7/31/2021	\$2,199.00	Detention Pond Mtce	1695
McGeady Becher P.C.	1017W 05/2021	5/31/2021	5/31/2021	\$1,725.00	Legal	1675
Special Dist Management Srvs	D1 06/2021	6/30/2021	6/30/2021	\$1,206.50	Management	1680
Special Dist Management Srvs	D1 06/2021	6/30/2021	6/30/2021	\$ 588.00	Accounting	1612
Special Dist Management Srvs	D1 06/2021	6/30/2021	6/30/2021	\$ 28.60	Miscellaneous	1685
Special Dist Management Srvs	D2 06/2021	6/30/2021	6/30/2021	\$ 42.00	Management	1680
Special Dist Management Srvs	D2 06/2021	6/30/2021	6/30/2021	\$ 672.00	Accounting	1612
Special Dist Management Srvs	D2 06/2021	6/30/2021	6/30/2021	\$ 2.20	Miscellaneous	1685
				\$6,463.30		

**Serenity Ridge Metropolitan District No.1**  
**July-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 6,463.30			\$ 6,463.30
	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$6,463.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,463.30</b>

**Serenity Ridge Metropolitan District No.1**  
**August-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Consolidated Divisions Inc.	1114452	6/30/2021	6/30/2021	\$ 61,168.90	Capital Improvements	3785
Designscapes	109854	8/1/2021	8/31/2021	\$ 2,199.00	Detention Pond Mtce	1695
McGeady Becher P.C.	1017W 06/2021	6/30/2021	6/30/2021	\$ 2,992.00	Legal	1675
Special Dist Management Srvs	D1 07/2021	7/31/2021	7/31/2021	\$ 315.00	Management	1680
Special Dist Management Srvs	D1 07/2021	7/31/2021	7/31/2021	\$ 420.00	Accounting	1612
Special Dist Management Srvs	D1 07/2021	7/31/2021	7/31/2021	\$ 40.08	Miscellaneous	1685
Special Dist Management Srvs	D2 07/2021	7/31/2021	7/31/2021	\$ 84.00	Management	1680
Special Dist Management Srvs	D2 07/2021	7/31/2021	7/31/2021	\$ 392.00	Accounting	1612
Special Dist Management Srvs	D2 07/2021	7/31/2021	7/31/2021	\$ 2.00	Miscellaneous	1685
Wipfli	1867163	7/22/2021	8/21/2021	\$ 3,500.00	Audit	1615
				\$71,112.98		

**Serenity Ridge Metropolitan District No.1**  
**August-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 9,944.08		\$ 61,168.90	\$ 71,112.98
	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$9,944.08</b>	<b>\$0.00</b>	<b>\$61,168.90</b>	<b>\$71,112.98</b>

**Serenity Ridge Metropolitan District No.1  
September-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Designscapes	110546	9/1/2021	10/1/2021	\$ 2,199.00	Detention Pond Mtce	1695
McGeady Becher P.C.	1017W 07/2021	7/31/2021	7/31/2021	\$ 210.00	Legal	1675
Special Dist Management Svcs	D1 08/2021	8/31/2021	8/31/2021	\$ 670.00	Management	1680
Special Dist Management Svcs	D1 08/2021	8/31/2021	8/31/2021	\$ 504.00	Accounting	1612
Special Dist Management Svcs	D1 08/2021	8/31/2021	8/31/2021	\$ 27.36	Miscellaneous	1685
Special Dist Management Svcs	D2 08/2021	8/31/2021	8/31/2021	\$ 700.00	Management	1680
Special Dist Management Svcs	D2 08/2021	8/31/2021	8/31/2021	\$ 476.00	Accounting	1612
Special Dist Management Svcs	D2 08/2021	8/31/2021	8/31/2021	\$ 38.92	Miscellaneous	1685
				\$ 4,825.28		

Serenity Ridge Metropolitan District No.1  
September-21

	General	Debt	Capital	Totals
Disbursements	\$ 4,825.28			\$ 4,825.28
	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$4,825.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,825.28</b>



**Serenity Ridge Metropolitan District No.1  
October-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
CO Special Districts P&L Pool	POL-0007056	9/8/2021	9/8/2021	\$ 450.00	Prepaid Expenses	1143
CO Special Districts P&L Pool	POL-0007052	9/8/2021	9/8/2021	\$ 450.00	Prepaid Expenses	1143
Designscapes	111311	10/1/2021	10/31/2021	\$ 2,199.00	Detention Pond Mtce	1695
McGeady Becher P.C.	1017W 08/2021	8/31/2021	8/31/2021	\$ 1,436.50	Legal	1675
Special Dist Management Srvs	D1 09/2021	9/30/2021	9/30/2021	\$ 352.00	Management	1680
Special Dist Management Srvs	D1 09/2021	9/30/2021	9/30/2021	\$ 378.00	Accounting	1612
Special Dist Management Srvs	D1 09/2021	9/30/2021	9/30/2021	\$ 25.98	Miscellaneous	1685
Special Dist Management Srvs	D2 09/2021	9/30/2021	9/30/2021	\$ 238.00	Management	1680
Special Dist Management Srvs	D2 09/2021	9/30/2021	9/30/2021	\$ 196.00	Accounting	1612
Special Dist Management Srvs	D2 09/2021	9/30/2021	9/30/2021	\$ 2.00	Miscellaneous	1685
				\$5,727.48		

Serenity Ridge Metropolitan District No.1  
October-21

	General	Debt	Capital	Totals
Disbursements	\$ 5,727.48			\$ 5,727.48
	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$5,727.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,727.48</b>

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**Schedule of Cash Position**  
**September 30, 2021**

	<b>Operating</b>	Capital Projects	Total
<b>Checking:</b>			
Cash in Bank-Independent Bank	\$ 64,020.54	\$ (61,168.90)	\$ 2,851.64
<b>TOTAL FUNDS:</b>	\$ 64,020.54	\$ (61,168.90)	\$ 2,851.64

**Board of Directors**

- \* Richard A. Frank
- \* Marc Cooper
- \* Daniel Frank

\* authorized signer on the checking account

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**

**FINANCIAL STATEMENTS**

**September 30, 2021**

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**Combined Balance Sheet - All Fund Types and Account Groups**  
**September 30, 2021**

	<u>GENERAL</u>	<u>CAPITAL PROJECTS</u>	<u>FIXED ASSETS</u>	<u>TOTAL</u>
<b>Assets</b>				
Cash in Bank-Independent Bank	\$ 64,021	\$ (61,169)	\$ -	\$ 2,852
Total Current Assets	<u>64,021</u>	<u>(61,169)</u>	<u>-</u>	<u>2,852</u>
<b>Fixed Assets</b>				
Fixed Assets	-	-	7,857,375	7,857,375
Total Fixed Assets	<u>-</u>	<u>-</u>	<u>7,857,375</u>	<u>7,857,375</u>
<b>Total Assets</b>	<u><u>\$ 64,021</u></u>	<u><u>\$ (61,169)</u></u>	<u><u>\$ 7,857,375</u></u>	<u><u>\$ 7,860,227</u></u>
<b>Liabilities</b>				
Due to Serenity MD #2	\$ 38,208	\$ -	\$ -	\$ 38,208
Total Liabilities	<u>38,208</u>	<u>-</u>	<u>-</u>	<u>38,208</u>
<b>Fund Balance</b>				
Investment in Fixed Assets	-	-	7,857,375	7,857,375
Fund Balance	(36,143)	-	-	(36,143)
Current Year Earnings	61,955	(61,169)	-	786
Total Fund Balances	<u>25,813</u>	<u>(61,169)</u>	<u>7,857,375</u>	<u>7,822,019</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 64,021</u></u>	<u><u>\$ (61,169)</u></u>	<u><u>\$ 7,857,375</u></u>	<u><u>\$ 7,860,227</u></u>

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2021**  
**General Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Expenditures</b>					
Audit	\$ 3,500	\$ 3,500	\$ 7,500	\$ 4,000	46.7%
Accounting	3,052	10,332	10,000	(332)	103.3%
Insurance/SDA Dues	-	7,280	7,500	220	97.1%
Legal	4,927	8,409	15,500	7,091	54.3%
Management	3,018	7,835	20,000	12,165	39.2%
Miscellaneous	317	820	1,000	180	82.0%
Detention Pond Mtce	6,597	13,194	15,000	1,806	88.0%
Contingency	-	-	210,000	210,000	0.0%
Maintenance Reserve	-	-	3,555	3,555	0.0%
	<u>21,410</u>	<u>51,370</u>	<u>290,055</u>	<u>238,686</u>	<u>17.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	(24,856)	(51,370)	(290,055)	238,686	17.7%
<b>Other Financing Sources (Uses)</b>					
Transfer from District No. 2	82,000	119,325	300,000	(180,675)	39.8%
Transfer to District No. 2	-	(6,000)	-	(6,000)	-
Emergency Reserve	-	-	(9,000)	9,000	0.0%
<b>Total Other Financing Sources (Uses)</b>	<u>82,000</u>	<u>113,325</u>	<u>291,000</u>	<u>(177,675)</u>	<u>38.9%</u>
Change in Fund Balance	57,144	61,955	945	61,010	
Beginning Fund Balance	(31,331)	(36,143)	4,321	(40,464)	
<b>Ending Fund Balance</b>	<u>\$ 25,813</u>	<u>\$ 25,813</u>	<u>\$ 5,266</u>	<u>\$ 20,547</u>	

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Capital Projects Fund**  
**For the 9 Months Ending**  
**September 30, 2021**

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Expenditures</b>					
Capital Improvements	\$ 61,169	\$ 138,474	\$ -	\$ (138,474)	-
<b>Total Expenditures</b>	<u>61,169</u>	<u>138,474</u>	<u>-</u>	<u>(138,474)</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures	(61,169)	(138,474)	-	(138,474)	-
<b>Transfers and Other Sources (Uses)</b>					
Transfer from District No. 2	-	77,305	-	77,305	-
<b>Total Transfers and Other Sources (Uses)</b>	<u>-</u>	<u>77,305</u>	<u>-</u>	<u>77,305</u>	<u>-</u>
Change in Fund Balance	(61,169)	(61,169)	-	(61,169)	
Beginning Fund Balance	-	-	-	-	
<b>Ending Fund Balance</b>	<u>\$ (61,169)</u>	<u>\$ (61,169)</u>	<u>\$ -</u>	<u>\$ (61,169)</u>	

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**Schedule of Cash Position**  
**September 30, 2021**

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Investments:</b>					
Cash in Bank-ColoTrust	0.0182%	\$ 401,736.71	\$ 1,358,410.29	\$ -	\$ 1,760,147.00
<b>Trustee:</b>					
UMB 2018B Unrestricted Project		-	633.98	-	633.98
UMB-Surplus Fund		-	589,294.07	-	589,294.07
UMB 2018A Reserve Fund		-	1,182,521.16	-	1,182,521.16
GO 2018A Senior Bond Fund		-	824.82	-	824.82
<b>TOTAL FUNDS:</b>		<u>\$ 401,736.71</u>	<u>\$ 3,131,684.32</u>	<u>\$ -</u>	<u>\$ 3,533,421.03</u>

**2021 Mill Levy Information**

Certified General Fund Mill Levy	7.659
Certified Debt Service Fund Mill Levy	43.341
Certified Refund/Abatement Mill Levy	<u>2.170</u>
Total Certified Mill Levy	<u>53.170</u>

**Board of Directors**

- \* Richard Frank
- \* Daniel Frank
- \* Marc Cooper

\* authorized signer on the checking account



**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**

**FINANCIAL STATEMENTS**

**September 30, 2021**

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS**  
**September 30, 2021**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>FIXED ASSETS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL</u>
<b>Assets</b>						
Cash in Bank-ColoTrust	\$ 401,737	\$ 1,358,410	\$ -	\$ -	\$ -	\$ 1,760,147
UMB 2018B Unrestricted Project	-	634	-	-	-	634
UMB 2018A Reserve Fund	-	1,182,521	-	-	-	1,182,521
UMB-Surplus Fund	-	589,294	-	-	-	589,294
GO 2018A Senior Bond Fund	-	825	-	-	-	825
Property Taxes Receivable	-	79,893	-	-	-	79,893
Receivable District No. 1	37,100	1,108	-	-	-	38,208
Total Current Assets	<u>438,837</u>	<u>3,212,685</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,651,522</u>
<b>Other Debits</b>						
Amount in Debt Service Fund	-	-	-	-	3,132,792	3,132,792
Amount to be Provided for Debt	-	-	-	-	14,694,419	14,694,419
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,827,211</u>	<u>17,827,211</u>
<b>Capital Assets</b>						
Construction in Progress	-	-	-	7,137,939	-	7,137,939.00
Total Capital Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,137,939</u>	<u>-</u>	<u>7,137,939.00</u>
<b>Total Assets</b>	<u>\$ 438,837</u>	<u>\$ 3,212,685</u>	<u>\$ -</u>	<u>\$ 7,137,939</u>	<u>\$ 17,827,211</u>	<u>\$ 28,616,672</u>
<b>Liabilities</b>						
2018A Refunding and Imp Bonds	\$ -	\$ -	\$ -	\$ -	\$ 14,340,000	\$ 14,340,000
2018B GO Limited Tax Bonds	-	-	-	-	1,906,000	1,906,000
2018B Accrued & Unpaid Int	-	-	-	-	404,918	404,918
2018A Original Issue Premium	-	-	-	-	116,785	116,785
Developer Advances - Capital	-	-	-	-	956,678	956,678
Accrued Interest - Dev Adv Cap	-	-	-	-	102,830	102,830
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,827,211</u>	<u>17,827,211</u>
<b>Deferred Inflows of Resources</b>						
Deferred Property Taxes	-	79,893	-	-	-	79,893
Total Deferred Inflows of Resources	<u>-</u>	<u>79,893</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>79,893</u>
<b>Fund Balance</b>						
Investment in Fixed Assets	-	-	-	7,137,939	-	7,137,939
Fund Balance	279,097	2,318,797	91,057	-	-	2,688,951
Current Year Earnings	159,740	813,996	(91,057)	-	-	882,678
Total Fund Balances	<u>438,837</u>	<u>3,132,792</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,709,568</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u>\$ 438,837</u>	<u>\$ 3,212,685</u>	<u>\$ -</u>	<u>\$ 7,137,939</u>	<u>\$ 17,827,211</u>	<u>\$ 28,616,672</u>

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2021**  
**General Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property Tax Revenue	\$ 90,344	\$ 257,703	\$ 209,409	\$ 48,294	123.1%
Specific Ownership Taxes	4,509	11,828	10,000	1,828	118.3%
Interest Income	123	277	150	127	184.4%
<b>Total Revenues</b>	<u>94,976</u>	<u>269,808</u>	<u>219,559</u>	<u>50,249</u>	<u>122.9%</u>
<b>Expenditures</b>					
Treasurer's Fees	1,357	3,868	3,013	(855)	128.4%
Emergency Reserve	-	-	6,330	6,330	0.0%
<b>Total Expenditures</b>	<u>1,357</u>	<u>3,868</u>	<u>9,343</u>	<u>5,475</u>	<u>41.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	93,619	265,940	210,216	55,724	
<b>Other Financing Sources (Uses)</b>					
Transfer to District No. 1	(82,000)	(106,200)	(300,000)	193,800	
<b>Total Other Financing Sources (Uses)</b>	<u>(82,000)</u>	<u>(106,200)</u>	<u>(300,000)</u>	<u>193,800</u>	
Change in Fund Balance	11,619	159,740	(89,784)	249,524	
Beginning Fund Balance	427,217	279,097	289,536	(10,439)	
<b>Ending Fund Balance</b>	<u>\$ 438,837</u>	<u>\$ 438,837</u>	<u>\$ 199,752</u>	<u>\$ 239,085</u>	

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2021**  
**Debt Service Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property Tax Revenue	\$ 398,464	\$ 1,136,430	\$ 1,185,010	\$ (48,580)	95.9%
Specific Ownership Taxes	19,882	52,157	68,199	(16,042)	76.5%
Transfer from Capital Projects	-	636	-	636	-
Interest Income	624	1,736	-	1,736	-
<b>Total Revenues</b>	<u>418,969</u>	<u>1,190,960</u>	<u>1,253,209</u>	<u>(62,249)</u>	<u>95.0%</u>
<b>Expenditures</b>					
Bond Principal	-	-	205,000	205,000	0.0%
Bond Interest	-	359,728	719,456	359,728	50.0%
Audit	-	-	6,500	6,500	0.0%
Paying Agent Fees	-	6,179	5,000	(1,179)	123.6%
Miscellaneous	-	-	2,500	2,500	0.0%
Treasurer's Fees	5,983	17,057	17,050	(7)	100.0%
<b>Total Expenditures</b>	<u>5,983</u>	<u>382,964</u>	<u>955,506</u>	<u>572,542</u>	<u>40.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	412,986	807,996	297,703	510,293	
<b>Other Financing Sources (Uses)</b>					
Transfer from District No. 1	-	6,000	-	6,000	
<b>Total Transfers and Other Sources (Uses)</b>	<u>-</u>	<u>6,000</u>	<u>-</u>	<u>6,000</u>	
Change in Fund Balance	412,986	813,996	297,703	516,293	
Beginning Fund Balance	2,719,806	2,318,797	2,326,501	(7,704)	
<b>Ending Fund Balance</b>	<u>\$ 3,132,792</u>	<u>\$ 3,132,792</u>	<u>\$ 2,624,204</u>	<u>\$ 508,588</u>	

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Capital Projects Fund**  
**For the 9 Months Ending**  
**September 30, 2021**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Interest Income	\$ -	\$ 12	\$ 500	\$ (488)	2.5%
<b>Total Revenues</b>	<u>-</u>	<u>12</u>	<u>500</u>	<u>(488)</u>	<u>2.5%</u>
<b>Expenditures</b>					
Miscellaneous	-	4	-	(4)	-
<b>Total Expenditures</b>	<u>-</u>	<u>4</u>	<u>-</u>	<u>(4)</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures	-	9	500	(491)	
<b>Transfers and Other Sources (Uses)</b>					
Transfer to District 1	-	(90,430)	-	(90,430)	
Transfer from Debt Service	-	-	-	-	
Transfer to Debt Service	-	(636)	-	(636)	
<b>Total Transfers and Other Sources</b>	<u>-</u>	<u>(91,066)</u>	<u>-</u>	<u>(91,066)</u>	
Change in Fund Balance	-	(91,057)	500	(91,557)	
Beginning Fund Balance	-	91,057	94,667	(3,610)	
<b>Ending Fund Balance</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 95,167</u>	<u>\$ (95,167)</u>	

RESOLUTION TO AMEND 2021 BUDGET  
SERENTY RIDGE METROPOLITAN DISTRICT NO. 2

WHEREAS, the Board of Directors of the Serenity Ridge Metropolitan District No. 2 adopted an amended budget and appropriated funds for the fiscal year 2021 as follows:

General Fund	\$	309,343
Debt Service Fund	\$	955,506
Capital Projects Fund	\$	-0-

WHEREAS, the necessity has arisen for additional expenditures in the Debt Service Fund and Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2021; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Debt Service Fund from interest income; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from beginning fund balance and interest income.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Serenity Ridge Metropolitan District No. 2 shall and hereby does amend the amended Budget for the fiscal year 2021 and adopts a supplemental budget and appropriation for the Debt Service Fund and Capital Projects Fund for the fiscal year 2021, as follows:

Debt Service Fund	\$	22,500,000
Capital Projects Fund	\$	22,500,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 29th day of October, 2021.

SERENTY RIDGE METROPOLITAN DISTRICT  
NO. 2

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



PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR  
5334 S. Prince Street  
Littleton, CO 80120-1136  
Phone: 303-795-4600  
TDD: Relay-711  
Fax:303-797-1295

<http://www.arapahoegov.com/assessor>  
[assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

August 25, 2021

AUTH 4545 SERENITY RIDGE MTR DIS #1  
SPECIAL DISTRICT MANAGEMENT  
SERVICES INC  
C/O DAVID SOLIN  
141 UNION BLVD SUITE 150  
LAKEWOOD CO 80228-1898

AUG 30 2021

Code # 4545

### CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2021 of:

\$838,480

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS  
Arapahoe County Assessor

enc

## CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: August 25, 2021

NAME OF TAX ENTITY: SERENITY RIDGE MTR DIS #1

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$		790,846
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$		838,480
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$		0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$		838,480
5. NEW CONSTRUCTION: *	5.	\$		0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$		0
7. ANNEXATIONS/INCLUSIONS:	7.	\$		0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$		0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$		0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$		0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$		0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 &amp; 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$		11,078,860
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>				
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$		0
3. ANNEXATIONS/INCLUSIONS:	3.	\$		0
4. INCREASED MINING PRODUCTION: §	4.	\$		0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$		0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$		0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$		0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$		0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$		0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$		0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICT'S:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$		0
-----------------------------------------------	----	----	--	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$		0
----------------------------------------------------------------------	--	----	--	---

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.



## IMPORTANT POINTS TO REMEMBER

Please use the "Certification of Tax Levies for Non-School Governments" form enclosed. Include a contact name and a daytime telephone number.

All taxing authorities are required to certify their levies to the Commissioners no later than December 15. Signed mill levies will be accepted via email, mail or FAX.

**Submitting your "Certification of Tax Levies for Non-School Governments" form by email is the best way to ensure the information is delivered directly to the Budget Division.**

Email forms to [financebudgeting@arapahoegov.com](mailto:financebudgeting@arapahoegov.com)

Mail: Board of County Commissioners  
**c/o Budget Division**  
5334 S. Prince St.  
Littleton, CO 80120

FAX: 303-738-7929  
**Attn: Budget Division**

Mill levies should be calculated to three decimal places.

*If the levy has been determined to equal zero, please certify a zero mill levy to eliminate any confusion.*

For questions concerning "Certification of Tax Levies for Non-School Governments," please contact our Budget Division by telephone at 303-795-4690 or via e-mail at [financebudgeting@arapahoegov.com](mailto:financebudgeting@arapahoegov.com) or visit our website at:

<https://www.arapahoegov.com/1186/>

For questions concerning certified taxable values, please contact:

Robin Molliconi  
Arapahoe County Assessor's Office  
5334 S. Prince St.  
Littleton, CO 80120  
Phone: 303-795-4608

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2020 Actual</b>	<b>2021 Adopted Budget</b>	<b>2022 Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 639,970	\$ 790,846	\$ 838,480
<b>Mill Levy</b>			
General Fund	-	-	-
Debt Service Fund	-	-	-
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Total Mill Levy</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Property Taxes</b>			
General Fund	\$ -	\$ -	\$ -
Debt Service Fund	-	-	-
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**

**GENERAL FUND  
2022 Preliminary Budget  
with 2020 Actual, 2021 Budget, and 2021 Estimated**

	<b>2020 Actual</b>	<b>01/21-09/21 YTD Actual</b>	<b>2021 Budget</b>	<b>2021 Estimated</b>	<b>2022 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ (41,482)	\$ (36,143)	4,321	\$ (36,143)	\$ 9,077
<b>REVENUE</b>					
Miscellaneous Income	-	-	-	-	-
Developer Advance	-	-	-	-	-
Transfer from District No. 2	106,200	119,325	300,000	125,000	100,000
<b>Total Revenue</b>	106,200	119,325	300,000	125,000	100,000
<b>Total Funds Available</b>	64,718	83,182	304,321	88,857	109,077
<b>EXPENDITURES</b>					
Audit	6,371	3,500	7,500	3,500	7,750
Accounting	11,718	10,332	10,000	17,500	10,000
Election	860	-	-	-	10,000
Insurance/SDA Dues	6,934	7,280	7,500	7,280	8,250
Legal	29,239	8,409	15,500	15,500	15,500
Management	7,806	7,835	20,000	20,000	20,000
Miscellaneous	14,341	820	1,000	1,000	1,000
Detention Pond Mtce	17,592	13,194	15,000	15,000	15,000
Developer Advance Reimbursement	-	-	-	-	-
HOA Cost Sharing	-	-	-	-	-
Contingency	-	-	210,000	-	20,000
Maintenance Reserve	-	-	3,555	-	5,000
<b>Total Expenditures</b>	94,861	51,370	290,055	79,780	112,500
<b>Transfers and Other Uses</b>					
Transfer to District No. 2	6,000	6,000	-	6,000	-
Emergency Reserve	-	-	9,000	-	3,000
<b>Total Transfers and Other Uses</b>	6,000	6,000	9,000	-	3,000
<b>Total Expenditures Requiring Appropriation</b>	100,861	57,370	299,055	79,780	115,500
<b>ENDING FUND BALANCE</b>	\$ (36,143)	\$ 25,813	\$ 5,266	\$ 9,077	\$ (6,423)

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**

**CAPITAL PROJECTS FUND  
2022 Preliminary Budget  
with 2020 Actual, 2021 Budget, and 2021 Estimated**

	<b>2020 Actual</b>	<b>01/21-09/21 YTD Actual</b>	<b>2021 Adopted Budget</b>	<b>2021 Estimated</b>	<b>2022 Preliminary Budget</b>
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
<b>REVENUE</b>					
Transfer from District 2	-	\$ 77,305	-	138,474	-
<b>Total Funds Available</b>	-	\$ 77,305	-	138,474	-
<b>EXPENDITURES</b>					
Capital Improvements	-	\$ 138,474	-	138,474	-
<b>Total Expenditures</b>	-	\$ 138,474	-	138,474	-
<b>Total Expenditures Requiring Appropriation</b>	-	\$ 138,474	-	138,474	-
ENDING FUND BALANCE	\$ -	\$ (61,169)	\$ -	\$ -	\$ -

**NOTES TO CAPITAL PROJECTS FUND**

No changes to the Capital Projects Fund of Serenity Metropolitan District No. 1 as a result of gallagherization, no B Budget presented.

**RESOLUTION NO. 2021 – 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Serenity Ridge Metropolitan District No. 1 (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 29, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Serenity Ridge Metropolitan District No. 1 for the 2022 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 29th day of October, 2021.

---

Secretary

(SEAL)

EXHIBIT A  
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Serenity Ridge Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Serenity Ridge Metropolitan District No. 1 held on October 29, 2021.

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





**RESOLUTION NO. 2021 - 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 1**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Serenity Ridge Metropolitan District No. 1 (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 29, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Serenity Ridge Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 29th day of October, 2021.

---

Secretary

(SEAL)

**EXHIBIT A**  
(Certification of Tax Levies)



PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR  
5334 S. Prince Street  
Littleton, CO 80120-1136  
Phone: 303-795-4600  
TDD: Relay-711  
Fax: 303-797-1295

<http://www.arapahoegov.com/assessor>  
[assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

August 25, 2021

AUTH 4546 SERENITY RIDGE MTR DIST #2  
SPECIAL DISTRICT MANAGEMENT  
SERVICES INC  
C/O DAVID SOLIN  
141 UNION BLVD SUITE 150  
LAKEWOOD CO 80228-1898

Code # 4546

AUG 30 2021

### CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2021 of:

\$28,256,332

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS  
Arapahoe County Assessor

enc

## CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: August 25, 2021

NAME OF TAX ENTITY: SERENITY RIDGE MTR DIS #2

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	26,225,660
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	28,256,332
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	28,256,332
5. NEW CONSTRUCTION: *	5.	\$	931,677
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 &amp; 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

### USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	272,135,565
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	11,694,874
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0
-----------------------------------------------	----	----	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	54,694
----------------------------------------------------------------------	--	----	--------

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

## IMPORTANT POINTS TO REMEMBER

Please use the "Certification of Tax Levies for Non-School Governments" form enclosed. Include a contact name and a daytime telephone number.

All taxing authorities are required to certify their levies to the Commissioners no later than December 15. Signed mill levies will be accepted via email, mail or FAX.

**Submitting your "Certification of Tax Levies for Non-School Governments" form by email is the best way to ensure the information is delivered directly to the Budget Division.**

Email forms to [financebudgeting@arapahoegov.com](mailto:financebudgeting@arapahoegov.com)

Mail: Board of County Commissioners  
**c/o Budget Division**  
5334 S. Prince St.  
Littleton, CO 80120

FAX: 303-738-7929  
**Attn: Budget Division**

Mill levies should be calculated to three decimal places.

*If the levy has been determined to equal zero, please certify a zero mill levy to eliminate any confusion.*

For questions concerning "Certification of Tax Levies for Non-School Governments," please contact our Budget Division by telephone at 303-795-4690 or via e-mail at [financebudgeting@arapahoegov.com](mailto:financebudgeting@arapahoegov.com) or visit our website at:

<https://www.arapahoegov.com/1186/>

For questions concerning certified taxable values, please contact:

Robin Molliconi  
Arapahoe County Assessor's Office  
5334 S. Prince St.  
Littleton, CO 80120  
Phone: 303-795-4608

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2020 Actual</b>	<b>2021 Adopted Budget</b>	<b>2022 Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 26,023,701	\$ 26,225,660	\$ 28,256,332
<b>Mill Levy</b>			
General Fund	7.659	7.659	7.226
Senior Debt Service Fund	43.341	43.341	43.774
Subordinated Debt Service Fund	-	-	-
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	2.170	-
<b>Total Mill Levy</b>	<u>51.000</u>	<u>53.170</u>	<u>51.000</u>
<b>Property Taxes</b>			
General Fund	\$ 199,316	\$ 200,862	\$ 204,180
Debt Service Fund	1,127,893	1,136,646	1,236,893
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	56,910	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 1,327,209</u>	<u>\$ 1,394,418</u>	<u>\$ 1,441,073</u>

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**

**GENERAL FUND  
2022 Preliminary Budget  
with 2020 Actual, 2021 Budget, and 2021 Estimated**

	<b>2020 Actual</b>	<b>01/21-09/21 YTD Actual</b>	<b>2021 Adopted Budget</b>	<b>2021 Estimated</b>	<b>2022 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 182,360	\$ 279,097	\$ 289,536	\$ 279,097	\$ 421,232
<b>REVENUE</b>					
Property Tax Revenue	190,560	257,703	200,862	257,703	204,180
Specific Ownership Taxes	14,124	11,828	10,000	13,000	10,000
Interest Income	1,114	277	150	300	150
<b>Total Revenue</b>	<b>205,799</b>	<b>269,808</b>	<b>211,012</b>	<b>271,003</b>	<b>214,330</b>
<b>Total Funds Available</b>	<b>388,159</b>	<b>548,905</b>	<b>500,548</b>	<b>550,100</b>	<b>635,562</b>
<b>Expenditures</b>					
Miscellaneous	-	-	-	-	-
Treasurer's Fees	2,862	3,868	3,013	3,868	3,063
<b>Total Expenditures</b>	<b>2,862</b>	<b>3,868</b>	<b>3,013</b>	<b>3,868</b>	<b>3,063</b>
<b>Transfers and Other Uses</b>					
Transfer to District No. 1	106,200	106,200	300,000	125,000	100,000
Emergency Reserve	-	-	6,330	-	6,430
<b>Total Transfers and Other Uses</b>	<b>106,200</b>	<b>106,200</b>	<b>306,330</b>	<b>125,000</b>	<b>106,430</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>109,062</b>	<b>110,068</b>	<b>309,343</b>	<b>128,868</b>	<b>109,493</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 279,097</b>	<b>\$ 438,837</b>	<b>\$ 191,205</b>	<b>\$ 421,232</b>	<b>\$ 526,069</b>



**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**

**DEBT SERVICE FUND  
2022 Preliminary Budget  
with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated**

	<b>2020 Actual</b>	<b>01/21-09/21 YTD Actual</b>	<b>2021 Adopted Budget</b>	<b>2021 Estimated</b>	<b>2022 Preliminary Budget</b>
BEGINNING FUND BALANCE	\$ 2,035,733	\$ 2,318,797	\$ 2,326,501	\$ 2,318,797	\$ 2,570,387
<b>REVENUE</b>					
Property Tax Revenue	1,081,390	1,136,430	1,136,646	1,136,646	1,236,893
Specific Ownership Taxes	79,928	52,157	68,199	63,000	74,214
Interest Income	14,148	1,736	-	2,000	2,000
Transfer from General Fund	-	636	-	636	-
Transfer from District No. 1	6,000	6,000	-	6,000	-
<b>Total Revenue</b>	<b>1,181,465</b>	<b>1,196,960</b>	<b>1,204,845</b>	<b>1,208,282</b>	<b>1,313,107</b>
<b>Total Funds Available</b>	<b>3,217,198</b>	<b>3,515,757</b>	<b>3,531,346</b>	<b>3,527,079</b>	<b>3,883,494</b>
<b>EXPENDITURES</b>					
2018 Bond Principal	150,000	-	205,000	205,000	260,000
2018 Bond Interest	726,206	359,728	719,456	719,456	710,232
Audit	-	-	6,500	6,500	6,500
Paying Agent Fees	6,000	6,179	5,000	6,179	6,200
Treasurer's Fees	16,195	17,057	17,050	17,057	18,553
Miscellaneous	-	-	2,500	2,500	2,500
<b>Total Expenditures</b>	<b>898,401</b>	<b>382,964</b>	<b>955,506</b>	<b>956,692</b>	<b>1,003,985</b>
<b>Transfers and Other Uses</b>					
Transfer to Capital Projects	-	-	-	-	-
Transfer to District 1	-	-	-	-	-
<b>Total Transfers and Other Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>898,401</b>	<b>382,964</b>	<b>955,506</b>	<b>956,692</b>	<b>1,003,985</b>
ENDING FUND BALANCE	\$ 2,318,797	\$ 3,132,792	\$ 2,575,840	\$ 2,570,387	\$ 2,879,508

**SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**

**CAPITAL PROJECTS FUND**

**2022 Preliminary Budget**

with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated

	<b>2020 Actual</b>	<b>01/21-09/21 YTD Actual</b>	<b>2021 Adopted Budget</b>	<b>2021 Estimated</b>	<b>2022 Preliminary Budget</b>
BEGINNING FUND BALANCE	\$ 3,522,067	\$ 91,057	\$ 94,667	\$ 91,057	\$ 91,068
<b>REVENUE</b>					
Interest Income	17,890	12	500	15	20
Transfer from Debt Service	-	-	-	-	-
Developer Advance	4,405,578	-	-	-	-
<b>Total Revenue</b>	<b>4,423,468</b>	<b>12</b>	<b>500</b>	<b>15</b>	<b>20</b>
<b>Total Funds Available</b>	<b>7,945,535</b>	<b>91,069</b>	<b>95,167</b>	<b>91,072</b>	<b>91,088</b>
<b>EXPENDITURES</b>					
Legal	-	-	-	-	-
Capital Outlay	4,405,578	-	-	-	-
Construction-General	-	-	-	-	-
Miscellaneous	-	4	-	4	-
Developer Reimbursement	3,448,900	-	-	-	-
Transfer to District 1	-	90,430	-	138,474	-
Transfer to Debt Service	-	636	-	636	-
<b>Total Expenditures</b>	<b>7,854,478</b>	<b>91,070</b>	<b>-</b>	<b>4</b>	<b>-</b>
<b>Total Expenditures Requiring Appropriation</b>					
	<b>7,854,478</b>	<b>91,070</b>	<b>-</b>	<b>4</b>	<b>-</b>
ENDING FUND BALANCE	\$ 91,057	\$ (0)	\$ 95,167	\$ 91,068	\$ 91,088

**RESOLUTION NO. 2021 – 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 29, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Serenity Ridge Metropolitan District No. 2 for the 2022 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 29th day of October, 2021.

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Secretary

(SEAL)

EXHIBIT A  
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Serenity Ridge Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Serenity Ridge Metropolitan District No. 2 held on October 29, 2021.

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



**RESOLUTION NO. 2021 - 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 29, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Serenity Ridge Metropolitan District No. 2:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 29th day of October, 2021.

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Secretary

(SEAL)



**EXHIBIT A**  
(Certification of Tax Levies)

**RESOLUTION NO. 2021-10-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF SERENITY RIDGE  
METROPOLITAN DISTRICT NO. 1 AUTHORIZING ADJUSTMENT OF THE  
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN**

- A. Serenity Ridge Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved by the City Council of the City of Aurora, on August 4, 2003 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy of 45.29 mills for the payment of debt and operation and maintenance expenses (“**Maximum Mill Levy**”).
- D. Section VII.F. of the Service Plan authorizes adjustment of the Maximum Mill Levy if the laws of the State change with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation changes, or other similar changes occur on or after May 1, 2003 (the “**Baseline Year**”). In any of these events, the Maximum Mill Levy shall be automatically adjusted so that the tax liability of individual property owners neither increases nor decreases as a result of any such change, thereby maintaining a constant level of tax receipts of the District and overall tax payments from property owners.
- E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 7.96%.
- G. In 2017, the Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- H. In 2019, the General Assembly passed Senate Bill 19-255, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.
- I. In 2020, the voters of the State of Colorado passed Amendment B, which repealed Article X, Section 3 of the Colorado Constitution (“**Amendment B**”) such that the ratio of

valuation for assessment of real property for 2021 and thereafter, unless further amended by the General Assembly or voters of the State, is 7.15%.

J. In compliance with the Service plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property as set by the General Assembly for property tax year 2022, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Mill Levy so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of \_\_\_\_\_ Metropolitan District, City of Aurora, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Mill Levy to reflect that Amendment B set the ratio of valuation for assessment for residential real property to 7.15%, which is a change from the 7.96% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows for a total mill levy imposition of 7.226 mills for Operations and Maintenance and 43.774 mills for Debt Service Mill Levy (the “**Adjusted Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 7.15% for collection year 2022.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Arapahoe County Board of County Commissioners on or before December 15, 21, for collection in 2022.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE  
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON October 29, 2021.

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 1**

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

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# SHERMAN & HOWARD

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633 Seventeenth Street, Suite 3000, Denver, CO 80202-3622  
Telephone: 303.297.2900 Fax: 303.298.0940 www.shermanhoward.com

**Tiffany L. Leichman**  
**Direct Dial Number: (303) 299-8104**  
**E-mail: tleichman@shermanhoward.com**

October 11, 2021

Board of Directors  
Serenity Ridge Metropolitan District No. 2  
Arapahoe County, Colorado  
c/o McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, CO 80203  
Attention: Paula Williams, Esq.

Re: Engagement as bond counsel

Ladies and Gentlemen:

We are pleased to confirm our engagement as your bond counsel. We appreciate your confidence in us and will do our best to continue to merit it. The purpose of this letter is to set forth in writing the elements of our mutual understanding in establishing our attorney-client relationship.

This letter sets forth the role we propose to serve and the responsibilities we propose to assume as bond counsel in connection with the issuance of one or more series of bonds, notes, or other obligations (the "Bonds") by or on behalf of Serenity Ridge Metropolitan District No. 2 (the "Issuer") pursuant to the terms of this engagement letter. This letter supersedes and replaces any previous engagement letters between the Issuer and us pertaining to representing the Issuer on public finance matters. We understand that the governing body of the Issuer will authorize the execution of this letter at a meeting and will delegate to the presiding officer of the Issuer's governing body the authority to sign this letter and to represent the Issuer. Tiffany Leichman will be the member at the firm who will coordinate and oversee the services we perform on your behalf. Where appropriate, certain tasks may be performed by other attorneys or paralegals. At all times, however, Ms. Leichman will coordinate, review, and approval all work completed for the Issuer.

## **Scope of Employment**

Bond counsel is engaged as recognized attorneys whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of bonds. As your bond counsel, we will examine applicable law; consult with the parties to the transaction prior

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to the issuance of any particular series of Bonds; prepare customary authorizing and operative documents, review a certified transcript of proceedings; and undertake such additional duties as we deem necessary to render the opinion. Subject to the completion of proceedings to our satisfaction, we will render our opinion relating to the validity of the Bonds, the lien of the Bonds on the revenues pledged to the payment thereof, and, if appropriate to the transaction, the exclusion of the interest paid on the Bonds (subject to certain limitations which may be expressed in the opinion) from gross income for federal income tax purposes.

As bond counsel, we will not assume or undertake responsibility for assisting in the preparation of the official statement or other offering document to be used in connection with the marketing of any Bonds (the "Official Statement"), nor are we responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of the Official Statement.

In rendering any opinion hereunder, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation. Any such opinion will be addressed to the Issuer and will be executed and delivered by us in written form on the date a series of Bonds are exchanged for their purchase price (with respect to that series, the "Closing"), and will be based on facts and law existing as of such date.

Our services hereunder are limited to those contracted for explicitly in this letter. Specifically, but without implied limitation, our responsibilities do not include any representation by Sherman & Howard L.L.C. in any IRS audit or any litigation involving the Issuer or the Bonds, or any other matter. Neither do we assume responsibility for the preparation of any collateral documents (*e.g.*, environmental impact statements) which are to be filed with any state, federal or other regulatory agency. Nor do our services include financial advice (including advice about the structure of any Bonds) or advice on the investment of funds related to any Bond issue.

### **Representation of the Issuer**

In performing our services hereunder our client will be the Issuer. Accordingly, in any negotiations concerning the terms of the financing, we will represent the interests of the Issuer. We will work closely with the Issuer's attorney and will rely on his/her opinion with regard to specific matters, including pending litigation. We do not represent any developer or owner of property within the Issuer, nor do we represent the Board members in their individual capacity. We assume that other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. Our limited representation of the Issuer does not alter our responsibility to render an objective opinion as bond counsel.

## **Conflicts of Interest**

Before accepting any new business, the Colorado Rules of Professional Conduct (the “Rules”) require us to evaluate whether there are any ethical constraints to representing you in this new matter. As you are aware, our Public Finance Department practices in all areas of public finance in Colorado and other states, and in such practice simultaneously represents many political subdivisions, investment bankers/underwriters, trustees, financial institutions, and other companies and individuals. In addition, our other departments also represent various persons or institutions which may have or will have dealings with the Issuer, and which may be adverse to the Issuer.

We have completed a conflicts check within our firm and have found no current conflict between the Issuer and our existing clients, except as described below.

*Current or Anticipated Representations* - We have in the past, and are currently representing or are undertaking to represent, many of the firms which may be selected to act as your underwriter, financial advisor, or placement agent, as well as many of the banks which may be selected to act as trustee or paying agent, in unrelated bond or other transactions. Technically, because the Issuer sells its bonds to an underwriter or purchaser, and because the Issuer enters into agreements with the trustee or paying agent, the Issuer’s interests can be viewed as “adverse” to those of such underwriter or bank. Our past, current, and anticipated representations of the underwriter and bank are not in any way connected to any Bonds of the Issuer which are currently contemplated or planned; however, under the ethical Rules, attorneys in our firm cannot simultaneously represent such adverse parties, even though the transactions are wholly unrelated, unless we reasonably believe that our representation of the Issuer will not adversely affect our relationship with such other parties, and unless each client, after consultation, consents to the adverse representation. Please be advised that we routinely receive the consent of underwriters and other public finance clients to our representation of governmental entities in matters unrelated to our representations of such clients.

*Future Representations* - In addition, during the course of our engagement with you or at some future time, it is likely that we will be asked to represent such parties, or other persons or entities who have dealings with the Issuer, in other matters or transactions unrelated to any Bonds. Even though such existing and prospective engagements will be unrelated to any Bonds, we believe that good practice, and the Rules, require us to obtain the Issuer’s consent thereto. With respect to our future representation of such parties in matters unrelated to any Bonds, we acknowledge that you might be concerned about confidentiality of information. The Rules prohibit the use of information obtained in our capacity as bond counsel to the disadvantage of the Issuer. Accordingly, we do not believe that our existing or former representation of the underwriter or the bank will act as a material limitation on our ability to represent the Issuer as bond counsel.

*Factors Considered* - We do not believe that our current, anticipated, or future engagements will materially limit or adversely affect our ability to represent the Issuer either: (i) because the potential for adversity is remote or minor and is outweighed by the consideration that it is unlikely that any advice given to other clients in unrelated transactions would be relevant to our representation of the Issuer in connection with any Bonds, or (ii) because such matters are or will be sufficiently different from this financing so as to make the representation not adverse to our representation of the Issuer in connection with any Bonds. In reviewing our current, anticipated, and potential future representation of the parties discussed above, we have considered: whether we can represent each client with undivided loyalty; whether we can protect the confidentiality of each client; the limited duration and extent of our engagement with the parties; the likelihood that a conflict will eventuate, possibly requiring our withdrawal from the representation; and should any conflict arise, any prejudice to each client which might result therefrom.

*Consent Requested* - In determining whether to consent to and waive the foregoing conflicts of interest, you should understand that your waiver includes your acknowledgement and agreement: (i) that you are not entitled to information we will obtain during our representation of the underwriter, bank, or other parties, and (ii) that we have no duty to provide such information to you or to use it in representing you. We advise you to discuss with your general counsel the advantages and risks involved in such simultaneous, adverse representations. Pursuant to such consultation and the matters discussed herein, we will treat your execution of this letter as consent to our current, anticipated, and future representations of such other parties in matters unrelated to any Bonds. If at any time a question should arise about an adverse representation, please do not hesitate to contact us.

## **Document Retention**

At or within a reasonable period after Closing, we will direct a review of the file to determine what materials should be retained as a record of the representation and those which are no longer needed. Ordinarily, we will return original legal documents to you along with the Closing transcripts, and we will retain for several years such materials as correspondence, final substantive work product, documents obtained from the client, and documents obtained from third parties. We will not retain such materials as duplicates of the above-described material, or drafts and notes that do not appear needed any longer.

As to the client file materials that we retain, ordinarily the firm will keep those for a period of seven years after the final maturity of any particular issue of Bonds. At the end of that time, unless the Issuer has advised us in writing to the contrary, we will destroy the bulk of the file. If the file is especially voluminous, we may return the client file to you sooner than the end of this period as our storage facilities are limited, however, we always reserve the right to retain a copy of the files. If the Issuer wishes to make other arrangements for retention or disposition of files, please so advise us in writing.



### **Electronic Communications**

Although the Issuer and our firm recognize e-mail may not always be a secure method of communication, and could be intercepted and read by persons who are not the intended recipients, the Issuer and the firm agree to the use of unencrypted e-mail for communications made during the course of this engagement, including communications containing confidential information or advice. The Issuer may, however, at any time request us to use a specified more secure or different method of communication for confidential information or advice, including communications about a particular subject, and we will take reasonable measures to implement the request from the Issuer.

### **Fee Arrangement**

Currently, the Issuer is proposing the execution and delivery of two loans, one for the purpose of refunding the Issuer's outstanding indebtedness, and one for the generation of certain new money proceeds for additional public improvements for the Issuer, in the combined approximate principal amount of \$17,465,000. Based upon: (i) our current understanding of the terms, structure, size, and schedule of this financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to this financing, and (iv) the responsibilities we assume, we estimate that our fee as bond counsel would be in the range of \$60,000 to \$70,000. Such fees may vary: (i) if the principal amount of the financing actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time or our responsibilities. If, at any time, we believe that circumstances require an adjustment of our original fee estimate for this financing, we will consult with you.

Our fees for acting as bond counsel, unless otherwise agreed to at the time, will be contingent upon the Issuer being legally able to proceed to Closing, to be paid at the Closing out of the Bond proceeds or other legally available moneys of the Issuer. In the event that the Issuer is able to issue a particular Bond issue as a matter of law, but chooses not to as a result of financial or other factors, our fees will not be contingent, and in such event we will bill the Issuer for the time spent on such Bond issue at our usual hourly rates, plus out-of-pocket expenses. Ms. Leichman's current hourly rate is \$500 an hour.

With respect to the provision of legal services in connection with municipal finance matters which do not result in the issuance of Bonds, our fees will be at our usual hourly rates, plus out-of-pocket expenses, and shall not be contingent.

### **Termination of Engagement**

The above fees contemplate compensation for usual and customary services as described above. Upon delivery of the opinion or opinions referenced herein, our responsibilities hereunder will terminate with respect to a particular financing. Specifically, but without implied

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limitation, we do not undertake to provide continuing advice to the Issuer or to any other party to the transaction.

This engagement is terminable by either party upon 15 days' notice to the other party; provided that: (i) the foregoing shall not alter or affect our responsibilities to the Issuer under the Code of Professional Responsibility or other applicable laws, rules, and regulations; and (ii) if the Issuer terminates us without cause while we are engaged in a matter on its behalf for which attorney or paralegal time has been expended, the Issuer will pay us our usual fees for such time spent, at our then-applicable hourly rates.

### **Approval**

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning to us a copy of this letter signed by an authorized officer.

We sometimes do not receive signed engagement letters back from clients for various reasons, but the client still wishes for us to serve as their bond counsel. Accordingly, so that we may begin work on this matter soon per your instructions, if you do not return a signed letter to us or inform us of any comments or objections to this letter, we will consider this letter and the referenced fee arrangement to govern our relationship unless you and we agree otherwise in writing.

We are pleased to have the opportunity to serve you and look forward to a mutually satisfactory and beneficial relationship. If at any time you have questions concerning our work or our fees, we hope that you will contact us immediately.

**SHERMAN & HOWARD L.L.C.**



By: Tiffany L. Leichman

Accepted and Approved:

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 2**

By: richard a. frank

Its: president

Date: 10 / 18 / 2021

<b>TITLE</b>	Serenity Ridge MD #2 Engagement Letter - Sherman and Howard
<b>FILE NAME</b>	00906996.PDF
<b>DOCUMENT ID</b>	223376ae379f01992c75cbcbda36d4af6e949c79
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	● Completed

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## Document History



SENT

**10 / 14 / 2021**

21:40:56 UTC

Sent for signature to Richard Frank (rfrank@centregroup.com) from jstamper@specialdistrictlaw.com  
IP: 50.220.120.106



VIEWED

**10 / 14 / 2021**

21:42:43 UTC

Viewed by Richard Frank (rfrank@centregroup.com)  
IP: 71.205.106.61



SIGNED

**10 / 19 / 2021**

00:31:28 UTC

Signed by Richard Frank (rfrank@centregroup.com)  
IP: 71.205.106.61



COMPLETED

**10 / 19 / 2021**

00:31:28 UTC

The document has been completed.

**PLACEMENT AGENT AGREEMENT**

**Serenity Ridge Metropolitan District No. 2  
In the City of Aurora, Arapahoe County, Colorado**

\$ \_\_\_\_\_  
**Taxable (Converting to Tax-Exempt) Loan  
Series 2021A-1**

\$ \_\_\_\_\_  
**Tax-Exempt Loan  
Series 2021A-2**

This Placement Agent Agreement (this “**Agreement**”) is entered into as of November [5] 2021 by and between Serenity Ridge Metropolitan District No. 2, In the City of Aurora, Arapahoe County, Colorado (the “**District**”) and D.A. Davidson & Co., Denver, Colorado (the “**Placement Agent**”).

**RECITALS**

**WHEREAS**, the District is a duly and regularly created, established, organized and existing metropolitan district, existing as such under and pursuant to the Constitution and laws of the State of Colorado; and

**WHEREAS**, the Board of Directors of the District (the “**Board**”) has determined that it is in the best interests of the District to authorize, and has authorized, the incurrence of the District’s Taxable (Converting to Tax-Exempt) Refunding Loan, Series 2021A-1 (the “**Series 2021A-1 Loan**”) and the Tax-Exempt Improvement Loan, Series 2021A-2 (the “**Series 2021A-2 Loan**,” and together with the Series 2021A-1 Loan, the “**Loans**”), such Loans to be incurred by the District and made by Key Government Finance, Inc., a Colorado corporation (the “**Lender**”) pursuant to two separate Loan Agreements between the District and the Lender, each dated November [5], 2021 (the “**Loan Agreements**”), and evidenced by two separate notes issued in the forms set forth in the Loan Agreements (capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Loan Agreements); and

**WHEREAS**, the Series 2021A-1 Loan is being incurred for the purpose of (i) refunding the District’s General Obligation Bonds (Limited Tax Convertible To Unlimited Tax), Series 2018A, originally issued in the aggregate principal amount of \$14,655,000, and its Subordinate General Obligation Limited Tax Bonds, Series 2018B, originally issued in the aggregate principal amount of \$1,906,000, and (ii) paying issuance and other costs in connection with the Series 2021A-1 Loan; and

**WHEREAS**, the Series 2021A-2 Loan is being incurred for the purpose of (i) funding the costs of certain additional public improvements in the District, and (ii) paying issuance and other costs in connection with the Series 2021A-2 Loan; and

**WHEREAS**, revenues pledged to the payment of the Loans, among other revenues, include ad valorem property taxes of the District; and

**WHEREAS**, the Loans will be directly placed by the Placement Agent with the Lender; and

**WHEREAS**, the parties desire to enter into this Agreement to acknowledge and confirm the engagement of the Placement Agent as a placement agent for the Loans as well as to provide for additional detail and clarification of the Placement Agent's services and compensation; and

**WHEREAS**, this Agreement is intended to be, and shall be, executed in accordance with Municipal Securities Rulemaking Board Rule G-23 to the extent said rule is applicable to the matters set forth herein.

**NOW, THEREFORE**, for and in consideration of the foregoing and the agreements made herein, the parties hereto hereby agree as follows:

**Section 1. Appointment as Placement Agent; Scope of Duties.**

(a) The District hereby confirms the appointment of D.A. Davidson & Co., Denver, Colorado as Placement Agent in connection with the placement of the Loans, and the Placement Agent hereby accepts such appointment, all subject to the terms, conditions, and acknowledgements set forth herein.

(b) The parties hereby agree that the Placement Agent's services in such capacity have been and shall be limited to: analyzing the District's credit quality, evaluating potential strategies to achieve the District's goals, assisting the District in soliciting proposals from lenders and bond purchasers, evaluating the terms of the responses received, selecting the proposal deemed most favorable to the District, negotiating the terms of the proposal of the Lender on behalf of the District, discussing with the Lender any financial and other information about the District that is or was provided to the Lender by the District, assisting and supervising the steps necessary to be taken to close the Loans, and providing such closing certificates as may be reasonably requested by bond counsel to the District.

(c) The District hereby acknowledges that since the time the District requested that the Placement Agent provide assistance in connection with the financing to be effected by the incurrence of the Loans, the services provided by the Placement Agent to the District have been consistent with the scope of services described in Section 1(b) hereof.

(d) The District acknowledges that it has made the determination, and also been informed by the Lender, that no disclosure document is necessary or desired in connection with the Loans and, therefore, the Placement Agent's duties shall not include assisting the District in preparation of any disclosure document for use by the Lender in making its credit decision.

(e) The District acknowledges that the Placement Agent has made the following disclosures to the District in satisfaction of certain requirements of MSRB Rule G-23: (i) the Placement Agent is acting as the District's Placement Agent with respect to the Loans, and not as the District's municipal advisor, financial advisor or fiduciary of the District; (ii) the primary role of the Placement Agent is to directly place loans, bonds, or new issue of municipal securities on behalf of the District; and (iii) the Placement Agent, in its capacity as such, has financial and other interests that differ from those of the District.

**Section 2. Compensation for Agent's Services.** As compensation for its services hereunder, the Placement Agent shall receive a fee calculated as 0.5% of the maximum principal amounts of each of the Loans (the "**Placement Agent Fee**"), payable from the initial draws on the Loans at their closing.

**Section 3. Term and Termination.** This Agreement shall become effective upon the execution and delivery hereof by the District and the Placement Agent, and shall continue in full force and effect until the earlier of (i) the date when the Placement Agent receives compensation for its services hereunder in the amount set forth in Section 2 hereof or (ii) December 31, 2021, unless terminated earlier by mutual agreement of the parties.

**Section 4. Notices.** Any communication under this Agreement shall be deemed sufficiently given if in writing, mailed by first-class mail, postage prepaid and addressed:

**If to the District:** Serenity Ridge Metropolitan District No. 2  
c/o McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, Colorado 80203  
Attn: Paula Williams, Esq.  
Email: legalnotices@specialdistrictlaw.com

With a copy to: Serenity Ridge Metropolitan District No. 2  
c/o Special District Management Services  
Attention: David Solin  
141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228

**If to the Lender:** Key Government Finance, Inc.  
1675 Broadway, Suite 1400  
Denver, Colorado 80202  
Attention: Kristen M. Sundin  
Email: kristen.sundin@key.com

**If to D.A. Davidson & Co.** D.A. Davidson & Co.  
1200 17th Street, Suite 1250  
Denver, Colorado 80202  
Telephone: (303) 764-6000  
Attention: Brooke Hutchens  
E-mail: bhutchens@dadco.com

In lieu of mailing a notice to any person set forth above, any party may provide notice by email to any email address set forth above for such person, and any such notices shall be deemed received upon confirmation of electronic receipt in the records of the sender. The parties may designate any further or different address to which any communications under this Agreement shall be sent.

**Section 5. Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. However, the obligations of the respective parties hereto may not be assigned or delegated to any other person without the consent of the other party hereto.

**Section 6. Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, or in all jurisdictions because it conflicts with any provisions of any constitution, statute, rule or public policy, or any other reason, such circumstances shall not have the effect of rendering the provisions in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

**Section 7. Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one instrument. Executed copies hereof may be delivered by email of a pdf document, and, upon receipt, shall be deemed originals and binding upon the parties hereto. Without limiting or otherwise affecting the validity of executed copies hereof that have been delivered by email of a pdf document, the parties hereto will use commercially reasonable efforts to deliver originals as promptly as possible after execution. Signature pages may be detached and reattached to physically form one document.

**Section 8. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado without giving effect to its rules of choices of law.

**Section 9. Entire Agreement.** It is hereby agreed that this Agreement constitutes the only agreement between the Placement Agent and the District pertaining to the placement of the Loans, and shall supersede and replace any previous engagement letters or agreement(s) between the District and the Placement Agent pertaining to such matter. The only obligations the Placement Agent will have to the District with respect to the Loans are expressly set forth in this Agreement. There are no other prior or contemporaneous oral or written agreements that are not set out in this Agreement. Each party acknowledges and represents that it is not relying on any oral or written promises or representations made by any other party or such party's representative that are not set forth in this Agreement.



IN WITNESS WHEREOF, the parties hereto have caused this Placement Agent Agreement to be duly executed as of the day and year first above written.

SERENITY RIDGE METROPOLITAN DISTRICT NO. 2

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: President or Vice President

ATTEST:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary or Assistant Secretary

D.A. DAVIDSON & CO.

By: \_\_\_\_\_  
Name: Brooke Hutchens  
Title: Managing Director

**RESOLUTION NO. 2021-10-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
SERENITY RIDGE METROPOLITAN DISTRICT NO. 1  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022**

A. The terms of the offices of Directors Richard Frank, Daniel Frank, and Marc Cooper shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. Two (2) vacancies currently exist on the Board of directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 2, 2023, and three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 1 (the “**District**”) of the County of Arapahoe, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 2, 2023, and three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services, Ins., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for Serenity Ridge Metropolitan District No. 1, at the above address.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 29, 2021.

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 1**

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

Attest:

\_\_\_\_\_  
Secretary

**RESOLUTION NO. 2021-10-\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
SERENITY RIDGE METROPOLITAN DISTRICT NO. 2  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022**

A. The terms of the offices of Directors Richard Frank, Daniel Frank, and Marc Cooper shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. Two (2) vacancies currently exist on the Board of directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 2, 2023, and three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Serenity Ridge Metropolitan District No. 2 (the “**District**”) of the County of Arapahoe, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 2, 2023, and three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services, Ins., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for Serenity Ridge Metropolitan District No. 2, at the above address.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 29, 2021.

**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 2**

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

Attest:

\_\_\_\_\_  
Secretary

RESOLUTION NO. 2021-10-\_\_\_\_

RESOLUTION OF THE BOARD OF DIRECTORS OF  
SERENITY RIDGE METROPOLITAN DISTRICT NO. 2 REGARDING CONTINUING  
DISCLOSURE POLICIES AND PROCEDURES

A. The Serenity Ridge Metropolitan District No. 2, City of Aurora, Colorado (the “**District**”) has entered into the continuing disclosure undertaking(s) set forth in **Exhibit A** attached hereto (referred to collectively herein, whether one or more than one, the “**Continuing Disclosure Undertaking**”).

B. The Board of Directors of the District (the “**Board**”) desires to adopt policies and procedures in an effort to ensure compliance by the District with its obligations set forth in the Continuing Disclosure Undertaking (the “**Continuing Disclosure Policy**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SERENITY RIDGE METROPOLITAN DISTRICT NO. 2, CITY OF AURORA, COLORADO:

1. The Continuing Disclosure Policy, as hereby approved, adopted and made a part of the public records of the District, shall be to impose the procedures set forth in **Exhibit B** attached hereto (the “**Compliance Procedures**”).
2. The Board hereby delegates the tasks and responsibilities set forth in the Compliance Procedures to the responsible parties as set forth therein.
3. The Continuing Disclosure Policy is intended to supplement any previous post-issuance compliance procedures that may have been adopted by the District and any procedures evidenced in writing by any Official Statement or continuing disclosure undertaking heretofore or hereafter issued, entered into or executed and delivered by the District or on its behalf.
4. The Board may revise the Continuing Disclosure Policy from time to time as the Board deems necessary or desirable to comply with federal and state securities laws or otherwise as the Board may determine in its sole discretion.
5. Prior to the engagement of the responsible parties listed in the Compliance Procedure, and other consultants as may be applicable with respect to the Continuing Disclosure Undertaking, such responsible parties and consultants shall be required to review and comply with the Continuing Disclosure Policy, including, without limitation, the responsibilities set forth in the Compliance Procedures.
6. Within thirty (30) days, or earlier if necessary, of entering into any new continuing disclosure undertaking and/or with respect to any changes or modifications to the Continuing Disclosure Undertaking, the responsible parties and consultants shall meet with bond counsel and disclosure counsel to review the continuing disclosure compliance requirements and develop a process for compliance with respect to such new and/or changed continuing disclosure undertaking.

RESOLUTION APPROVED AND ADOPTED on October 29, 2021.



**SERENITY RIDGE METROPOLITAN  
DISTRICT NO. 2**

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

Attest:

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

## EXHIBIT A

### Continuing Disclosure Undertaking

**Section 5.08 of the Series 2021A-1 Loan Agreement by and between Serenity Ridge Metropolitan District No. 2 (“District”) and Key Government Finance, Inc. (“Lender”) pertaining to a Loan in the aggregate principal amount of \$ \_\_\_\_\_, dated November 5, 2021.**

#### **Section 5.08. Reporting Requirements.**

The District will provide the Lender with the following information, and it shall not be necessary for the Lender to request the same.

(a) The District shall notify the Lender promptly of all litigation or administrative proceedings, threatened or pending, against the District which if adversely determined would, in District’s reasonable opinion, have a material effect on the Collateral, on the District’s financial condition, or its ability to perform its obligations under the Financing Documents.

(b) The District shall notify the Lender promptly of any Determination of Taxability or of any investigation or other proceeding which may, in the reasonable judgment of the District, result in any Determination of Taxability.

(c) The District shall provide the following to the Lender at the times and in the manner provided below:

(i) as soon as available, but not later than October 1 of each Fiscal Year, the District shall furnish to the Lender audited financial statements of the District for the prior Fiscal Year prepared by a Certified Public Accountant;

(ii) as soon as available, but in no event later than February 1 of each Fiscal Year, the District shall furnish to the Lender the District’s annual budget for such Fiscal Year which budget shall include a certificate of an authorized officer of the District setting forth the Required Mill Levy certified in December of the immediately preceding year for payment of the Series 2021A-1 Loan in the then current fiscal year, and, as soon as available, shall furnish a copy of any subsequent amendments made thereto;

(iii) by October 1 of each year commencing October 1, 2022, a certification of valuation containing the preliminary certified actual value and assessed valuation of the District for such calendar year;

(iv) by February 1 of each year commencing February 1, 2022, a certification of valuation containing the final certified actual value and assessed valuation of the District for the immediately preceding calendar year;

(v) promptly upon request of the Lender, the District shall furnish to the Lender such other reports or information regarding the Pledged Revenue, the Collateral, or the assets, financial condition, business, or operations of the District, as the Lender may reasonably request;

(d) The District shall promptly notify the Lender of any Default or Event of Default of which the District has knowledge, setting forth the details of such Default or Event of Default and any action which the District proposes to take with respect thereto.

(e) The District shall notify the Lender as soon as possible after the District acquires knowledge of the occurrence of any event which, in the reasonable judgment of the District, is likely to have a material adverse effect on the Collateral, the financial condition of the District, or affect the ability of the District to perform its obligations under the Financing Documents.

(f) The District shall notify the Lender as soon as possible after the District acquires knowledge of any audit or examination of the Series 2021A-1 Note on and after the Tax-Exempt Reissuance Date by the Internal Revenue Service or any allegation made by the Internal Revenue Service that the interest payable on the Series 2021A-1 Note on and after the Tax-Exempt Reissuance Date is includable in the gross income for federal income tax purposes of the Lender or any Participant or the effective tax benefit of such interest to the Lender is reduced by virtue of the occurrence of any event, including any change in the Constitution or laws of the United States of America or the State of Colorado, which results in interest payable on the Series 2021A-1 Note on and after the Tax-Exempt Reissuance Date becoming includable in the gross income of the Lender or any Participant pursuant to Section 103(b) of the Internal Revenue Code.

(g) The District shall provide as soon as available prior written notice of any proposed cancellation, termination, amendment, supplement, modification, or waiver of any of the provisions of the Financing Documents and the nature thereof, and copies of all actual amendments, supplements, modifications, or waivers thereof.

**Section 5.07 of the Series 2021A-2 Loan Agreement by and between the District and Lender pertaining to a Loan in the aggregate principal amount of \$ \_\_\_\_\_, dated November 5, 2021.**

**Section 5.07. Reporting Requirements.**

The District will provide the Lender with the following information, and it shall not be necessary for the Lender to request the same.

(h) The District shall notify the Lender promptly of all litigation or administrative proceedings, threatened or pending, against the District which if adversely determined would, in District's reasonable opinion, have a material effect on the Collateral, on the District's financial condition, or its ability to perform its obligations under the Financing Documents.

(i) The District shall notify the Lender promptly of any Determination of Taxability or of any investigation or other proceeding which may, in the reasonable judgment of the District, result in any Determination of Taxability.

(j) The District shall provide the following to the Lender at the times and in the manner provided below:

(i) as soon as available, but not later than October 1 of each Fiscal Year, the District shall furnish to the Lender audited financial statements of the District for the prior Fiscal Year prepared by a Certified Public Accountant;

(ii) as soon as available, but in no event later than February 1 of each Fiscal Year, the District shall furnish to the Lender the District's annual budget for such Fiscal Year which budget shall include a certificate of an authorized officer of the District setting forth the Required Mill Levy certified in December of the immediately preceding year for payment of the Series 2021A-2 Loan in the then current fiscal year, and, as soon as available, shall furnish a copy of any subsequent amendments made thereto;

(iii) by October 1 of each year commencing October 1, 2022, a certification of valuation containing the preliminary certified actual value and assessed valuation of the District for such calendar year;

(iv) by February 1 of each year commencing February 1, 2022, a certification of valuation containing the final certified actual value and assessed valuation of the District for the immediately preceding calendar year;

(v) promptly upon request of the Lender, the District shall furnish to the Lender such other reports or information regarding the Pledged Revenue, the Collateral, or the assets, financial condition, business, or operations of the District, as the Lender may reasonably request;

(k) The District shall promptly notify the Lender of any Default or Event of Default of which the District has knowledge, setting forth the details of such Default or Event of Default and any action which the District proposes to take with respect thereto.

(l) The District shall notify the Lender as soon as possible after the District acquires knowledge of the occurrence of any event which, in the reasonable judgment of the District, is likely to have a material adverse effect on the Collateral, the financial condition of the District, or affect the ability of the District to perform its obligations under the Financing Documents.

(m) The District shall notify the Lender as soon as possible after the District acquires knowledge of any audit or examination of the Series 2021A-2 Note by the Internal Revenue Service or any allegation made by the Internal Revenue Service that the interest payable on the Series 2021A-2 Note is includable in the gross income for federal income tax purposes of the Lender or any Participant or the effective tax benefit of such interest to the Lender is reduced by virtue of the occurrence of any event, including any change in the Constitution or laws of the United States of America or the State of Colorado, which results in interest payable on the Series 2021A-2 Note becoming includable in the gross income of the Lender or any Participant pursuant to Section 103(b) of the Internal Revenue Code.

(n) The District shall provide as soon as available prior written notice of any proposed cancellation, termination, amendment, supplement, modification, or waiver of any of the

provisions of the Financing Documents and the nature thereof, and copies of all actual amendments, supplements, modifications, or waivers thereof.

## EXHIBIT B

### Compliance Procedure

Series 2021A-1 Loan Agreement by and between Serenity Ridge Metropolitan District No. 2 and Key Government Finance, Inc. (“**Lender**”) pertaining to a Loan in the aggregate principal amount of \$ \_\_\_\_\_ as evidenced by a Promissory Note in the amount of \$ \_\_\_\_\_

Series 2021A-2 Loan Agreement by and between Serenity Ridge Metropolitan District No. 2 and Lender pertaining to a Loan in the aggregate principal amount of \$ \_\_\_\_\_ as evidenced by a Promissory Note in the amount of \$ \_\_\_\_\_

Subject to SEC Rule 15c2-12: NO

<b>FINANCIAL DISCLOSURES</b>	
<b>Document to Bank (Due Date)</b>	<b>Required Documentation Prepared/Submitted By:</b>
<b>Audited Financial Statements</b> <i>Due October 1</i> <i>Commencing October 1, 2022</i>	<i>District will submit to Lender the audited financial statements of the District for the prior Fiscal Year by October 1 of each year.</i>
<b>Annual Budget/Mill Levy Certificate</b> <i>Due February 1</i> <i>Commencing February 1, 2022</i>	<i>District will submit to Lender the annual budget, which budget shall include a certificate of an authorized officer of the District setting forth the Required Mill Levy certified in December of the immediately preceding year for payment of the Series 2021A-1 and 2021A-2 Loans in the then current fiscal year by February 1 of each Fiscal year, and any amendments thereto as soon as available.</i>
<b>Preliminary Certified “Actual Value” and Assessed Valuation</b> <i>Due October 1</i> <i>Commencing October 1, 2022</i>	<i>District will submit to Lender a certification of valuation containing the preliminary certified actual value and assessed valuation of the District for such calendar year.</i>
<b>Final Certified Assessed Valuation</b> <i>Due February 1</i> <i>Commencing February 1, 2022</i>	<i>District will submit to Lender a certification of valuation containing the final certified actual valuation and assessed valuation of the District for the immediately preceding year.</i>

**Procedure:**

1. On behalf of the District, the then-current accountant (“**Accountant**”) will prepare and submit the respective documents to the Lender by the applicable submittal date.
2. Accountant will copy then-current general counsel (“**General Counsel**”) (to McGeady Becher P.C. at [continuingdisclosure@specialdistrictlaw.com](mailto:continuingdisclosure@specialdistrictlaw.com)) and then-current District manager (“**District Manager**”) on all submittals to the Lender.

<b>NOTICE OF MATERIAL EVENT</b>		
<b>Reporting / Submittal Deadlines</b>	<b>Responsible Party to Report Event of Default</b>	<b>Party Responsible to Notify Trustee of Event of Default</b>
The District will immediately notify the Lender in writing when the District obtains knowledge of the occurrence of any Default or Event of Default.	Accountant, General Counsel, District Manager, or anyone who has actual knowledge of a Default or Event of Default.	Accountanton behalf of District



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.