

**BLUE LAKE METROPOLITAN DISTRICT NO. 4  
COUNTY OF WELD, TOWN OF LOCHBUIE, COLORADO  
2025 ANNUAL REPORT**

Pursuant to Section VIII of the Service Plan for the Blue Lake Metropolitan District No. 4 (the “**District**”) approved by the Town of Lochbuie, Colorado (the “**Town**”) on June 5, 2018, the following report of the District’s activities from January 1, 2025 to December 31, 2025 is hereby submitted.

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

The District was organized on January 2, 2019, and is in the beginning stages of implementing its Service Plan.

**2. The submitted application for exemption from audit and the State’s letter confirming acceptance of such application:**

Attached hereto as **Exhibit A** is a copy of the District’s Application for Exemption from Audit for fiscal year 2025 and the State’s letter confirming acceptance of the same.

**3. Summary of the capital expenditures incurred by the District in development of any public improvements in the report year, as well as any public improvements proposed to be undertaken in the five (5) years following the report year:**

No capital expenditures were incurred during the report year, and the District did not construct any public improvements in 2025. At this time, the District does not plan on constructing or installing any public improvements in the next five (5) years.

**4. Summary of the financial obligations of the District at the end of the report year, including the amount of outstanding debt, the amount and terms of any new debt issued in the report year, the amount of payment or retirement of existing debt of the District in the report year, the total assessed valuation of all taxable property of the District as of January 1 of the report year and the current mill levy of the District pledged to debt retirement in the report year:**

The District does not have any outstanding debt and did not incur any new debt or retire any existing debt during fiscal year 2025. The total assessed valuation of all taxable property of the District as of January 1, 2025 was \$9,660. Currently, the District does not impose a mill levy pledged to debt retirement.

**5. The District’s budget for the calendar year in which the annual report is submitted:**

Attached hereto as **Exhibit B** is a copy of the District’s Budget for the current fiscal year 2026.

**6. Summary of the residential development in the District for the report year:**

According to the Developer of the residential development, as of December 31, 2025, wet utilities and roadway construction was complete within Phase 2 of Blue Lake Filing No. 2, the models were nearly completed, and ten (10) homes were under construction.

**7. Summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:**

No fees, charges or assessments were imposed by the District as of January 1, 2025.

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

Attached hereto as **Exhibit C** is a list which includes the Board of Directors, counsel, management contact, and regular meeting information.

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

**9. Boundary changes made:**

No boundary changes were made or proposed in 2025.

**10. Intergovernmental agreements entered into or terminated:**

There were no Intergovernmental Agreements entered into or terminated in 2025. The District entered into the following Intergovernmental Agreements prior to 2025:

- Intergovernmental Agreement Regarding Debt Allocation Between and Among Blue Lake Metropolitan District Nos. 4-6, dated January 23, 2024.
- Intergovernmental Agreement Between the Town of Lochbuie, Colorado and the Blue Lake Metropolitan District No. 4.

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

The District did not adopt any rules or regulations as of December 31, 2025. In the event the District adopts rules or regulations in the future, such documents may be accessed by contacting District Manager Ann Finn, Public Alliance LLC, at [ann@publicalliance.com](mailto:ann@publicalliance.com).

**12. Summary of litigation involving public improvements owned by the District:**

To our knowledge, there was no litigation involving the District's public improvements in 2025.

**13. List of facilities or improvements constructed by the District that were conveyed or dedicated to the Town:**

The District did not convey or dedicate any facilities or improvements to the Town in 2025.

**14. The final assessed valuation of the District as of December 31 of the reporting year:**

The total assessed valuation of the District as of December 31, 2025 is \$80,920.

**15. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District:**

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

- 16. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period:**  
To our knowledge, the District has been able to pay its obligations as they come due.

**EXHIBIT A**

**2025 APPLICATION FOR EXEMPTION FROM AUDIT**  
**AND LETTER APPROVING SAME**

# Application for Exemption From Audit Short Form

## Instructions

**If either revenues or expenditures exceed \$200,000, use the Long Form**

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

### Exemptions from audit are **NOT** automatic

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

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

### Read **ALL** instructions before completing and submitting this form

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

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

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

### Important!

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

Governmental Activity should be reported on the **Modified Accrual Basis**.

Proprietary Activity should be reported on a **Budgetary Basis**.

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

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

Prior year forms are obsolete and will not be accepted.

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

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

## Checklist

- ☐ Has the preparer signed the application prior to board approval?
  - ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
  - ☐ Has the application been **personally** reviewed and approved by the governing body?
  - ☐ Are all sections on the form complete, including responses to all of the questions?
  - ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted electronically? ☐ Yes ☐ No
- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

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

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

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

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

## Filing Methods

### Web Portal (recommended)

[apps.leg.co.gov/osa/lq](https://apps.leg.co.gov/osa/lq)

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

### Mail

#### Office of the State Auditor

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

**Questions?** Email: [osa.lg@coleg.gov](mailto:osa.lg@coleg.gov) Phone: 303-869-3000

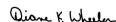
## Contact Information

For the year ended 12/31/2025 or the fiscal year ended \_\_\_\_\_.

|                    |                                       |
|--------------------|---------------------------------------|
| Name of government | Blue Lake Metropolitan District No. 4 |
| Street address     | 304 Inverness Way South, Suite 490    |
| City, State, Zip   | Englewood, CO 80112                   |
| Contact person     | Diane Wheeler                         |
| Phone              | 303-689-0833                          |
| Email              | Diane@simmonswheeler.com              |

## Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

|                                                                                     |                                                        |  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|--|
| Name                                                                                | Diane Wheeler                                          |  |
| Title                                                                               | District Accountant                                    |  |
| Firm name (if applicable)                                                           | Simmons & Wheeler, P.C.                                |  |
| Address                                                                             | 304 Inverness Way South, Suite 490 Englewood, CO 80112 |  |
| Phone                                                                               | 303-689-0833                                           |  |
| Preparer signature                                                                  | Date prepared                                          |  |
|  | 03/26/2026                                             |  |

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

☒ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

## Part 1: Revenues

### Part 1A: Revenues Table

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

| Line | Description                                                                                               | Total (round to nearest dollar) |
|------|-----------------------------------------------------------------------------------------------------------|---------------------------------|
| 1-1  | Taxes: Property (report mills levied in line 9-12)                                                        | \$ 534                          |
| 1-2  | Specific ownership                                                                                        | \$ 22                           |
| 1-3  | Sales and use                                                                                             |                                 |
|      | Other (specify in line 1-4):                                                                              |                                 |
| 1-4  |                                                                                                           |                                 |
| 1-5  | Licenses and permits                                                                                      |                                 |
| 1-6  | Intergovernmental: Grants                                                                                 |                                 |
| 1-7  | Conservation Trust Funds (Lottery)                                                                        |                                 |
| 1-8  | Highway Users Tax Funds (HUTF)                                                                            |                                 |
|      | Other (specify in line 1-9):                                                                              |                                 |
| 1-9  |                                                                                                           |                                 |
| 1-10 | Charges for services                                                                                      |                                 |
| 1-11 | Fines and forfeits                                                                                        |                                 |
| 1-12 | Special assessments                                                                                       |                                 |
| 1-13 | Investment income                                                                                         |                                 |
| 1-14 | Charges for utility services                                                                              |                                 |
| 1-15 | Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')                  |                                 |
| 1-16 | Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')                 |                                 |
| 1-17 | Developer Advances received<br>(should agree to Part 3, Debt Schedule Table, column 'issued during year') | \$ 20,000                       |
| 1-18 | Proceeds from sale of capital assets                                                                      |                                 |
| 1-19 | Fire and police pension                                                                                   |                                 |
| 1-20 | Donations                                                                                                 |                                 |
|      | Other (specify in lines 1-21 through 1-24)                                                                |                                 |
| 1-21 | Change in Developer advance receivable                                                                    | \$ 7,400                        |
| 1-22 |                                                                                                           |                                 |
| 1-23 |                                                                                                           |                                 |
| 1-24 |                                                                                                           |                                 |
| 1-25 | <b>TOTAL REVENUES</b><br>(add lines 1-1 through 1-24)                                                     | \$ 27,956                       |

**IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.**

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

**Part 1B: Comments or Additional Information**

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



## Part 2: Expenditures/Expenses

### Part 2A: Expenditures/Expenses Table

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

| Line | Description                                                                                                              | Total (round to nearest dollar) |
|------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 2-1  | Administrative                                                                                                           | \$ 2,236                        |
| 2-2  | Salaries                                                                                                                 |                                 |
| 2-3  | Payroll taxes                                                                                                            |                                 |
| 2-4  | Contract services                                                                                                        |                                 |
| 2-5  | Employee benefits                                                                                                        |                                 |
| 2-6  | Insurance                                                                                                                | \$ 3,173                        |
| 2-7  | Accounting and legal fees                                                                                                | \$ 22,547                       |
| 2-8  | Repair and maintenance                                                                                                   |                                 |
| 2-9  | Supplies                                                                                                                 |                                 |
| 2-10 | Utilities and telephone                                                                                                  |                                 |
| 2-11 | Fire/Police                                                                                                              |                                 |
| 2-12 | Streets and highways                                                                                                     |                                 |
| 2-13 | Public health                                                                                                            |                                 |
| 2-14 | Capital outlay                                                                                                           |                                 |
| 2-15 | Utility operations                                                                                                       |                                 |
| 2-16 | Culture and recreation                                                                                                   |                                 |
| 2-17 | Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')                               |                                 |
| 2-18 | Debt service interest                                                                                                    |                                 |
| 2-19 | Repayment of Developer Advances Principal<br>(should agree to Part 3, Debt Schedule Table, column 'Retired during year') |                                 |
| 2-20 | Repayment of Developer Advances Interest                                                                                 |                                 |
| 2-21 | Contribution to pension plan                                                                                             |                                 |
| 2-22 | Contribution to Fire & Police Pension Association                                                                        |                                 |
| 2-23 | Other (specify in lines 2-24 through 2-27)                                                                               |                                 |
| 2-24 |                                                                                                                          |                                 |
| 2-25 |                                                                                                                          |                                 |
| 2-26 |                                                                                                                          |                                 |
| 2-27 |                                                                                                                          |                                 |
| 2-28 | <b>TOTAL EXPENDITURES/EXPENSES</b><br>(Add lines 2-1 through 2-27)                                                       | <b>\$ 27,956</b>                |

**IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN \$200,000 — STOP.**

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

**Part 2B: Comments or Additional Information**

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

### Part 3: Debt Outstanding, Issued, and Retired

|            |                                                                                                    |                                      |                                                               |
|------------|----------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------|
| <b>3-1</b> | Does the entity have outstanding debt?                                                             | <input checked="" type="radio"/> Yes | <input type="radio"/> No                                      |
| <b>3-2</b> | If no, skip to line 3-13.<br>If yes, please attach a copy of the entity's debt repayment schedule. |                                      |                                                               |
| <b>3-3</b> | Is the debt repayment schedule attached?                                                           | <input type="radio"/> N/A            | <input type="radio"/> Yes <input checked="" type="radio"/> No |
|            | If no, MUST explain below.                                                                         |                                      |                                                               |
|            | Repayment subject to available funds                                                               |                                      |                                                               |
| <b>3-4</b> | Is the entity current in its debt service payments?                                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No                                      |
|            | If no, MUST explain below.                                                                         |                                      |                                                               |
| <b>3-5</b> | If no, also indicate if the government is in default with its bond agreements.                     | <input type="radio"/> Yes            | <input type="radio"/> No                                      |

#### Debt Schedule Table

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

| Line | Debt Type                                     | Oustanding at<br>End of Prior Year* | Issued<br>During Year | Retired<br>During Year | Outstanding<br>at Year-End |
|------|-----------------------------------------------|-------------------------------------|-----------------------|------------------------|----------------------------|
| 3-6  | General Obligation Bonds                      |                                     |                       |                        | \$ 0                       |
| 3-7  | Revenue Bonds                                 |                                     |                       |                        | \$ 0                       |
| 3-8  | Notes/Loans                                   |                                     |                       |                        | \$ 0                       |
| 3-9  | Lease & SBITA**<br>Liabilities (GASB 87 & 96) |                                     |                       |                        | \$ 0                       |
| 3-10 | Developer Advances                            |                                     | \$ 20,000             |                        | \$ 20,000                  |
|      | Other (specify in line 3-11)                  |                                     |                       |                        |                            |
| 3-11 |                                               |                                     |                       |                        | \$ 0                       |
| 3-12 | <b>TOTAL</b><br>(Add lines 3-6 through 3-11)  | \$ 0                                | \$ 20,000             | \$ 0                   | \$ 20,000                  |

\*Must agree to prior year-end balance

\*\*Subscription-Based Information Technology Arrangements

Comments (optional)

|             |                                                                                               |                                      |                                     |
|-------------|-----------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|
| <b>3-13</b> | Does the entity have any authorized but unissued debt as of its fiscal year-end?              | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| <b>3-14</b> | If yes, how much?                                                                             | \$ 228,000,000                       |                                     |
| <b>3-15</b> | Date the debt was authorized                                                                  | 11/6/2018                            |                                     |
| <b>3-16</b> | Is the authorized but unissued debt further limited by the entity's most recent Service Plan? | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>3-17</b> | If yes, how much?                                                                             |                                      |                                     |
| <b>3-18</b> | Date of the most recent Service Plan                                                          |                                      |                                     |
| <b>3-19</b> | Does the entity intend to issue debt within the next calendar year?                           | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>3-20</b> | If yes, how much?                                                                             |                                      |                                     |
| <b>3-21</b> | Does the entity have debt that has been refinanced that it is still responsible for?          | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>3-22</b> | If yes, what is the amount outstanding?                                                       |                                      |                                     |
| <b>3-23</b> | Does the entity have any lease agreements?                                                    | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>3-24</b> | If yes, what is being leased?                                                                 |                                      |                                     |
|             |                                                                                               |                                      |                                     |
| <b>3-25</b> | What is the original date of the lease?                                                       |                                      |                                     |
| <b>3-26</b> | Number of years of lease?                                                                     |                                      |                                     |
| <b>3-27</b> | Is the lease subject to annual appropriation?                                                 | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>3-28</b> | What are the annual lease payments?                                                           |                                      |                                     |

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

## Part 4: Cash and Investments

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

| Line | Description                                                                                                               | Amount   |
|------|---------------------------------------------------------------------------------------------------------------------------|----------|
| 4-1  | Year-end Total of all Checking and Savings Accounts                                                                       |          |
| 4-2  | Certificates of deposit                                                                                                   | \$ 2,313 |
| 4-3  | <b>TOTAL CASH DEPOSITS</b><br>(Add lines 4-1 and 4-2)                                                                     | \$ 2,313 |
|      | <b>Investments</b> (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.) |          |
| 4-4  |                                                                                                                           |          |
| 4-5  |                                                                                                                           |          |
| 4-6  |                                                                                                                           |          |
| 4-7  |                                                                                                                           |          |
| 4-8  |                                                                                                                           |          |
| 4-9  | <b>Total Investments</b><br>(Add lines 4-4 through 4-8)                                                                   | \$ 0     |
| 4-10 | <b>TOTAL CASH AND INVESTMENTS</b><br>(Add lines 4-3 and 4-9)                                                              | \$ 2,313 |

|      |                                                                                                                                   |                           |                                      |                          |
|------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------|--------------------------|
| 4-11 | Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?                                        | <input type="radio"/> N/A | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| 4-12 | Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? |                           | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| 4-13 | If no, MUST explain below.                                                                                                        |                           |                                      |                          |
|      |                                                                                                                                   |                           |                                      |                          |

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

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## Part 5: Capital and Right-to-Use Assets

|            |                                                                                                             |                                      |                                     |
|------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|
| <b>5-1</b> | Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)                    | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| <b>5-2</b> | Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| <b>5-3</b> | If no, MUST explain below.                                                                                  |                                      |                                     |
|            |                                                                                                             |                                      |                                     |

### Capital and Right-to-Use Assets Table

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

\*Must agree to prior year-end balance

\*\*Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

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

## Part 6: Pension Information

|            |                                                                                   |                           |                                     |
|------------|-----------------------------------------------------------------------------------|---------------------------|-------------------------------------|
| <b>6-1</b> | Does the entity have an "old hire" firefighters' pension plan?                    | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| <b>6-2</b> | Does the entity have a volunteer firefighters' pension plan?                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| <b>6-3</b> | If yes, who administers the plan?                                                 |                           |                                     |
|            |                                                                                   |                           |                                     |
|            | Indicate the contributions from the following in lines 6-4 through 6-6.           |                           |                                     |
| <b>6-4</b> | Tax (property, specific ownership, sales, etc.)                                   |                           |                                     |
| <b>6-5</b> | State contribution amount                                                         |                           |                                     |
| <b>6-6</b> | Other (gifts, donations, etc.)                                                    |                           |                                     |
| <b>6-7</b> | <b>TOTAL</b><br>(Add lines 6-4 through 6-6)                                       | \$ 0                      |                                     |
| <b>6-8</b> | What is the monthly benefit paid for 20 years of service per retiree as of Jan 1? |                           |                                     |

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

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## Part 7: Budget Information

|            |                                                                                                                                    |                           |                                      |                          |
|------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------|--------------------------|
| <b>7-1</b> | Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? | <input type="radio"/> N/A | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| <b>7-2</b> | If no, MUST explain below.                                                                                                         |                           |                                      |                          |
| <b>7-3</b> | Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?                                      | <input type="radio"/> N/A | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| <b>7-4</b> | If no, MUST explain below.                                                                                                         |                           |                                      |                          |
|            | If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.                        |                           |                                      |                          |

### Appropriation Amount by Fund Table

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

| Line | Governmental/Proprietary Fund Name | Total     |
|------|------------------------------------|-----------|
| 7-5  | General Fund                       | \$ 51,500 |
| 7-6  |                                    |           |
| 7-7  |                                    |           |
| 7-8  |                                    |           |
| 7-9  |                                    |           |

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



## Part 8: Taxpayer's Bill of Rights (TABOR)

|            |                                                                                                              |                                             |                          |
|------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------|
| <b>8-1</b> | Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))? | <input checked="checked" type="radio"/> Yes | <input type="radio"/> No |
| <b>8-2</b> | If no, MUST explain below.                                                                                   |                                             |                          |
|            |                                                                                                              |                                             |                          |

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

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

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## Part 9: General Information

|      |                                                                                                                                                                                                                        |                                      |                                                               |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------|
| 9-1  | Is this application for a newly formed governmental entity?                                                                                                                                                            | <input type="radio"/> Yes            | <input checked="" type="radio"/> No                           |
| 9-2  | If yes, what was the date of formation                                                                                                                                                                                 |                                      |                                                               |
| 9-3  | Has the entity changed its name in the past or current year?                                                                                                                                                           | <input type="radio"/> Yes            | <input checked="" type="radio"/> No                           |
| 9-4  | If yes, please list the NEW name below.                                                                                                                                                                                |                                      |                                                               |
| 9-5  | If yes, please list the PRIOR name below.                                                                                                                                                                              |                                      |                                                               |
| 9-6  | Is the entity a metropolitan district?                                                                                                                                                                                 | <input checked="" type="radio"/> Yes | <input type="radio"/> No                                      |
| 9-7  | Please indicate what services the entity provides below.<br>Streets, traffic control, water, sewer, park and recreation, transportation                                                                                |                                      |                                                               |
| 9-8  | Does the entity have an agreement with another government to provide services?                                                                                                                                         | <input type="radio"/> Yes            | <input checked="" type="radio"/> No                           |
| 9-9  | If yes, list the name of the other governmental entity and the services provided below.                                                                                                                                |                                      |                                                               |
| 9-10 | Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.) | <input type="radio"/> Yes            | <input checked="" type="radio"/> No                           |
| 9-11 | If yes, what was the date filed                                                                                                                                                                                        |                                      |                                                               |
| 9-12 | Does the entity have a certified mill levy?                                                                                                                                                                            | <input type="radio"/> Yes            | <input checked="" type="radio"/> No                           |
|      | If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14.<br>(Do not report \$ amounts.)                                                                                     |                                      |                                                               |
| 9-13 | Bond redemption mills                                                                                                                                                                                                  |                                      |                                                               |
| 9-14 | General/other mills                                                                                                                                                                                                    |                                      |                                                               |
| 9-15 | <b>TOTAL MILLS</b><br>(Add lines 9-13 through 9-14)                                                                                                                                                                    | 0.000                                |                                                               |
| 9-16 | If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?                | <input type="radio"/> N/A            | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 9-17 | If no, please explain below.                                                                                                                                                                                           |                                      |                                                               |

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

|  |
|--|
|  |
|--|

## Part 10: Governing Body Approval

|             |                                                                                                |                                             |                          |
|-------------|------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------|
| <b>10-1</b> | If you plan to submit this form electronically, have you read the Electronic Signature Policy? | <input checked="checked" type="radio"/> Yes | <input type="radio"/> No |
|-------------|------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------|

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

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

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

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

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

## Governing Body Signatures

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

|                                                                                                                                                          |                                                                                                                                                   |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Board Member 1</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      | Cynthia Myers                                                                                                                                     |            |
| My term expires on                                                                                                                                       | May 2029                                                                                                                                          |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          | <br><small>Cynthia Myers (Jul 21, 2026 16:13:18 MDT)</small>     | 07/21/2026 |
| <b>Board Member 2</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      | Mark Hensley                                                                                                                                      |            |
| My term expires on                                                                                                                                       | May 2027                                                                                                                                          |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          |                                                                                                                                                   |            |
| <b>Board Member 3</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      | Joseph Sutton                                                                                                                                     |            |
| My term expires on                                                                                                                                       | May 2027                                                                                                                                          |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          | <br><small>Joseph sutton (Mar 31, 2026 10:24:52 MDT)</small>     | 03/31/2026 |
| <b>Board Member 4</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      | Leroy Van Dyke                                                                                                                                    |            |
| My term expires on                                                                                                                                       | May 2027                                                                                                                                          |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          | <br><small>LeRoy Van Dyke (Mar 26, 2026 16:01:16 MDT)</small> | 03/26/2026 |
| <b>Board Member 5</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      | Cameron Turner                                                                                                                                    |            |
| My term expires on                                                                                                                                       | May 2027                                                                                                                                          |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          |                                                                                                                                                   |            |
| <b>Board Member 6</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      |                                                                                                                                                   |            |
| My term expires on                                                                                                                                       |                                                                                                                                                   |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          |                                                                                                                                                   |            |
| <b>Board Member 7</b>                                                                                                                                    |                                                                                                                                                   |            |
| Board member's name                                                                                                                                      |                                                                                                                                                   |            |
| My term expires on                                                                                                                                       |                                                                                                                                                   |            |
| I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. | Signature                                                                                                                                         | Date       |
|                                                                                                                                                          |                                                                                                                                                   |            |

# Blue Lake MD 4 2025

Interim Agreement Report

2026-07-22

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-03-26                                   |
| By:             | Diane Wheeler (diane@simmonswheeler.com)     |
| Status:         | Out for Signature                            |
| Transaction ID: | CBJCHBCAABAAQTHUYIWryxu-9Csczk8sEGnI3AiY7x89 |

## Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

## "Blue Lake MD 4 2025" History

-  Document created by Diane Wheeler (diane@simmonswheeler.com)  
2026-03-26 - 9:26:41 PM GMT- IP address: 96.87.58.121
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature  
2026-03-26 - 9:29:12 PM GMT
-  Document emailed to cindy.myers@centurycommunities.com for signature  
2026-03-26 - 9:29:12 PM GMT
-  Document emailed to Mark Hensley (mark.hensley@centurycommunities.com) for signature  
2026-03-26 - 9:29:12 PM GMT
-  Document emailed to Joseph sutton (joseph.sutton@centurycommunities.com) for signature  
2026-03-26 - 9:29:13 PM GMT
-  Document emailed to LeRoy Van Dyke (leroy.vandyke@centurycommunities.com) for signature  
2026-03-26 - 9:29:13 PM GMT
-  Document emailed to cameron.turner@centurycommunities.com for signature  
2026-03-26 - 9:29:13 PM GMT
-  Email viewed by cindy.myers@centurycommunities.com  
2026-03-26 - 9:29:17 PM GMT- IP address: 188.241.249.140
-  Email viewed by Joseph sutton (joseph.sutton@centurycommunities.com)  
2026-03-26 - 9:29:18 PM GMT- IP address: 155.94.242.140

-  Email viewed by cameron.turner@centurycommunities.com  
2026-03-26 - 9:29:18 PM GMT- IP address: 84.39.230.121
-  Email viewed by Mark Hensley (mark.hensley@centurycommunities.com)  
2026-03-26 - 9:29:18 PM GMT- IP address: 207.45.7.96
-  Email viewed by LeRoy Van Dyke (leroy.vandyke@centurycommunities.com)  
2026-03-26 - 9:29:18 PM GMT- IP address: 84.39.230.21
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)  
Signature Date: 2026-03-26 - 9:29:22 PM GMT - Time Source: server- IP address: 96.87.58.121
-  Document e-signed by LeRoy Van Dyke (leroy.vandyke@centurycommunities.com)  
Signature Date: 2026-03-26 - 10:01:16 PM GMT - Time Source: server- IP address: 216.147.124.18
-  Email viewed by cindy.myers@centurycommunities.com  
2026-03-29 - 0:42:32 AM GMT- IP address: 204.44.95.15
-  Email viewed by cameron.turner@centurycommunities.com  
2026-03-29 - 0:42:33 AM GMT- IP address: 93.180.225.184
-  Email viewed by Joseph sutton (joseph.sutton@centurycommunities.com)  
2026-03-29 - 0:42:33 AM GMT- IP address: 173.44.40.85
-  Email viewed by Mark Hensley (mark.hensley@centurycommunities.com)  
2026-03-29 - 0:42:33 AM GMT- IP address: 161.123.90.33
-  Email viewed by cindy.myers@centurycommunities.com  
2026-03-30 - 11:06:05 PM GMT- IP address: 194.213.10.197
-  Email viewed by cameron.turner@centurycommunities.com  
2026-03-30 - 11:06:06 PM GMT- IP address: 69.94.11.11
-  Email viewed by Mark Hensley (mark.hensley@centurycommunities.com)  
2026-03-30 - 11:06:06 PM GMT- IP address: 204.1.236.53
-  Email viewed by Joseph sutton (joseph.sutton@centurycommunities.com)  
2026-03-30 - 11:06:07 PM GMT- IP address: 188.211.251.216
-  Document e-signed by Joseph sutton (joseph.sutton@centurycommunities.com)  
Signature Date: 2026-03-31 - 4:24:52 PM GMT - Time Source: server- IP address: 76.154.207.134
-  Email viewed by Mark Hensley (mark.hensley@centurycommunities.com)  
2026-03-31 - 6:46:13 PM GMT- IP address: 188.240.48.177
-  Email viewed by cindy.myers@centurycommunities.com  
2026-04-02 - 2:48:08 PM GMT- IP address: 206.204.50.176

 Email viewed by Mark Hensley (mark.hensley@centurycommunities.com)

2026-04-02 - 2:48:09 PM GMT- IP address: 188.211.251.116

 Email viewed by cameron.turner@centurycommunities.com

2026-04-02 - 2:48:09 PM GMT- IP address: 152.39.242.79

 Email viewed by cindy.myers@centurycommunities.com

2026-07-21 - 10:12:36 PM GMT- IP address: 4.14.122.66

 Signer cindy.myers@centurycommunities.com entered name at signing as Cynthia Myers

2026-07-21 - 10:13:16 PM GMT- IP address: 4.14.122.66

 Document e-signed by Cynthia Myers (cindy.myers@centurycommunities.com)

Signature Date: 2026-07-21 - 10:13:18 PM GMT - Time Source: server- IP address: 4.14.122.66 - Signature Appearance Selected: TYPE



Office of the State Auditor • Local Government Audit Division

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Kerri L. Hunter, CPA, CFE  
State Auditor

July 29, 2026

Board Of Directors  
Blue Lake Metropolitan District No. 4  
304 Inverness Way South  
Englewood, CO 80112

Suite 490

RE: 1019.04

To Whom it May Concern:

We have reviewed the Application for Exemption from Audit of the Blue Lake Metropolitan District No. 4. Based on our review, the 12/31/2025 Application for Exemption from Audit has been approved.

We accepted your Application for Exemption from Audit, even though it was filed after the statutory deadline of March 31. The Local Government Audit Law states that an Application for Exemption from Audit must be filed with the Office of the State Auditor within three months after the close of the fiscal/calendar year.

If we may be of any assistance to you, please feel free to call us at 303-869-3000. For further resources visit our web site at: <https://leg.colorado.gov/agencies/office-state-auditor/local-government>

Sincerely,

Crystal L. Dorsey, CPA  
Local Government Audit Manager



**EXHIBIT B**

**2026 BUDGET**

**RESOLUTION NO. 2025-12-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF BLUE LAKE METROPOLITAN  
DISTRICT NO. 4, WELD COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108,  
C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,  
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE  
BUDGET YEAR 2026**

A. The Board of Directors of Blue Lake Metropolitan District No. 4 (the “**District**”) has appointed District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. District Accountant has submitted a proposed budget to this governing body for its consideration.

C. 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 December 9, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
BLUE LAKE METROPOLITAN DISTRICT NO. 4, WELD COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is 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. 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.

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 9, 2025.

**BLUE LAKE METROPOLITAN  
DISTRICT NO. 4**

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

President

Attest:

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

Secretary

## **EXHIBIT A**

### **Budget**

**BLUE LAKE METROPOLITAN DISTRICT NO. 4**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for Blue Lake Metropolitan District No. 4. Blue Lake Metropolitan District No. 4 has adopted one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

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

The primary sources of revenue for the district in 2026 will be developer advances and property taxes from the imposition of a 59.371 mill levy on property within the district for 2026, all of which will be dedicated to the General Fund.

**Blue Lake Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2026**

|                          | Actual<br><u>2024</u> | Adopted<br>Budget<br><u>2025</u> | Actual<br><u>6/30/2025</u> | Estimate<br><u>2025</u> | Adopted<br>Budget<br><u>2026</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance   | \$ -                  | \$ -                             | \$ -                       | \$ -                    | \$ 564                           |
| Revenues:                |                       |                                  |                            |                         |                                  |
| Property taxes           | -                     | 534                              | -                          | 534                     | 4,804                            |
| Specific ownership taxes | -                     | 30                               | -                          | 30                      | 384                              |
| Developer advances       | -                     | 50,936                           | -                          | -                       | 46,102                           |
| Total revenues           | -                     | 51,500                           | -                          | 564                     | 51,290                           |
| Total funds available    | -                     | 51,500                           | -                          | 564                     | 51,854                           |
| Expenditures:            |                       |                                  |                            |                         |                                  |
| Accounting and audit     | -                     | 20,000                           | -                          | -                       | 5,000                            |
| Election                 | -                     | 5,000                            | -                          | -                       | -                                |
| Insurance/SDA dues       | -                     | 3,000                            | -                          | -                       | 3,500                            |
| Legal                    | -                     | 20,000                           | -                          | -                       | 15,000                           |
| Management               | -                     | -                                | -                          | -                       | 7,500                            |
| Miscellaneous            | -                     | 2,000                            | -                          | -                       | -                                |
| Treasurer fees           | -                     | 8                                | -                          | -                       | 72                               |
| Contingency              | -                     | -                                | -                          | -                       | 20,000                           |
| Emergency reserve (3%)   | -                     | -                                | -                          | -                       | 782                              |
| Total expenditures       | -                     | 50,008                           | -                          | -                       | 51,854                           |
| Ending fund balance      | \$ -                  | \$ 1,492                         | \$ -                       | \$ 564                  | \$ -                             |
| Assessed valuation       |                       | \$ 9,660                         |                            |                         | \$ 80,920                        |
| Mill Levy                |                       | 55.277                           |                            |                         | 59.371                           |

I, Cynthia Myers, hereby certify that I am the duly appointed Secretary of the Blue Lake Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Blue Lake Metropolitan District No. 4 held on December 9, 2025.



---

Secretary

**RESOLUTION NO. 2025-12-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE BLUE LAKE METROPOLITAN DISTRICT NO. 4 LEVYING  
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE  
YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026  
BUDGET YEAR**

A. The Board of Directors of the Blue Lake Metropolitan District No. 4 (the “District”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 9, 2025.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Blue Lake Metropolitan District No. 4, Weld County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2026 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 purpose of meeting all debt retirement expenses of the District during the 2026 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 for the purpose of meeting all contractual obligation expenses of the District during the 2026 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.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** 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.

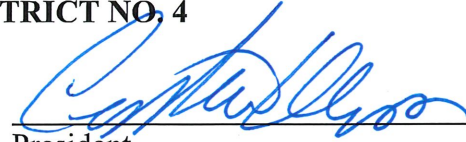


**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on December 9, 2025.

**BLUE LAKE METROPOLITAN  
DISTRICT NO. 4**

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



President

Attest:

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



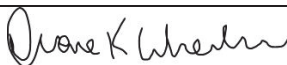
Secretary

## **EXHIBIT 1**

### **Certification of Tax Levies**

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of WELD COUNTY, Colorado.On behalf of the BLUE LAKE METRO DISTRICT 4,  
(taxing entity)<sup>A</sup>the Board of Directors  
(governing body)<sup>B</sup>of the BLUE LAKE METRO DISTRICT 4  
(local government)<sup>C</sup>Hereby officially certifies the following mills  
to be levied against the taxing entity's GROSS \$ \$80,920.00  
assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)Note: If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a Tax  
Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ \$80,920.00  
calculated using the NET AV. The taxing entity's total  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of: (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10**Submitted: 12/15/2025 for budget/fiscal year 2026.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**

|                                                                                                      |                     |                   |
|------------------------------------------------------------------------------------------------------|---------------------|-------------------|
| 1. General Operating Expenses <sup>H</sup>                                                           | <u>59.371</u> mills | \$ <u>4804.30</u> |
| 2. <Minus> Temporary General Property Tax Credit/<br>Temporary Mill Levy Rate Reduction <sup>I</sup> | < > mills           | \$ < 0 >          |
| <b>SUBTOTAL FOR GENERAL OPERATING:</b>                                                               | <u>59.371</u> mills | \$ <u>4804.30</u> |
| 3. General Obligation Bonds and Interest <sup>J</sup>                                                | _____ mills         | \$ <u>0</u>       |
| 4. Contractual Obligations <sup>K</sup>                                                              | _____ mills         | \$ <u>0</u>       |
| 5. Capital Expenditures <sup>L</sup>                                                                 | _____ mills         | \$ <u>0</u>       |
| 6. Refunds/Abatements <sup>M</sup>                                                                   | _____ mills         | \$ <u>0</u>       |
| 7. Other <sup>N</sup> (specify): _____                                                               | _____ mills         | \$ _____          |
|                                                                                                      | _____ mills         | \$ _____          |
| <b>TOTAL:</b> [Sum of General Operating<br>Subtotal and Lines 3 to 7]                                | <u>59.371</u> mills | \$ <u>4804.30</u> |

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

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

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

## CERTIFICATION OF TAX LEVIES, continued

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

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

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

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

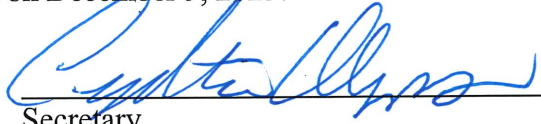
1.      Purpose of Issue: \_\_\_\_\_  
          Series: \_\_\_\_\_  
          Date of Issue: \_\_\_\_\_  
          Coupon Rate: \_\_\_\_\_  
          Maturity Date: \_\_\_\_\_  
          Levy: \_\_\_\_\_  
          Revenue: \_\_\_\_\_
  
2.      Purpose of Issue: \_\_\_\_\_  
          Series: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

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

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

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

I, Cynthia Myers, hereby certify that I am the duly appointed Secretary of the Blue Lake Metropolitan District No. 4, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Blue Lake Metropolitan District No. 4 held on December 9, 2025.

  
Secretary

## EXHIBIT C

### **BOARD MEMBER, ADMINISTRATIVE, GENERAL COUNSEL AND REGULAR MEETING INFORMATION**

**Board Members:**

Cynthia Myers  
c/o McGeady Becher Cortese Williams, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

Cameron Turner  
c/o McGeady Becher Cortese Williams, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

All other positions are vacant.

**District Manager:**

Ann Finn  
Public Alliance LLC  
7555 East Hampden Avenue, Suite 501  
Denver, Colorado 80231  
Phone: (720) 213-6621

**General Counsel:**

Elisabeth A. Cortese, Esq. and Samantha Kramer, Esq.  
McGeady Becher Cortese Williams, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

**Accountant:**

Diane Wheeler  
Simmons & Wheeler, P.C.  
8822 South Ridgeline Boulevard, Suite 230  
Highlands Ranch, CO 80126  
Phone: (303) 689-0833

**2026 Regular Meetings:**

November 10, 2026 at 12:30 p.m.,  
via video/teleconference