

**Prairie Song
Metropolitan District Nos. 3-6, 8 & 9**

2023 Consolidated Annual Report

PRAIRIE SONG METROPOLITAN DISTRICT NOS. 3-6, 8 & 9
2023 CONSOLIDATED ANNUAL REPORT
TO
THE TOWN OF WINDSOR, COLORADO

Pursuant to the Service Plan for Prairie Song Metropolitan District Nos. 3-6, 8 & 9 (each a “District” and collectively, the “Districts”) respectively, and in accordance with §32-1-207(3)(c), C.R.S., and in accordance with the requirements set forth in Section 19-1-80 of the Windsor Municipal Code, the Districts are required to submit an annual report with the Town Clerk of the Town of Windsor not later than September 1st of each year following the year in which the Order and Decree creating the Districts have been issued by the District Court in and for the County of Weld, Colorado. On October 29, 2021, a Resolution Declaring Inactive Status was approved for District Nos. 1 & 2. On November 5, 2021, the same Resolution was approved for District Nos. 7. This report contains information relating to the following matters of the Districts that occurred in 2023:

1. A narrative summary of the progress of the Districts in implementing its service plan for the report year.

The District continues to adhere and progress with the requirements and obligations of the approved service plan. Remaining Public/Private improvements are either completed, actively under construction or progressing through design and municipal approvals for future phases of development.

2. The audited financial statements of the Districts for the report year, including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year, or the District’s application from exemption from Audit.

Copies of the 2023 audit exemption applications for District Nos. 3, 5, 6, & 9 are attached hereto as **Exhibit A**. The Auditor for District Nos. 4 and 8 have filed for an extension for the 2023 Audit and the 2023 Audit will be provided as a supplemental enclosure upon receipt. A copy of the 2024 Budget for the Districts attached hereto as **Exhibit B**.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year and the source of funds for the same.

Information regarding the capital expenditures incurred by the Districts in development of Public Improvements are noted in the 2024 Budgets which are attached hereto as **Exhibit B**.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new Districts indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the Districts in the report year,

the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year and the current mill levy of the Districts pledged to Debt retirement in the report year.

As of December 31, 2023, District No. 4 had \$20,816,115 in outstanding indebtedness and had paid \$135,021 towards existing indebtedness. The current assessed valuations and imposed mill levy for each District are as follows:

District	Assessed Valuation	Total Imposed Mill Levy
District No. 3	\$48,600	20.787
District No. 4	\$220,580	21.201
District No. 5	\$610,860	40.472
District No. 6	\$404,450	21.266
District No. 8	\$500	20.450
District No. 9	\$4,540	20.759

5. Copies of developer Reimbursement Agreements or amendments thereto made in the applicable year.

The District approved an Infrastructure Acquisition and Reimbursement Agreement with Prairie Song Development, LLC on June 20, 2023, is attached hereto as **Exhibit C**.

6. Copies of documentation establishing compliance with Section V.A.14 (Restrictions on Developer Reimbursements).

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #3) dated June 20, 2023.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4) dated August 22, 2023.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #5) dated November 14, 2023.

These Resolutions are attached hereto as **Exhibit D**.

7. Any other information deemed relevant by the Town Manager.

None requested.

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

The Districts did not make any boundary changes in 2023.

2. Intergovernmental Agreements entered into or terminated.

The District did not enter into any intergovernmental agreements in the report year.

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

The Districts have not adopted rules and regulations to date.

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

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

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

All improvements that are considered 100% public within the Town of Windsor ROW are completed and under acceptance with the Town. This includes all sanitary, water, storm, curb/gutter, sidewalk, and roadways. Items that are considered "private" by the Town of Windsor (Metro District Improvements) i.e. landscaping, irrigation, non-potable irrigation and trails, are approximately 85% complete.

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

Everything within the ROW has been conveyed and/or dedicated to the Town of Windsor. The park and non-potable pumphouse have been conveyed to the Metro District.

7. The final assessed valuation of the Districts as of December 31st of the reporting year.

See response to Question 4, above.

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

A copy of the 2024 Budget is attached hereto as **Exhibit B**.

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

See response to Question 2, above.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.

There was no notice of any uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any debt instrument of which we are aware.

11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.

There was no inability of the Districts to pay their obligations as they came due, in accordance with the terms of any such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A
2023 Audit Exemption Applications

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, 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 \$750,000 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).

Any preparer of an Application for Exemption from Audit-SHORT FORM must be a person skilled in governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

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 BUDGETARY BASIS

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 SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT:

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- Has the preparer signed the application?
- 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?
- 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?
If yes, have you read and understand the new Electronic Signature Policy? See [Click Here](#) new policy ->
- 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.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
- If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Checkout our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more! See the link below.

[Click here to go to the portal](#)

FILING METHODS

Register and submit your Applications at our web portal! For faster processing the web portal is the preferred method for submission

WEB PORTAL: <https://apps.leg.co.gov/osa/lg>

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.

QUESTIONS? Email: osa.lg@coleg.gov OR Phone: 303-869-3000

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 the Cash or 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.

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Prairie Song Metropolitan District No 3
c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Brendan Campbell
970-669-3611
Brendanc@pcgi.com

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

CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:	Brendan Campbell
TITLE	District Accountant
FIRM NAME (if applicable)	Pinnacle Consulting Group, Inc.
ADDRESS	550 W Eisenhower Blvd, Loveland, CO 80537
PHONE	970-669-3611

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED
	3/1/2024

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

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 143
2-2	Specific ownership	\$ 6
2-3	Sales and use	\$ -
2-4	Other (specify):	\$ -
2-5	Licenses and permits	\$ -
2-6	Intergovernmental: Grants	\$ -
2-7	Conservation Trust Funds (Lottery)	\$ -
2-8	Highway Users Tax Funds (HUTF)	\$ -
2-9	Other (specify):	\$ -
2-10	Charges for services	\$ -
2-11	Fines and forfeits	\$ -
2-12	Special assessments	\$ -
2-13	Investment income	\$ -
2-14	Charges for utility services	\$ -
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -
2-16	Lease proceeds	\$ -
2-17	Developer Advances received (should agree with line 4-4)	\$ -
2-18	Proceeds from sale of capital assets	\$ -
2-19	Fire and police pension	\$ -
2-20	Donations	\$ -
2-21	Other (specify):	\$ -
2-22		\$ -
2-23		\$ -
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 149

Please use this space to provide any necessary explanations

PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar
3-1	Administrative	\$ -
3-2	Salaries	\$ -
3-3	Payroll taxes	\$ -
3-4	Contract services	\$ 147
3-5	Employee benefits	\$ -
3-6	Insurance	\$ -
3-7	Accounting and legal fees	\$ -
3-8	Repair and maintenance	\$ -
3-9	Supplies	\$ -
3-10	Utilities and telephone	\$ -
3-11	Fire/Police	\$ -
3-12	Streets and highways	\$ -
3-13	Public health	\$ -
3-14	Capital outlay	\$ -
3-15	Utility operations	\$ -
3-16	Culture and recreation	\$ -
3-17	Debt service principal (should agree with Part 4)	\$ -
3-18	Debt service interest	\$ -
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -
3-20	Repayment of Developer Advance Interest	\$ -
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -
3-23	Other (specify): Treasurer Fees	\$ 2
3-24		\$ -
3-25		\$ -
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 149

Please use this space to provide any necessary explanations

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-1 Does the entity have outstanding debt? Yes No
 If Yes, please attach a copy of the entity's Debt Repayment Schedule.
- 4-2 Is the debt repayment schedule attached? If no, **MUST** explain below: Yes No

- 4-3 Is the entity current in its debt service payments? If no, **MUST** explain below: Yes No

Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-5 Does the entity have any authorized, but unissued, debt? Yes No
 If yes: How much? \$ 96,526,000.00
 Date the debt was authorized: 9/27/2021
- 4-6 Does the entity intend to issue debt within the next calendar year? Yes No
 If yes: How much? \$ -
- 4-7 Does the entity have debt that has been refinanced that it is still responsible for? Yes No
 If yes: What is the amount outstanding? \$ -
- 4-8 Does the entity have any lease agreements? Yes No
 If yes: What is being leased?
 What is the original date of the lease?
 Number of years of lease?
 Is the lease subject to annual appropriation? Yes No
 What are the annual lease payments? \$ -

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

PART 5 - CASH AND INVESTMENTS

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

Amount Total

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

Please answer the following questions by marking in the appropriate boxes

Yes No N/A

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

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

6-3 Complete the following capital & right-to-use assets table:

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

*must tie to prior year ending balance

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

PART 7 - PENSION INFORMATION

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

Yes No

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

If yes: Who administers the plan?

Indicate the contributions from:

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

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

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

PART 8 - BUDGET INFORMATION

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

Yes No N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 252

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, **MUST explain:**

PART 10 - GENERAL INFORMATION

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

Yes

No

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

If yes: **Date of formation:**

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

Operations & Maintenance, Covenant Enforcement, and Public Improvements

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

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

All services are provided by Prairie Song Metropolitan District No. 8

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

If yes: **Date Filed:**

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

If yes:

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

Bond Redemption mills

	-
General/Other mills	20.000
Total mills	20.000

General/Other mills

	20.000
Total mills	20.000

Total mills

	20.000
--	--------

Yes

No

N/A

10-7

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

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

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	Print Board Member's Name Patrick McMeekin	I <u>Patrick McMeekin</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Patrick McMeekin</u> Date: <u>3/12/2024 1:07:46:02</u> PDT My term Expires: <u>05/2027</u>
Board Member 2	Print Board Member's Name Landon Hoover	I <u>Landon Hoover</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Landon Hoover</u> Date: <u>3/18/2024 10:08:37:41</u> MDT My term Expires: <u>05/2027</u>
Board Member 3	Print Board Member's Name Jason Stansberry	I <u>Jason Stansberry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Jason Stansberry</u> Date: <u>3/18/2024 10:08:59:18</u> MDT My term Expires: <u>05/2025</u>
Board Member 4	Print Board Member's Name Kara Hoover	I <u>Kara Hoover</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Kara Hoover</u> Date: <u>3/16/2024 11:15:49:14</u> MDT My term Expires: <u>05/2025</u>
Board Member 5	Print Board Member's Name Mike Welty	I <u>Mike Welty</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Mike Welty</u> Date: <u>3/11/2024 10:51:52</u> MDT My term Expires: <u>05/2027</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the fiscal year ended _____, 20XX.

ADOPTED THIS ___ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

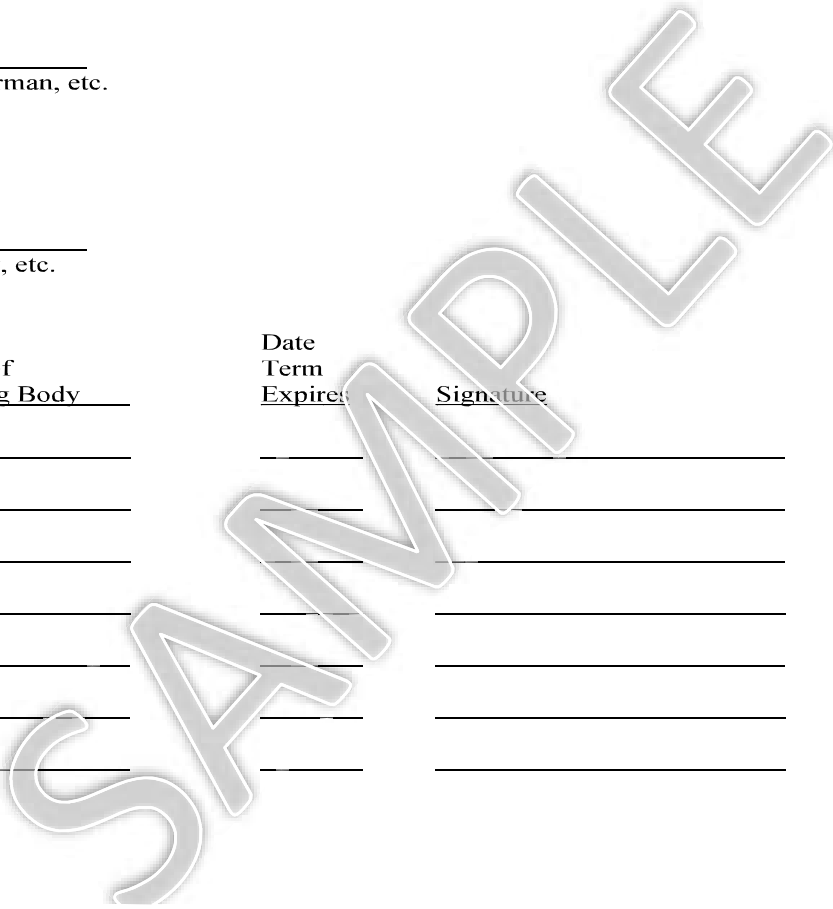
Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body _____

Date
Term
Expires _____

Signature _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, 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 \$750,000 in the year.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

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CHECKLIST

- Has the preparer signed the application?
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If yes, have you read and understand the new Electronic Signature Policy? See [Click Here](#) new policy ->
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- 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?
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FILING METHODS

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MAIL: Office of the State Auditor
Local Government Audit Division
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Denver, CO 80203

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IMPORTANT!

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Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or 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.

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Prairie Song Metropolitan District No 5
c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Brendan Campbell
970-669-3611
Brendanc@pcgi.com

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


CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Brendan Campbell
District Accountant
Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd, Loveland, CO 80537
970-669-3611

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED				
	3/1/2024				
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; padding: 2px;">GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small></th> <th style="width: 50%; padding: 2px;">PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small></th> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 374
2-2	Specific ownership	\$ 16
2-3	Sales and use	\$ -
2-4	Other (specify):	\$ -
2-5	Licenses and permits	\$ -
2-6	Intergovernmental: Grants	\$ -
2-7	Conservation Trust Funds (Lottery)	\$ -
2-8	Highway Users Tax Funds (HUTF)	\$ -
2-9	Other (specify):	\$ -
2-10	Charges for services	\$ -
2-11	Fines and forfeits	\$ -
2-12	Special assessments	\$ -
2-13	Investment income	\$ -
2-14	Charges for utility services	\$ -
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -
2-16	Lease proceeds	\$ -
2-17	Developer Advances received (should agree with line 4-4)	\$ -
2-18	Proceeds from sale of capital assets	\$ -
2-19	Fire and police pension	\$ -
2-20	Donations	\$ -
2-21	Other (specify):	\$ -
2-22		\$ -
2-23		\$ -
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 390

Please use this space to provide any necessary explanations

PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar
3-1	Administrative	\$ -
3-2	Salaries	\$ -
3-3	Payroll taxes	\$ -
3-4	Contract services	\$ 384
3-5	Employee benefits	\$ -
3-6	Insurance	\$ -
3-7	Accounting and legal fees	\$ -
3-8	Repair and maintenance	\$ -
3-9	Supplies	\$ -
3-10	Utilities and telephone	\$ -
3-11	Fire/Police	\$ -
3-12	Streets and highways	\$ -
3-13	Public health	\$ -
3-14	Capital outlay	\$ -
3-15	Utility operations	\$ -
3-16	Culture and recreation	\$ -
3-17	Debt service principal (should agree with Part 4)	\$ -
3-18	Debt service interest	\$ -
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -
3-20	Repayment of Developer Advance Interest	\$ -
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -
3-23	Other (specify): Treasurer Fees	\$ 6
3-24		\$ -
3-25		\$ -
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 390

Please use this space to provide any necessary explanations

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No		
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year		
	Outstanding at year-end				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

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

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

PART 5 - CASH AND INVESTMENTS

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

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

Please answer the following questions by marking in the appropriate boxes

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

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

6-3 Complete the following capital & right-to-use assets table:

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

*must tie to prior year ending balance

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

PART 7 - PENSION INFORMATION

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

Yes No

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

If yes: Who administers the plan?

Indicate the contributions from:

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

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

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

PART 8 - BUDGET INFORMATION

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

Yes No N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 496

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, **MUST explain:**

PART 10 - GENERAL INFORMATION

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

Yes

No

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

If yes: **Date of formation:**

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

Operations & Maintenance, Covenant Enforcement, and Public Improvements

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

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

All services are provided by Prairie Song Metropolitan District No. 8

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

If yes: **Date Filed:**

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

If yes:

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

Bond Redemption mills

	-
General/Other mills	20.000
Total mills	20.000

General/Other mills

	20.000
Total mills	20.000

Total mills

	20.000
--	--------

Yes

No

N/A

10-7

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

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

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	Print Board Member's Name Patrick McMeekin	I <u>Patrick McMeekin</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Patrick McMeekin</u> Signed: <u>Patrick McMeekin</u> Date: <u>3/12/2024 10:07:46:02 PDT</u> My term Expires: <u>05/2027</u>
Board Member 2	Print Board Member's Name Landon Hoover	I <u>Landon Hoover</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Landon Hoover</u> Signed: <u>Landon Hoover</u> Date: <u>3/18/2024 10:08:37:41 MDT</u> My term Expires: <u>05/2027</u>
Board Member 3	Print Board Member's Name Jason Stansberry	I <u>Jason Stansberry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Jason Stansberry</u> Signed: <u>Jason Stansberry</u> Date: <u>3/18/2024 10:08:59:18 MDT</u> My term Expires: <u>05/2025</u>
Board Member 4	Print Board Member's Name Kara Hoover	I <u>Kara Hoover</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Kara Hoover</u> Signed: <u>Kara Hoover</u> Date: <u>3/16/2024 11:15:49:14 MDT</u> My term Expires: <u>05/2025</u>
Board Member 5	Print Board Member's Name Mike Welty	I <u>Mike Welty</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed by: <u>Mike Welty</u> Signed: <u>Mike Welty</u> Date: <u>3/11/2024 11:10:51:52 MDT</u> My term Expires: <u>05/2027</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the fiscal year ended _____, 20XX.

ADOPTED THIS ___ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

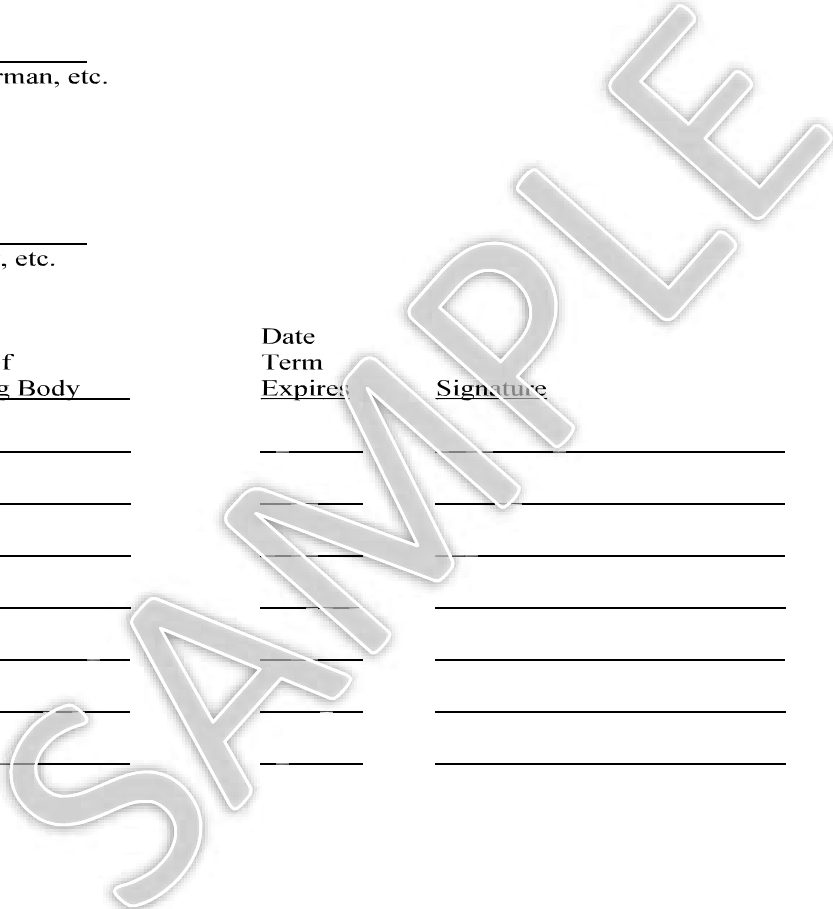
Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body _____

Date
Term
Expires _____

Signature _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, USE THE LONG FORM.

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MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.

QUESTIONS? Email: osa.lg@coleg.gov OR Phone: 303-869-3000

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APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Prairie Song Metropolitan District No 6
c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Brendan Campbell
970-669-3611
Brendanc@pcgi.com

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


CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Brendan Campbell
District Accountant
Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd, Loveland, CO 80537
970-669-3611

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED				
	3/1/2024				
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; padding: 2px;">GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small></th> <th style="width: 50%; padding: 2px;">PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small></th> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 723
2-2	Specific ownership	\$ 31
2-3	Sales and use	\$ -
2-4	Other (specify):	\$ -
2-5	Licenses and permits	\$ -
2-6	Intergovernmental: Grants	\$ -
2-7	Conservation Trust Funds (Lottery)	\$ -
2-8	Highway Users Tax Funds (HUTF)	\$ -
2-9	Other (specify):	\$ -
2-10	Charges for services	\$ -
2-11	Fines and forfeits	\$ -
2-12	Special assessments	\$ -
2-13	Investment income	\$ -
2-14	Charges for utility services	\$ -
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -
2-16	Lease proceeds	\$ -
2-17	Developer Advances received (should agree with line 4-4)	\$ -
2-18	Proceeds from sale of capital assets	\$ -
2-19	Fire and police pension	\$ -
2-20	Donations	\$ -
2-21	Other (specify):	\$ -
2-22		\$ -
2-23		\$ -
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 754

Please use this space to provide any necessary explanations

PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar
3-1	Administrative	\$ -
3-2	Salaries	\$ -
3-3	Payroll taxes	\$ -
3-4	Contract services	\$ 743
3-5	Employee benefits	\$ -
3-6	Insurance	\$ -
3-7	Accounting and legal fees	\$ -
3-8	Repair and maintenance	\$ -
3-9	Supplies	\$ -
3-10	Utilities and telephone	\$ -
3-11	Fire/Police	\$ -
3-12	Streets and highways	\$ -
3-13	Public health	\$ -
3-14	Capital outlay	\$ -
3-15	Utility operations	\$ -
3-16	Culture and recreation	\$ -
3-17	Debt service principal (should agree with Part 4)	\$ -
3-18	Debt service interest	\$ -
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -
3-20	Repayment of Developer Advance Interest	\$ -
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -
3-23	Other (specify): Treasurer Fees	\$ 11
3-24		\$ -
3-25		\$ -
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 754

Please use this space to provide any necessary explanations

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No		
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year		
	Outstanding at year-end				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

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

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

PART 5 - CASH AND INVESTMENTS

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

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

Please answer the following questions by marking in the appropriate boxes

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

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

6-3 Complete the following capital & right-to-use assets table:

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

*must tie to prior year ending balance

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

PART 7 - PENSION INFORMATION

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

Yes No

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

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

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

PART 8 - BUDGET INFORMATION

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

Yes No N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 866

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, **MUST explain:**

PART 10 - GENERAL INFORMATION

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

Yes

No

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

If yes: **Date of formation:**

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

Operations & Maintenance, Covenant Enforcement, and Public Improvements

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

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

All services are provided by Prairie Song Metropolitan District No. 8

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

If yes: **Date Filed:**

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

If yes:

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

Bond Redemption mills

	-
General/Other mills	20.000
Total mills	20.000

General/Other mills

	20.000
Total mills	20.000

Total mills

	20.000
--	--------

Yes

No

N/A

10-7

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

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

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	<p>Print Board Member's Name</p> <p>Patrick McMeekin</p>	<p>I <u>Patrick McMeekin</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Patrick McMeekin</u></p> <p>Date: <u>3/12/2024 10:07:46:02</u> PDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 2	<p>Print Board Member's Name</p> <p>Landon Hoover</p>	<p>I <u>Landon Hoover</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Landon Hoover</u></p> <p>Date: <u>3/18/2024 10:08:37:41</u> MDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 3	<p>Print Board Member's Name</p> <p>Jason Stansberry</p>	<p>I <u>Jason Stansberry</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Jason Stansberry</u></p> <p>Date: <u>3/18/2024 10:08:59:18</u> MDT</p> <p>My term Expires: <u>05/2025</u></p>
Board Member 4	<p>Print Board Member's Name</p> <p>Kara Hoover</p>	<p>I <u>Kara Hoover</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Kara Hoover</u></p> <p>Date: <u>3/16/2024 11:15:49:14</u> MDT</p> <p>My term Expires: <u>05/2025</u></p>
Board Member 5	<p>Print Board Member's Name</p> <p>Mike Welty</p>	<p>I <u>Mike Welty</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Mike Welty</u></p> <p>Date: <u>3/11/2024 11:10:51:52</u> MDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 6	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
Board Member 7	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the fiscal year ended _____, 20XX.

ADOPTED THIS ___ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

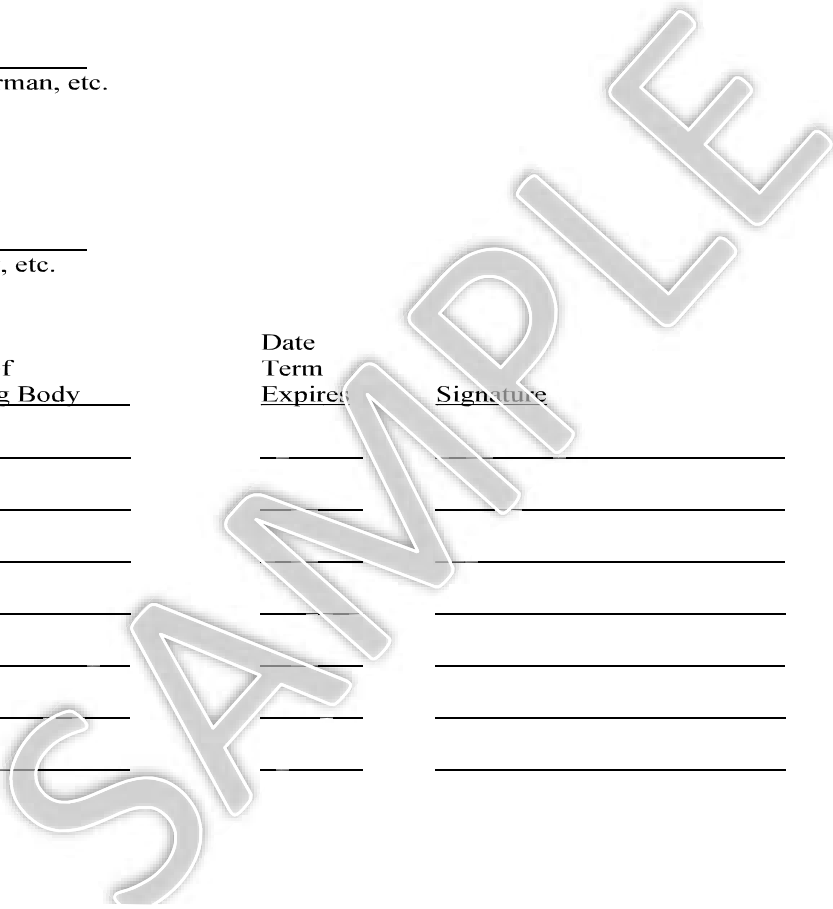
Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body _____

Date
Term
Expires _____

Signature _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, 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 \$750,000 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).

Any preparer of an Application for Exemption from Audit-SHORT FORM must be a person skilled in governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

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 BUDGETARY BASIS

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 SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT:

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- Has the preparer signed the application?
- 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?
- 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?
 - If yes, have you read and understand the new Electronic Signature Policy? See [Click Here](#) new policy ->
 - 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.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
- If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Checkout our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more! See the link below.

[Click here to go to the portal](#)

FILING METHODS

Register and submit your Applications at our web portal! For faster processing the web portal is the preferred method for submission

WEB PORTAL: <https://apps.leg.co.gov/osa/lq>

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.

QUESTIONS? Email: osa.lg@coleg.gov OR Phone: 303-869-3000

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 the Cash or 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.

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Prairie Song Metropolitan District No 9
c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Brendan Campbell
970-669-3611
Brendanc@pcgi.com

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

CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Brendan Campbell
District Accountant
Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd, Loveland, CO 80537
970-669-3611

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED
	3/1/2024

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

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 150
2-2	Specific ownership	\$ 6
2-3	Sales and use	\$ -
2-4	Other (specify):	\$ -
2-5	Licenses and permits	\$ -
2-6	Intergovernmental: Grants	\$ -
2-7	Conservation Trust Funds (Lottery)	\$ -
2-8	Highway Users Tax Funds (HUTF)	\$ -
2-9	Other (specify):	\$ -
2-10	Charges for services	\$ -
2-11	Fines and forfeits	\$ -
2-12	Special assessments	\$ -
2-13	Investment income	\$ -
2-14	Charges for utility services	\$ -
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -
2-16	Lease proceeds	\$ -
2-17	Developer Advances received (should agree with line 4-4)	\$ -
2-18	Proceeds from sale of capital assets	\$ -
2-19	Fire and police pension	\$ -
2-20	Donations	\$ -
2-21	Other (specify):	\$ -
2-22		\$ -
2-23		\$ -
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 156

Please use this space to provide any necessary explanations

PART 3 - EXPENDITURES/EXPENSES

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

Line#	Description	Round to nearest Dollar
3-1	Administrative	\$ -
3-2	Salaries	\$ -
3-3	Payroll taxes	\$ -
3-4	Contract services	\$ 154
3-5	Employee benefits	\$ -
3-6	Insurance	\$ -
3-7	Accounting and legal fees	\$ -
3-8	Repair and maintenance	\$ -
3-9	Supplies	\$ -
3-10	Utilities and telephone	\$ -
3-11	Fire/Police	\$ -
3-12	Streets and highways	\$ -
3-13	Public health	\$ -
3-14	Capital outlay	\$ -
3-15	Utility operations	\$ -
3-16	Culture and recreation	\$ -
3-17	Debt service principal (should agree with Part 4)	\$ -
3-18	Debt service interest	\$ -
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -
3-20	Repayment of Developer Advance Interest	\$ -
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -
3-23	Other (specify): Treasurer Fees	\$ 2
3-24		\$ -
3-25		\$ -
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 156

Please use this space to provide any necessary explanations

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-1 Does the entity have outstanding debt? Yes No
 If Yes, please attach a copy of the entity's Debt Repayment Schedule.
- 4-2 Is the debt repayment schedule attached? If no, **MUST** explain below: Yes No

- 4-3 Is the entity current in its debt service payments? If no, **MUST** explain below: Yes No

Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-5 Does the entity have any authorized, but unissued, debt? Yes No
 If yes: How much? \$ 96,526,000.00
 Date the debt was authorized: 9/27/2021
- 4-6 Does the entity intend to issue debt within the next calendar year? Yes No
 If yes: How much? \$ -
- 4-7 Does the entity have debt that has been refinanced that it is still responsible for? Yes No
 If yes: What is the amount outstanding? \$ -
- 4-8 Does the entity have any lease agreements? Yes No
 If yes: What is being leased?
 What is the original date of the lease?
 Number of years of lease?
 Is the lease subject to annual appropriation? Yes No
 What are the annual lease payments? \$ -

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

PART 5 - CASH AND INVESTMENTS

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

Amount Total

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

Please answer the following questions by marking in the appropriate boxes

Yes No N/A

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

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

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

Yes No

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

6-3 Complete the following capital & right-to-use assets table:

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

*must tie to prior year ending balance

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

PART 7 - PENSION INFORMATION

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

Yes No

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

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

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

PART 8 - BUDGET INFORMATION

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

Yes No N/A

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

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 259

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

Please answer the following question by marking in the appropriate box

Yes

No

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

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

If no, **MUST explain:**

PART 10 - GENERAL INFORMATION

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

Yes

No

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

If yes: **Date of formation:**

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

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

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

Operations & Maintenance, Covenant Enforcement, and Public Improvements

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

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

All services are provided by Prairie Song Metropolitan District No. 8

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

If yes: **Date Filed:**

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

If yes:

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

Bond Redemption mills

	-
General/Other mills	20.000
Total mills	20.000

General/Other mills

Total mills

Yes

No

N/A

10-7

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

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

PART 11 - GOVERNING BODY APPROVAL

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

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	<p>Print Board Member's Name</p> <p>Patrick McMeekin</p>	<p>I <u>Patrick McMeekin</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Patrick McMeekin</u></p> <p>Date: <u>3/12/2024 1:07:46:02</u> PDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 2	<p>Print Board Member's Name</p> <p>Landon Hoover</p>	<p>I <u>Landon Hoover</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Landon Hoover</u></p> <p>Date: <u>3/18/2024 1:08:37:41</u> MDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 3	<p>Print Board Member's Name</p> <p>Jason Stansberry</p>	<p>I <u>Jason Stansberry</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Jason Stansberry</u></p> <p>Date: <u>3/18/2024 1:08:59:18</u> MDT</p> <p>My term Expires: <u>05/2025</u></p>
Board Member 4	<p>Print Board Member's Name</p> <p>Kara Hoover</p>	<p>I <u>Kara Hoover</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Kara Hoover</u></p> <p>Date: <u>3/16/2024 1:15:49:14</u> MDT</p> <p>My term Expires: <u>05/2025</u></p>
Board Member 5	<p>Print Board Member's Name</p> <p>Mike Welty</p>	<p>I <u>Mike Welty</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed by: <u>Mike Welty</u></p> <p>Date: <u>3/13/2024 1:10:51:52</u> MDT</p> <p>My term Expires: <u>05/2027</u></p>
Board Member 6	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
Board Member 7	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the fiscal year ended _____, 20XX.

ADOPTED THIS ___ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body _____

Date
Term
Expires _____

Signature _____

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

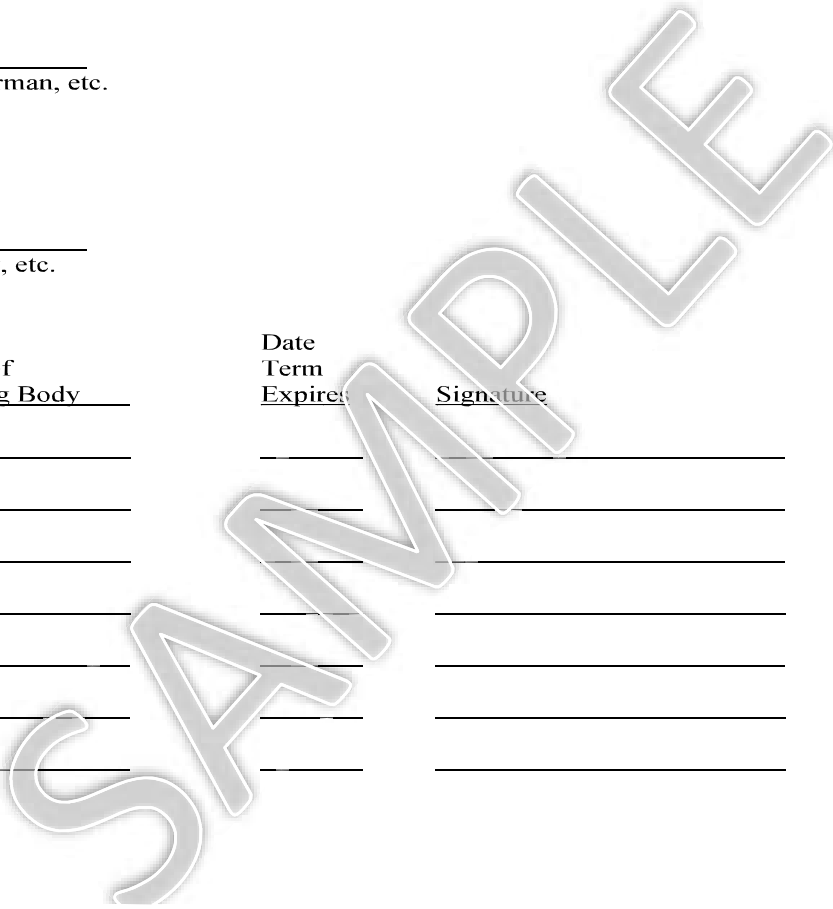


EXHIBIT B
2024 Budgets



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 3

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. Smith", is written over a horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

PRAIRIE SONG METROPOLITAN DISTRICT NO. 3				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ -	\$ 143	\$ 143	\$ 1,010
Specific Ownership Taxes	-	9	9	61
Interest & Other	-	100	-	100
Total Revenues	\$ -	\$ 252	\$ 152	\$ 1,171
Expenditures				
Payment for Services to No. 8	\$ -	\$ 149	\$ 149	\$ 1,051
Treasurer's Fees	-	3	3	20
Contingency	-	100	-	100
Total Operating Expenditures	\$ -	\$ 252	\$ 152	\$ 1,171
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	0.000	20.000	20.000	20.787
Total Mill Levy	0.000	20.000	20.000	20.787
Assessed Value	\$ 4,030	\$ 7,150	\$ 7,150	\$ 48,600
Property Tax Revenue				
Operating	-	143	143	1,010
Total Property Tax Revenue	\$ -	\$ 143	\$ 143	\$ 1,010

PRAIRIE SONG METROPOLITAN DISTRICT NO. 3
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District's certified 20.787 mills on a total assessed valuation of \$48,600, providing budgeted Property Taxes revenues in the amount of \$1,010, specific ownership tax revenues in the amount of \$61, and \$100 in interest and other income revenues. Total budgeted revenues are \$1,171.

Expenses

The District budgeted \$1,051 in service fees to be paid to District No. 8, \$20 in treasurer's fees, and \$100 in contingency. Total budgeted expenses are \$1,171.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1522 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 3

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,150
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$48,600
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$48,600
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$174,184
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** 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 f(3). C.R.S.	



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 4

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light gray horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

PRAIRIE SONG METROPOLITAN DISTRICT NO. 4				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes - O&M	\$ -	\$ 165	\$ 165	\$ 4,677
Specific Ownership Taxes - O&M	-	10	10	281
Interest & Other	-	100	-	500
Total Revenues	\$ -	\$ 275	\$ 175	\$ 5,457
Expenditures				
Payment for Services to No. 8 - O&M	\$ -	\$ 172	\$ 172	\$ 4,864
Treasurer's Fees	-	3	3	94
Contingency	-	100	-	500
Total Operating Expenditures	\$ -	\$ 275	\$ 175	\$ 5,457
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	1,905	-	-
Ending Fund Balance	\$ -	\$ 1,905	\$ -	\$ -
Mill Levy				
Operating	0.000	20.000	20.000	21.201
Total Mill Levy	0.000	20.000	20.000	21.201
Assessed Value	\$ 13,190	\$ 8,260	\$ 8,260	\$ 220,580
Property Tax Revenue				
Operating	-	165	165	4,677
Total Property Tax Revenue	\$ -	\$ 165	\$ 165	\$ 4,677

PRAIRIE SONG METROPOLITAN DISTRICT NO. 4				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Audited	Amended	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Capital Fee	\$ -	\$ 115,000	\$ 115,000	\$ 242,500
Service Fees District #5	-	-	-	22,416
Interest & Other	-	-	-	5,000
Total Revenues	\$ -	\$ 115,000	\$ 115,000	\$ 269,916
Expenditures				
Bond Interest	\$ -	\$ 115,000	\$ 115,000	\$ 260,916
Trustee Fees	6,000	4,000	4,000	4,000
Contingency	-	-	-	5,000
Total Expenditures	\$ 6,000	\$ 119,000	\$ 119,000	\$ 269,916
Revenues over/(under) Expend	\$ (6,000)	\$ (4,000)	\$ (4,000)	\$ -
Other Sources/(Uses) of Funds:				
Transfer from District No. 8	\$ -	\$ 7,500	\$ 4,000	\$ -
Net Other Sources/(Uses) of Funds	\$ -	\$ 7,500	\$ 4,000	\$ -
Rev over/(under) Exp after Other	\$ (6,000)	\$ 3,500	\$ -	\$ -
Beginning Fund Balance	6,000	-	-	-
Ending Fund Balance	\$ -	\$ 3,500	\$ -	\$ -

PRAIRIE SONG METROPOLITAN DISTRICT NO. 4				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL PROJECTS FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Capital Advances	\$ 458,982	\$ 13,729,498	\$ -	\$ -
Reimbursement Income	-	-	1,530,316	1,200,000
Interest & Other	65,366	2,500	13,000	-
Total Revenues	\$ 524,348	\$ 13,731,998	\$ 1,543,316	\$ 1,200,000
Expenditures				
Capital Outlay	\$ 18,304,349	\$ 17,945,360	\$ 1,543,316	\$ 1,200,000
Total Capital Expenditures	\$ 18,304,349	\$ 17,945,360	\$ 1,543,316	\$ 1,200,000
Revenues over/(under) Expend	\$(17,780,002)	\$ (4,213,362)	\$ -	\$ -
Beginning Fund Balance	17,780,002	4,213,362	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

PRAIRIE SONG METROPOLITAN DISTRICT NO. 4
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 4 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District certified 21.201 mills on a total assessed value of \$220,580 for property tax revenues in the amount of \$4,677, specific ownership taxes \$281, and interest and other income in the amount of \$500. Total budgeted revenues are \$5,457.

Expenses

The District budgeted \$4,864 in service fees to be paid to District No. 8, \$94 in treasurer's fees, and \$500 for contingency. Total budgeted expenses are \$5,457.

Debt Service Fund

Revenue

The District has budgeted \$242,500 in Capital Fees, \$5,000 in Interest and Other, and \$22,416 from service fee's from District 5.

Expenses

The District has budgeted a payment on the Series 2021 A3 bond interest in the amount of \$260,916, trustee fees amounting to \$4,000, and a contingency of \$5,000, with total expenditures budgeted at \$269,916.

Capital Projects Fund

The District's primary source of revenue is Reimbursement Income of \$1,200,000 to fund public infrastructure with capital outlay expenditures totaling \$1,200,000 with an ending fund balance of \$0.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1523 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 4

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,260
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$220,580
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$220,580
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,021,044
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** 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 f(3). C.R.S.	



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 5

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
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PRAIRIE SONG METROPOLITAN DISTRICT NO. 5				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes - O&M	\$ -	\$ 374	\$ 374	\$ 3,169
Specific Ownership Taxes - O&M	-	22	22	190
Property Taxes - Debt	-	-	-	21,554
Specific Ownership Taxes - Debt	-	-	-	1,293
Interest & Other	-	100	-	1,000
Total Revenues	\$ -	\$ 496	\$ 396	\$ 27,206
Expenditures				
Payment for Services to No. 8	\$ -	\$ 389	\$ 389	\$ 3,296
Payment for Services to No. 4 - Debt	-	-	-	22,416
Treasurer's Fees - O&M	-	7	7	63
Treasurer's Fees - Debt	-	-	-	431
Contingency	-	100	-	1,000
Total Operating Expenditures	\$ -	\$ 496	\$ 396	\$ 27,206
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	0.000	20.000	20.000	5.188
Debt Service	0.000	0.000	0.000	35.284
Total Mill Levy	0.000	20.000	20.000	40.472
Assessed Value	\$ 37,820	\$ 18,700	\$ 18,700	\$ 610,860
Property Tax Revenue				
Operating	-	374	374	3,169
Debt Service	-	-	-	21,554
Total Property Tax Revenue	\$ -	\$ 374	\$ 374	\$ 24,723

PRAIRIE SONG METROPOLITAN DISTRICT NO. 5
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 5 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District certified 40.472 mills on an assessed value of \$610,860 for property tax revenues of \$24,723, specific ownership tax revenues of \$1,483 and interest and other income of \$1,000 for total budgeted revenues of \$27,206.

Expenses

The District budgeted \$3,296 in service fees to be paid to District No. 8 for operations and maintenance, and \$22,416 in services fees to be paid to District No. 4 for payment on the 2021 A3 bonds. Additional expenditures are treasurer's fees in the amount of \$494, and \$1,000 in contingency. Total budgeted expenses are \$27,206.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1524 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 5

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$18,700
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$610,860
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$610,860
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$2,185,230
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** 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 f(3). C.R.S.	



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 6

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light gray horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

PRAIRIE SONG METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ -	\$ 723	\$ 723	\$ 8,601
Specific Ownership Taxes	-	43	43	516
Interest & Other	-	100	-	1,000
Total Revenues	\$ -	\$ 866	\$ 766	\$ 10,117
Expenditures				
Payment for Services to No. 8	\$ -	\$ 752	\$ 752	\$ 8,945
Treasurer's Fees	-	14	14	172
Contingency	-	100	-	1,000
Total Operating Expenditures	\$ -	\$ 866	\$ 766	\$ 10,117
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	0.000	20.000	20.000	21.266
Total Mill Levy	0.000	20.000	20.000	21.266
Assessed Value	\$ 4,210	\$ 36,140	\$ 36,140	\$ 404,450
Property Tax Revenue				
Operating	-	723	723	8,601
Total Property Tax Revenue	\$ -	\$ 723	\$ 723	\$ 8,601

PRAIRIE SONG METROPOLITAN DISTRICT NO. 6
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 6 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenues

The District certified 21.266 mills on an assessed value of \$404,450 for property tax revenues of \$8,601, specific ownership tax revenues of \$516, and \$1,000 in interest and other income. Total revenues are budgeted at \$10,117.

Expenses

The District budgeted \$8,945 in service fees to be paid to District No. 8 for operations and maintenance of the District, \$172 in treasurer's fees, and \$1,000 for contingency. Total budgeted expenses are \$10,117. *Revenue*

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1525 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 6

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$36,140
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$404,450
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$404,450
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$2,185,111
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(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.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** 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 f(3). C.R.S.</small>	



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 8

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
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www.PCGI.com

Serving our clients and community through excellent dependable service.

PRAIRIE SONG METROPOLITAN DISTRICT NO. 8				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Operating Advances	\$ 137,064	\$ 189,187	\$ 139,495	\$ 142,909
Property Taxes	-	10	10	10
Specific Ownership Taxes	-	1	1	1
Service Fees District #3	-	149	149	1,051
Service Fees District #4	-	172	172	4,864
Service Fees District #5	-	389	389	3,296
Service Fees District #6	-	752	752	8,945
Service Fees District #9	-	156	156	98
O&M Fees	-	-	-	75,000
ARC Review Fees	-	-	-	12,500
Property Transfer Fees	-	-	-	12,500
Other Income	-	100	20	100
Total Revenues	\$ 137,064	\$ 190,915	\$ 141,143	\$ 261,274
Expenditures				
Operations and Maintenance:				
Landscaping	\$ -	\$ 10,000	\$ -	\$ 10,000
Hardscapes	-	8,000	-	8,000
Storm Water Facilities	-	3,000	-	5,000
Annual Stormwater Fees	-	-	-	4,000
Non-Potable Facilities	-	-	-	6,500
Misc O&M	-	500	-	500
Repairs and Replacement	-	3,000	-	-
Facilities Management	-	8,500	1,260	13,500
Administration:				
Accounting and Finance	\$ 25,000	\$ 30,500	\$ 35,500	\$ 48,600
Audit	6,700	7,500	7,800	16,500
District Management	27,500	32,200	35,000	39,750
Election	2,892	2,500	3,439	-
District Engineer	-	2,500	-	2,500
Insurance	500	8,000	10,185	10,100
Legal	57,443	45,000	50,000	45,000
Office, Dues, Newsletters & Other	2,370	4,000	2,849	3,324
District Website	-	-	-	1,200
ARC Reviews	-	3,000	-	10,000
Constituent Communication	-	2,000	327	3,900
Covenant Enforcement	-	-	-	3,600
Property Transfer/Title/Dev Cert Admin	-	2,500	747	15,750
Treasurer's Fees	-	-	-	0
Transfer to District No. 4 - Trustee Fee	-	6,000	4,000	-
Contingency	-	10,000	-	10,000
Total Expenditures	\$ 122,405	\$ 188,700	\$ 151,107	\$ 257,725
Revenues Over/(Under) Expenditures	\$ 14,659	\$ 2,215	\$ (9,964)	\$ 3,549
Beginning Fund Balance	-	11,908	14,659	4,695
Ending Fund Balance	\$ 14,659	\$ 14,123	\$ 4,695	\$ 8,244
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	\$ 4,112	\$ 5,727	\$ 4,533	\$ 7,838
Unrestricted	10,547	8,396	162	406
TOTAL ENDING FUND BALANCE	\$ 14,659	\$ 14,123	\$ 4,695	\$ 8,244
Mill Levy				
Operating	0.000	20.000	20.000	20.450
Total Mill Levy	0.000	20.000	20.000	20.450
Assessed Value	\$ -	\$ 520	\$ 520	\$ 500
Property Tax Revenue				
Operating	-	10	10	10
Total Property Tax Revenue	\$ -	\$ 10	\$ 10	\$ 10

PRAIRIE SONG METROPOLITAN DISTRICT NO. 8				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL PROJECTS FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Capital Advances	\$ -	\$ -	\$ 1,496,011	\$ 15,012,000
Total Revenues	\$ -	\$ -	\$ 1,496,011	\$ 15,012,000
Expenditures				
Capital Acceptance	\$ -	\$ -	\$ 1,488,511	\$ 15,000,000
District Management	-	-	7,500	12,000
Total Capital Expenditures	\$ -	\$ -	\$ 1,496,011	\$ 15,012,000
Revenues over/(under) Expend	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

PRAIRIE SONG METROPOLITAN DISTRICT NO. 8				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
WATER ENTERPRISE FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Operating Advance	\$ -	\$ -	\$ -	\$ 94,275
Non-Pot Water Service Fee	-	-	-	10,375
Non-Pot Water Fee - One Time	-	-	-	20,750
Total Revenues	\$ -	\$ -	\$ -	\$ 125,400
Expenditures				
Water Rights Assessments	\$ -	\$ -	\$ -	\$ 1,900
Conveyence System	-	-	-	2,000
Facility Maintenance	-	-	-	5,500
Repairs & Replacements	-	-	-	2,000
Utilities	-	-	-	40,000
Water Quality Treatment	-	-	-	25,000
Water Reporting & Compliance	-	-	-	20,000
Equipment Monitoring	-	-	-	2,000
Delivery & Ditch expenses	-	-	-	15,000
Facility Management	-	-	-	12,000
Total Expenditures	\$ -	\$ -	\$ -	\$ 125,400
Revenues over/(under) Expend	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

PRAIRIE SONG METROPOLITAN DISTRICT NO. 8
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 8 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District's primary source of revenue is budgeted to be operating advances of \$142,909 to fund operations and administrative costs. Service fees are budgeted to be received from District 3 in the amount of \$1,051, District 4 in the amount of \$4,864, District 5 in the amount of \$3,296, District 6 in the amount of \$8,945, and District 9 in the amount of \$98. The District certified 20.450 mills on total assessed value of \$500 for property tax revenues of \$10 and specific ownership taxes \$1. The District has budgeted fee revenues amounting to \$100,000, and interest and other income in the amount of \$100. Total budgeted revenues are \$261,274.

Expenses

Primary expenses are \$48,600 for accounting, \$39,750 for district management and \$45,000 for legal. Total budgeted expenses are \$257,725.

Capital Fund

The District has budgeted \$15,012,000 in capital advances to support Capital Acceptance and the management of those acceptance amounting to \$15,012,000.

Water Enterprise Fund

The District has an operating advance budgeted in the amount of \$94,275, and non-potable water fees in the amount of \$31,125 for total revenues of \$125,400 to support the total expenditures amounting to \$125,400.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1747 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 8

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$520
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$500
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$500
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$994
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** 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 f(3). C.R.S.	



Management Budget Report

BOARD OF DIRECTORS
PRAIRIE SONG METROPOLITAN DISTRICT NO. 9

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023, and the actual historic information for the year ending December 31, 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
January 20, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

PRAIRIE SONG METROPOLITAN DISTRICT NO. 9				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ -	\$ 150	\$ 150	\$ 94
Specific Ownership Taxes	-	9	9	6
Interest & Other	-	100	-	100
Total Revenues	\$ -	\$ 259	\$ 159	\$ 200
Expenditures				
Payment for Services to No. 8	\$ -	\$ 156	\$ 156	\$ 98
Treasurer's Fees	-	3	3	2
Contingency	-	100	-	100
Total Operating Expenditures	\$ -	\$ 259	\$ 159	\$ 200
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	0.000	20.000	20.000	20.759
Total Mill Levy	0.000	20.000	20.000	20.759
Assessed Value	\$ -	\$ 7,480	\$ 7,480	\$ 4,540
Property Tax Revenue				
Operating	-	150	150	94
Total Property Tax Revenue	\$ -	\$ 150	\$ 150	\$ 94

PRAIRIE SONG METROPOLITAN DISTRICT NO. 9
2024 BUDGET MESSAGE

Prairie Song Metropolitan District No. 9 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a community located in the Town of Windsor, Colorado. The District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District certified 20.759 mills on an assessed value of \$4,540 for property tax revenues of \$94, specific ownership tax revenues of \$6, and interest and other income budgeted at \$100 for total revenues of \$200.

Expenses

The District budgeted \$98 in service fees to be paid to District No. 8 for operations and maintenance of the District, and \$2 in treasurer's fees. Total budgeted expenses are \$200.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1748 - PRAIRIE SONG METROPOLITAN DISTRICT NO. 9

IN WELD COUNTY ON 12/10/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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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 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,480
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$4,540
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$4,540
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
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.):	\$0.00

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$15,481
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** 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 f(3). C.R.S.	

EXHIBIT C
Reimbursement Agreements

INFRASTRUCTURE ACQUISITION AND REIMBURSEMENT AGREEMENT

This INFRASTRUCTURE ACQUISITION AND REIMBURSEMENT AGREEMENT (this “**Agreement**”) is made and entered into as of June 20, 2023, by and between PRAIRIE SONG METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and PRAIRIE SONG DEVELOPMENT, LLC, a Colorado limited liability company (“**PSDLLC**”). The District and PSDLLC are collectively referred to herein as the “**Parties**.”

RECITALS

WHEREAS, the District has been duly and validly organized as a quasi-municipal corporation and political subdivision of the State of Colorado, in accordance with the provisions of Article 1, Title 32, Colorado Revised Statutes (the “**Special District Act**”), with the power to provide certain public infrastructure, improvements, facilities and services (collectively, the “**Public Infrastructure**”), as described in the Special District Act, and as authorized in the Service Plan for the District (the “**Service Plan**”); and

WHEREAS, as used herein, the term Public Infrastructure shall include component units of a larger public works, that are substantially complete and fit for their intended purposes, whether or not yet placed in service; and WHEREAS, the District was organized to coordinate the acquisition, financing, construction, and installation of the Public Infrastructure in connection with development within the boundaries of the District (the “**Project**”); and

WHEREAS, the District and Prairie Song Metropolitan District Nos. 3, 4, 5, 6, and 9 entered that certain District Coordinating Services Agreement dated as of June 30, 2022 (the “**Coordinating Agreement**”); and

WHEREAS, pursuant to the Coordinating Agreement, the District acts as the “Coordinating District” and Prairie Song Metropolitan District Nos. 3, 4, 5, 6, and 9 act as “Financing Districts”; and

WHEREAS, pursuant to the Coordinating Agreement, the District, as the Coordinating District, will own, operate, and maintain all Public Infrastructure within the boundaries of Prairie Song Metropolitan District Nos. 3, 4, 5, 6, 8, and 9 that are not otherwise dedicated or conveyed to the Town of Windsor, Weld County, another public entity, or are not otherwise owned, operated, and maintained by the Prairie Song Metropolitan District Nos. 3, 4, 5, 6, and 9; and

WHEREAS, in accordance with the Special District Act and the Service Plan, the District has the power to manage, control, and supervise the affairs of the District, including the acquisition, financing, construction, and installation of the Public Infrastructure; and

WHEREAS, pursuant to § 32-1-1001(1)(d)(I), C.R.S., the District is permitted to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, the District's electoral authorization described herein permits the execution and performance of this Agreement by the Districts and

WHEREAS, the District is presently without sufficient funds to provide the Public Infrastructure in a timely manner to support the Project; and

WHEREAS, the District has determined that a delay in the provision of the Public Infrastructure will impair the successful development of the Project; and

WHEREAS, PSDLLC has incurred may in the future incur costs related to the acquisition, financing, construction, and installation of Public Infrastructure that may be lawfully funded by the District under the Special District Act and the Service Plan (the "**District Eligible Costs**"); and

WHEREAS, the Parties desire to establish the terms and conditions for the acquisition of certain Public Infrastructure constructed or caused to be constructed by PSDLLC to be owned by the District or other governmental entity, and the reimbursement of Certified District Eligible Costs (as defined herein); and

WHEREAS, the Public Infrastructure will benefit the public, is in the public interest, and will contribute to the health, safety and welfare of the public; and

WHEREAS, the District does not intend to direct the design or construction of any Public Infrastructure by way of this Agreement; and

WHEREAS, as of the date of this Agreement the exact scope of the Public Infrastructure which may be acquired or reimbursed by the District is unknown and this Agreement shall establish a process by which the District Eligible Costs shall be certified for reimbursement and, as applicable, the District shall acquire portions of the Public Infrastructure; and

WHEREAS, the Parties do not intend hereby to enter into a public works contract as defined in § 24-91-103.5(1)(b), C.R.S.; and

WHEREAS, the Parties do not intend hereby to enter into a contract for work or materials in accordance with § 32-1-1001(1)(d)(I), C.R.S.; and

WHEREAS, accordingly, the Board of Directors of the District (the "**Board**") has determined that the best interests of the District, its taxpayers, residents, and the general public, would be served by entering into this Agreement; and

WHEREAS, the Parties have authorized their respective officers to execute this Agreement and to take all other actions necessary and desirable to effectuate the purposes of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

COVENANTS AND AGREEMENTS

1. Incorporation of Recitals. The above recitals are hereby incorporated into this Resolution as if fully set forth herein.

2. Purpose of Agreement. This Agreement establishes the terms and conditions for (1) the certification and reimbursement of District Eligible Costs for Public Infrastructure that is dedicated to other governmental entities or acquired by the District; and (2) additional requirements for the acquisition of certain Public Infrastructure financed and constructed or caused to be constructed by PSDLLC that is to be owned by the District, and the reimbursement of Certified District Eligible Costs incurred by PSDLLC. The District has determined that this Agreement serves a public use and is in furtherance of the purposes for which the District was organized.

3. Categories of District Eligible Costs. Subject to the certification procedures and other terms of this Agreement set forth herein, PSDLLC may be reimbursed for the following categories of District Eligible Costs:

a. Costs related to Public Infrastructure which is to be conveyed to another governmental entity with final, preliminary, or conditional acceptance by the applicable governmental entity;

b. Costs related to Public Infrastructure which is to be conveyed to another governmental entity without final, preliminary, or conditional acceptance by the applicable governmental entity;

c. Costs related to Public Infrastructure which is to be owned, operated, and maintained by The District (“**District Infrastructure**”); and

d. Funds advanced to or on behalf of the Districts to finance the construction of Public Infrastructure (the “**Payment Advances**”).

4. Documentation Required for Reimbursement of District Eligible Costs. PSDLLC shall provide copies of all invoices or statements for District Eligible Costs and evidence of payment thereof, as well as the applicable documentation listed on **Exhibit A - Schedule 1**, attached hereto and incorporated herein by reference, and any other documentation reasonably required by the District Engineer to substantiate the District Eligible Costs.

5. Process for Certification of District Eligible Costs Attributable to Public Infrastructure Not To Be Conveyed to the District.

a. PSDLLC shall complete and submit to the District an “Application for Acceptance of District Eligible Costs” in the form attached hereto as **Exhibit A** and provide the documentation required under Section 3 above.

b. The District has engaged a professional engineer licensed in the State of Colorado and independent of PSDLLC (the “**District Engineer**”) to review the invoices and other material presented to substantiate the District Eligible Costs proposed for reimbursement. The

District Engineer shall issue a written report certifying that, in the District Engineer's professional opinion, the District Eligible Costs are reasonable as compared to the costs for similar improvements or services in a substantially similar area as the District and are related to the provision of the Public Infrastructure (the "**Engineer's Cost Certification**"). To the extent the District Engineer determines that corrective work must be accomplished prior to issuance of the Engineer's Cost Certification, the District Engineer shall notify the Parties in writing of such matters, following which PSDLLC shall correct the same to the satisfaction of the District Engineer. PSDLLC shall have a reasonable opportunity to dispute the conclusions set forth in the Engineer's Cost Certification (and/or any written determination concerning the need for corrective matters), and the Parties shall attempt to resolve any such dispute in good faith. In the event the Parties are not able to resolve such disputes within 30 days of the date of the Engineer's Cost Certification, the Parties shall submit the dispute to an independent engineering firm mutually agreeable to the Parties (the "**Third-Party Engineer**"), whose findings shall be binding on the Parties. The fees and expenses of the Third-Party Engineer shall be split equally between the Districts and PSDLLC, unless otherwise agreed.

c. The Districts have engaged an accountant, who is independent of PSDLLC and licensed in Colorado (the "**District Accountant**"), to review the Engineer's Cost Certification, invoices, and other material presented to substantiate the District Eligible Costs. The District Accountant shall issue a written report in form and substance reasonably acceptable to the Districts declaring the total amount of District Eligible Costs proposed for reimbursement and verifying that, in the District Accountant's professional opinion, reimbursement for any accounting and legal fees that are the subject of the reimbursement, are reasonable and related to the Public Infrastructure (the "**Accountant's Cost Certification**"). PSDLLC shall have a reasonable opportunity to dispute the conclusions set forth in the Accountant's Cost Certification, and the Parties shall attempt to resolve any such dispute in good faith. In the event the Parties are not able to resolve such disputes within 30 days of the date of the Accountant's Cost Certification, the Parties shall submit the dispute to an independent accounting firm mutually agreeable to the Parties (the "**Third-Party Accountant**"), whose findings shall be binding on the Parties. The fees and expenses of the Third-Party Accountant shall be split equally between the Districts and PSDLLC.

6. Process for Acquisition of District Infrastructure. Upon substantial completion of the District Infrastructure or a distinct component thereof, PSDLLC shall complete and submit an "Application for Acquisition of District Infrastructure" in the form attached hereto as **Exhibit B** to the Districts. An Application for Acquisition of District Infrastructure shall not be considered complete unless it includes all required documentation listed on **Exhibit B – Schedule 1**. Subsequent to receipt of the complete Application for Acquisition of District Infrastructure, the Parties shall follow these procedures:

a. Within 30 days of the submission of a complete Application for Acquisition of District Infrastructure, unless the Parties mutually agree to extend the deadline, the District Engineer and PSDLLC, or its representative, shall jointly inspect the District Infrastructure (the "**Inspection**").

b. Within 14 days after the Inspection, unless the Parties mutually agree to extend the deadline, the District Engineer shall notify the District in writing of the District

Engineer's findings from the Inspection (the "**District Inspection Report**") and provide a copy of the District Inspection Report to PSDLLC.

c. If any defective work is identified during the Inspection, the District Engineer will prepare a punch list of items requiring remedial action to correct any defective work and include the same in the District Inspection Report. Such corrective work will be performed by PSDLLC within 60 days of the issuance of the District Inspection Report. Within 30 days after the corrective work has been completed, the District Engineer and PSDL shall jointly inspect the District Infrastructure that was found to be defective, and the District Engineer shall provide an updated District Inspection Report for the District Infrastructure.

d. Upon completion of the Inspection and any required corrective work, the District Engineer shall issue a written certification that: (i) the District Infrastructure has been inspected for compliance with the approved construction plans; (ii) the District Infrastructure has been constructed substantially in accordance with the construction plans and any applicable construction standards; (iii) the District Infrastructure is fit for its intended purpose; and (iv) the District Engineer recommends acquisition of the District Infrastructure (the "**Engineer Acquisition Certification**"). The Districts and PSDLLC agree and acknowledge that, in the event that the District Engineer determines that the District Infrastructure, or a component thereof, was completed in a manner that makes direct inspection of such District Infrastructure by the District Engineer impossible or infeasible, then PSDLLC shall be required to provide a certification addressed to the District from an engineer or other appropriate design professional, licensed in Colorado, stating that the District Infrastructure, or applicable component thereof, 1) has been inspected for compliance with approved designs, plans and construction standards; 2) has been constructed substantially in accordance with the approved designs, plans and construction standards; and 3) is fit for its intended purpose (the "**Design Engineer's Certification**"). The District Engineer may rely upon the Design Engineer's Certification in providing the Engineer Acquisition Certification.

e. Acquisition of District Infrastructure. Not later than 45 days following receipt of the Engineer Acquisition Certification, unless the Parties mutually agree to extend the deadline, the District shall acquire the District Infrastructure by adopting a resolution declaring satisfaction of the conditions to acquisition as set forth in this Agreement, subject to any variances or waivers which the District may allow in its sole and absolute discretion, and with any reasonable conditions the District may specify (the "**Acquisition Resolution**"). The District shall not arbitrarily, capriciously, or unreasonably withhold, condition, or delay acquisition of the District Infrastructure.

7. Acceptance Resolution. Unless otherwise agreed to by the Parties, within 45 days following receipt of a satisfactory Application for Acceptance of District Eligible Costs, Engineer's Cost Certification, and Accountant's Cost Certification, the District shall accept the District Eligible Costs by adopting a resolution declaring satisfaction of the conditions to acceptance as set forth in this Agreement, subject to any variances or waivers which the District may allow in its sole and absolute discretion, and with any reasonable conditions the District may specify (the "**Acceptance Resolution**").

8. Reimbursement of Certified District Eligible Costs.

a. The Parties agree that no payment or reimbursement shall be required under this Agreement unless and until the District has adopted an Acceptance Resolution for such District Eligible Costs. District Eligible Costs accepted under an Acceptance Resolution shall be deemed “**Certified Eligible Costs.**” Acceptance by the District of Certified District Eligible Costs does NOT guarantee that the District has or shall in the future have the financial ability to pay the Certified District Eligible Costs in part or in full. It is the intent of the Parties that PSDLLC be reimbursed Certified District Eligible Costs from ad valorem taxes, fees, or other legally available revenues of the District.

b. In the event that the District has not secured financing in an amount sufficient to reimburse PSDLLC under this Agreement by December 31, 2028, then as soon as possible thereafter, the District, at the request of PSDLLC shall exercise commercially reasonable efforts to issue a promissory note or other privately placed debt instrument to PSDLLC for the Certified District Eligible Costs which have not been previously reimbursed with the Proceeds (a “**Reimbursement Obligation**”).

c. Notwithstanding the foregoing, the District may, in its sole discretion, make payments to PSDLLC from available funds after the payment of the District’s annual debt service, operations, maintenance and administrative expenses, subject to any Service Plan limits, electoral authorization, or debt instrument restriction or condition.

d. The obligations of the District in this Agreement are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the District’s electoral authorization and Service Plan. The determination to issue Bonds is a legislative function of the Board and is subject to constitutional, statutory, and regulatory procedures.

9. Interest on Certified District Eligible Costs. With respect to any Certified District Eligible Costs, excluding Payment Advances, such Certified District Eligible Costs shall bear simple interest at a rate of Municipal Market Data (MMD) "AAA" General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv at www.tm3.com +400 bps per annum, adjusted annually, from the effective date of the related Acceptance Resolution. With respect to Payment Advances, simple interest shall be calculated as provided immediately above, but said interest shall begin to accrue on each Payment Advance from the date of deposit into the District’s account or from the date of direct payment by PSDLLC.

10. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party, after having given notice to the other Party and a 30-day period to cure said breach or default, shall be entitled to exercise all remedies available at law or in equity. In the event of any litigation, arbitration or other proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall obtain as part of its judgment or award its reasonable attorneys’ and expert witness fees and court costs.

11. Termination of Reimbursement Obligation.

a. Notwithstanding any provision herein to the contrary, the District's obligation to reimburse PSDLLC for any and all Certified District Eligible Costs shall terminate automatically and be of no further force or effect upon the occurrence of: (a) PSDLLC's voluntary dissolution, liquidation and winding up; (b) administrative dissolution (or other legal process not initiated by PSDLLC dissolving PSDLLC as a legal entity) that is not remedied or cured within 60 days or the effective date of such dissolution or other process; or (c) the initiation of bankruptcy, receivership or similar process or actions with regard to PSDLLC (whether voluntary or involuntary). The termination of the District's reimbursement obligations set forth in this Section shall be absolute and binding upon PSDLLC and its successors and assigns. PSDLLC, by its execution of this Agreement, waives and releases any and all claims and rights, whether existing now or in the future, against the District relating to or arising out of the District's reimbursement obligations under this Agreement, in the event that any of the occurrences described in this Section occur.

b. Furthermore, the District's obligations under this Agreement shall terminate at the earlier of the repayment in full of the Certified District Eligible Costs or 30 years from the execution date hereof. After 30 years from the execution of this Agreement, the Parties hereby agree and acknowledge that any obligation of the District due and outstanding under this Agreement to reimburse PSDLLC, including accrued interest, is forgiven in its entirety, generally and unconditionally released, waived, acquitted and forever discharged, and shall be deemed a contribution to the District by PSDLLC and there shall be no further obligation of the District to pay or reimburse PSDLLC with respect to such amounts.

12. **Indemnification/Tax Exemption.** PSDLLC hereby agrees to indemnify and save harmless the District from all claims and/or causes of action, including but not limited to mechanic's liens, arising out of the performance of any act or the nonperformance of any obligation with respect to the Public Infrastructure provided by PSDLLC, any filings made by or on behalf of PSDLLC with the Internal Revenue Service in connection with this Agreement, and any challenges made by the Internal Revenue Service to the tax exempt nature of interest on monies paid to PSDLLC hereunder, and in that regard agrees to pay any and all costs incurred by the District as a result thereof, including settlement amounts, judgments and reasonable attorneys' fees. PSDLLC acknowledges that the District have not, by execution of this Agreement, made any representation as to the treatment of interest accrued on monies paid hereunder for purpose of federal or state income taxation.

13. Notices and Place for Payments. All notices, demands and communications (collectively, "**Notices**") under this Agreement shall be delivered or sent, addressed to the address of the intended recipient set forth below or such other address as a Party may designate by notice pursuant to this Section, by: (a) first class, registered or certified mail, postage prepaid, return receipt requested, (b) nationally recognized overnight carrier, or (c) sent by confirmed facsimile transmission or email. Notices shall be deemed given either one business day after delivery to the overnight carrier, three days after being mailed as provided in clause (a) or (b) above, or upon confirmed delivery as provided in clause (c) above.

To the District: Prairie Song Metropolitan District No. 8

c/o Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd.
Loveland CO, 80537
Attention: Andrew Kunkel
(970) 669-3611

With a Copy to: WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
Attn: Robert Rogers, Esq.
(303) 858-1800 (phone)
(303) 858-1801 (fax)

PSDLLC: Prairie Song Development, LLC
4801 Goodman Street
Timmath, CO 80547
Attention: Landon Hoover
(970) 286-3329 (phone)

14. Amendments. This Agreement may only be amended or modified by a writing executed by the Parties.

15. Severability. If any portion of this Agreement is declared by any court of competent jurisdiction to be illegal, void or unenforceable, such decision shall not affect the validity of any remaining portion of this Agreement, which shall remain in full force and effect. In addition, in lieu of such illegal, void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

16. Governing Law/Venue. This Agreement and all claims or controversies arising out of or relating to this Agreement shall be governed and construed in accordance with the law of the State of Colorado, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado. Venue for all actions arising from this Agreement shall be in the District Court in and for the county in which the District is located.

17. Assignment. This Agreement may not be assigned by either Party and any attempt to do so shall be null and void.

18. Authority. By execution hereof, the District and PSDLLC represent and warrant that their representative signing hereunder has full power and lawful authority to execute this Agreement and to bind the respective Party to the terms hereof.

19. Entire Agreement. This Agreement constitutes and represents the entire, integrated agreement between the Parties with respect to the matters set forth herein, and hereby supersedes any and all prior negotiations, representations, agreements or arrangements of any kind with respect to those matters, whether written or oral. This Agreement shall become effective upon the date set forth above.

20. Inurement. The terms of this Agreement shall be binding upon, and inure to the benefit of the Parties as well as their respective successors and permitted assigns.

21. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S.

22. Negotiated Provisions. This Agreement shall not be construed more strictly against one Party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the Parties, it being acknowledged that each Party has contributed substantially and materially to the preparation of this Agreement.

23. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Parties any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Parties shall be for the sole and exclusive benefit of the Parties.

24. Counterpart Execution. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

DISTRICT:
PRAIRIE SONG METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Patrick McMeekin
Officer of the District

Attest:

By: Jason Stansberry
Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

By: Eve Velasco
General Counsel to the District

PSDLLC:
PRAIRIE SONG DEVELOPMENT, LLC, a Colorado limited liability company

By: Patrick McMeekin
Patrick McMeekin
Printed Name
President
Title

EXHIBIT A**Application for Acceptance of District Eligible Costs****Applicant Name:** _____**Applicant Address:** _____**State:** _____ **Zip:** _____ **Daytime Phone #:** _____**Alt. Phone / Cell:** _____**Email:** _____**Please complete the table below and attach the materials specified in Schedule 1 hereto:**

Category	Entity that will own, operate, and/or maintain Public Infrastructure	Final, preliminary, or conditional acceptance by the applicable governmental entity (Yes/No)	Proposed District Eligible Costs
Street			
Parks and Recreation			
Water			
Sanitation/Storm Sewer			
Transportation			
Mosquito			
Safety Protection			
Fire Protection			
Television Relay and Translation			
Security			

By its signature below, the Applicant certifies that this Application for Acceptance of District Eligible Costs and all documents submitted in support of this application are true and correct, that the Applicant is authorized to sign this application, and that the costs submitted for reimbursement herein qualify as District Eligible Costs in accordance with the Infrastructure Acquisition and Reimbursement Agreement.

Signature: _____**Date:** _____

Exhibit A - Schedule 1

A. Requirements applicable to Public Infrastructure which is to be conveyed to another governmental entity WITH final, preliminary, or conditional acceptance by the applicable governmental entity:

1. Contracts and approved change orders;
2. Copies of all invoices, statements, and evidence of payment thereof equal to the proposed District Eligible Costs;
3. A letter or other documentation from the governmental entity to which the Public Infrastructure is being dedicated evidencing the governmental entity's *final, preliminary, or conditional* acceptance of such Public Infrastructure;
4. Such information as the District Engineer and District Accountant may determine is necessary to provide the certifications set forth in Section 4 of the Infrastructure Acquisition and Project Fund Disbursement Agreement.

B. Requirements applicable to Public Infrastructure which is to be conveyed to another governmental entity WITHOUT final, preliminary or conditional acceptance by the applicable governmental entity:

1. Contracts and approved change orders;
2. Copies of all invoices, statements, and evidence of payment thereof equal to the proposed District Eligible Costs;
3. A copy of the agreement between PSDLLC and the applicable governmental entity requiring the completion and final acceptance of such Public Infrastructure and the means by which such completion and final acceptance (including any corrective work or punch list items) are secured;
4. Receipt of an opinion from an engineer or other appropriate design professional stating that: (i) the Public Infrastructure, or applicable component thereof, has been inspected for compliance with approved construction drawings; (ii) that the Public Infrastructure, or applicable component thereof, has been substantially constructed in accordance with the construction drawings and; (iii) the Public Infrastructure is fit for its intended purpose;
5. Such information as the District Engineer and District Accountant may determine is necessary to provide the certifications set forth in Section 4 of the Infrastructure Acquisition and Project Fund Disbursement Agreement.

C. Requirements applicable to District Infrastructure:

1. Contracts and approved change orders;
2. Copies of all invoices, statements, and evidence of payment thereof equal to the proposed District Eligible Costs;
3. Receipt of an opinion from an engineer or other appropriate design professional stating that: (i) the Public Infrastructure has been inspected for compliance with approved construction drawings; (ii) that the Public Infrastructure has been substantially constructed in accordance with the construction drawings and; (iii) the Public Infrastructure is fit for its intended purpose;
4. Such information as the District Engineer and District Accountant may determine is necessary to provide the certifications set forth in Section 4 of the Infrastructure Acquisition and Project Fund Disbursement Agreement.

D. Requirements applicable to Payment Advances:

1. Copies of all invoices, statements, and evidence of payment thereof equal to the amount of Payment Advances made on behalf of the District to finance the construction of Public Infrastructure;
2. Evidence of the amount of Payment Advances made to the Districts to finance the construction of Public Infrastructure.

EXHIBIT B

Application for Acquisition of District Infrastructure

Applicant Name: _____

Applicant Address: _____

State: _____ **Zip:** _____ **Daytime Phone #:** _____

Alt. Phone / Cell: _____

Email: _____

Please attach the materials specified in Schedule 1 hereto:

By its signature below, the Applicant certifies that this Application for Acquisition of District Infrastructure and all documents submitted in support of this application are true and correct, that the Applicant is authorized to sign this application, and that the costs submitted for reimbursement herein qualify as District Eligible Costs in accordance with the Infrastructure Acquisition and Reimbursement Agreement.

Signature: _____

Date: _____

Exhibit B - Schedule 1

This documentation must be attached to the Application for Acquisition of District Infrastructure in order for the Application to be complete, unless waived by the District:

1. Contracts and approved change orders;
2. Copies of all invoices, statements, and evidence of payment thereof, including lien waivers from any suppliers and subcontractors.
 - a. In the alternative with respect to lien waivers, upon the request of PSDLLC, and subject to the District's agreement thereto (in its sole discretion), PSDLLC may provide an indemnification agreement in the form attached hereto as **Exhibit C** whereby PSDLLC agrees to indemnify the District for any mechanic or materialman's liens from suppliers and subcontractors;
3. A Warranty Agreement, substantially in the form attached hereto as **Exhibit D**, including an assignment of any warranties or guaranties;
4. Evidence that all real property interests necessary to permit the District's use and occupancy of the District Infrastructure have been granted, or, in the discretion of the District, assurances acceptable to the District that PSDLLC will execute or cause to be executed such instruments as shall satisfy this requirement;
5. If The District is to assume ownership of any real property, a Special Warranty Deed, substantially in the form in **Exhibit E**, attached hereto, conveying the real property free and clear of all liens, claims and other encumbrances, including real property taxes, except matters of record acceptable to The District.
6. An executed Bill of Sale for the Public Infrastructure, substantially in the form in **Exhibit F**, attached hereto; and
7. Approved construction drawing, plans, shop drawings and any applicable construction standards (collectively, the "**Construction Drawings**");
8. A complete set of digital record drawings of the Public Infrastructure which are certified by a professional engineer registered in the State of Colorado or a licensed land surveyor, showing accurate dimensions and location of all Public Infrastructure. Such drawings shall be in form and content reasonably acceptable to The District;
9. Approved landscape plan and certification by a landscape architect or engineer that all landscape improvements were installed in accordance with the approved landscape plan(s) (if applicable);
10. Any operation and maintenance manuals (if applicable);
11. Evidence that any underground facilities are electronically locatable (if applicable);

12. Test results for improvements conforming to industry standards (compaction test results, concrete tickets, hardscape test results, cut-sheets, etc.) (if applicable);
13. Pressure test results for any irrigation system (if applicable);
14. Such information as The District may require to insure the District Infrastructure;
and
15. Such information as The District may determine is necessary to acquire the District Infrastructure.

EXHIBIT C
FORM OF INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (the “**Agreement**”) is entered into _____, by and between PRAIRIE SONG METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and PRAIRIE SONG DEVELOPMENT, LLC, a Colorado limited liability company (“**PSDLLC**”) The District and PSDLLC are collectively referred to as the “**Parties**”.

RECITALS

WHEREAS, the District and PSDLLC entered into an Infrastructure Acquisition and Reimbursement Agreement dated [_____] (the “**Improvements Agreement**”); and

WHEREAS, PSDLLC has requested the District accept and acquire the improvements constructed by PSDLLC on Tracts [_____] of [_____] Subdivision recorded [_____] at Reception Number [_____] , County of Weld, State of Colorado as more particularly described on the attached **Exhibit A** (the “**Public Infrastructure**”); and

WHEREAS, pursuant to the Improvements Agreement, one condition precedent of the District’s acceptance of the Public Infrastructure is an Indemnification Agreement, whereby PSDLLC agrees to indemnify the District for any mechanic or materialman’s liens from suppliers and subcontractors for labor performed or materials used or furnished in the construction of the Public Infrastructure;

WHEREAS, the District and PSDLLC desire to enter into this Agreement whereby PSDLLC agrees to indemnify, defend, and hold harmless the District against any mechanics’ liens filed by contractors, subcontractors, material providers or suppliers that performed work on or provided materials for the Public Infrastructure.

NOW, THEREFORE, in consideration of the foregoing and the respective agreements of the Parties contained herein, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. PSDLLC Representations. PSDLLC, to induce the District to acquire the Public Infrastructure, does hereby make the following representations to the District, with full knowledge and intent that the District will rely thereon:

a. There are no judgments, claims, or lawsuits against PSDLLC in relation to the Public Infrastructure as of the date first set forth above;

b. All contractors, subcontractors, material providers and suppliers who furnished services, labor or materials in connection with the construction of the Public Infrastructure up to and through the date first set forth above have been paid; and

2. Indemnification. PSDLLC shall at all times indemnify, defend and hold the District and its directors, officers, managers, agents and employees harmless against any liability for claims

and/or liens for labor performed or materials used or furnished in the construction of the Public Infrastructure, including any costs and expenses incurred by the District in the defense of such claims and liens, reasonable attorneys' fees and any damages to the District resulting from such claims or liens. After written demand by the District, PSDLLC will immediately cause the effect of any suit or lien to be removed from the Public Infrastructure. In the event PSDLLC fails to do so, the District is authorized to use whatever means in its discretion it may deem appropriate to cause said lien or suit to be removed or dismissed, and the costs thereof, together with reasonable attorneys' fees, will be immediately due and payable by PSDLLC. In the event a suit on such claim or lien is brought, PSDLLC will, at the option of the District, defend the District in said suit at its own cost and expense, with counsel satisfactory to the District, and will pay and satisfy any such claim, lien, or judgment as may be established by the decision of the Court in such suit. PSDLLC may litigate any such lien or suit, provided PSDLLC causes the effect thereof to be removed promptly in advance from the Public Infrastructure. This indemnity coverage shall also cover the District's defense costs in the event that the District, in its sole discretion, elects to provide its own defense.

3. Governing Law/Disputes. This Agreement and all claims or controversies arising out of or relating to this Agreement shall be governed and construed in accordance with the law of the State of Colorado, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado. Venue for all actions arising from this Agreement shall be in the District Court in and for the county in which the District is located. The Parties expressly and irrevocably waive any objections or rights which may affect venue of any such action, including, but not limited to, forum non-conveniens or otherwise. At the District's request, PSDLLC shall carry on its duties and obligations under this Agreement during any legal proceedings until and unless this Agreement is otherwise terminated. In the event that it becomes necessary for either party to enforce the provisions of this Agreement or to obtain redress for the breach or violation of any of its provisions, whether by litigation, arbitration or other proceedings, the prevailing party shall recover from the other party all costs and expenses associated with such proceedings, including reasonable attorney's fees.

4. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S.

5. Severability. If any covenant, term, condition or provision of this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition or provision shall not affect any other provision contained herein, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

6. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Parties any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions,

or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Parties shall be for the sole and exclusive benefit of the Parties, it being expressly understood and agreed to by the Parties that there are no third party beneficiaries to this Agreement.

7. Electronic Storage and Execution. The Parties agree that the transactions described herein may be conducted and related documents may be signed and stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of electronically signed and stored documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law. Any electronic signature affixed to this Agreement or any amendments or consents thereto shall carry the full legal force and effect of any original, handwritten signature.

8. Counterpart Execution. This Agreement may be executed in counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

[Signature page follows.]

DISTRICT:
PRAIRIE SONG METROPOLITAN DISTRICT
NO. 8, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: DocuSigned by:
Patrick McMeekin

Officer of the District

Attest:

By: DocuSigned by:
Jason Stansberry

Secretary

APPROVED AS TO FORM:


WHITE BEAR ANKELE TANAKA & WALDRON

DocuSigned by:
Eve Velasco

General Counsel to the District

[District Signature Page]

PSDLLC:
PRAIRIE SONG DEVELOPMENT, LLC, a
Colorado limited liability company

By: 
4C7041E3C716429...
Patrick McMeekin
Printed Name

President
Title

[PSDLLC Signature Page]

EXHIBIT D

FORM OF WARRANTY AGREEMENT

(**[Insert District Infrastructure Descriptor]**)

This WARRANTY AGREEMENT (“**Agreement**”) is entered into to become effective as of the _____ day of _____, 202_ (the “**Effective Date**”), by and between PRAIRIE SONG DEVELOPMENT, LLC, a Colorado limited liability company (“**PSDLLC**”) and PRAIRIE SONG METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”). PSDLLC and the District are sometimes collectively referred to herein as the “**Parties**” or individually as a “**Party**.”

RECITALS

WHEREAS, PSDLLC has constructed certain public improvements described in **Exhibit A** (the “**District Infrastructure**”); and

WHEREAS, PSDLLC and the District entered into that certain Bill of Sale, dated _____, 202_, related to the Improvements; and

WHEREAS, on _____, 2022, the District and PSDLLC entered into that certain Infrastructure Acquisition and Project Fund Disbursement Agreement (the “**Acquisition Agreement**”), which provides that PSDLLC must provide the District with an executed Warranty Agreement, in form and substance acceptable to the District, along with PSDLLC’s Application for Acquisition; and

WHEREAS, the District and PSDLLC desire to state their intentions with regards to the warranty for the Improvements.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, PSDLLC and the District hereby agree as follows:

TERMS AND CONDITIONS

1. **WARRANTIES.** PSDLLC agrees to warrant and to make any repairs or changes reasonably required by the District to the District Infrastructure for a period of two years following the execution of this Agreement (the “**Warranty Period**”). PSDLLC further warrants to the District that the District Infrastructure are of good quality and new unless otherwise required or permitted, and materially conform to the design and construction plans therefor approved by the District or applicable governmental or quasi-governmental entity having authority thereover. District Infrastructure not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. Pursuant to Section 2.f. of the Acquisition

Agreement, PSDLLC agrees to enforce all warranties still in effect until such time that the District accepts ownership of the District Infrastructure, including warranties for materials, subcontractors and material suppliers. To the extent that such warranties are still in effect at the time that the District accepts ownership of the District Infrastructure in accordance with the Acquisition Agreement, PSDLLC agrees that such warranties, if assignable, will be assigned to the District. To the extent that such outstanding warranties are not legally assignable, PSDLLC hereby agrees to enforce such warranties on behalf of the District during the Warranty Period.

PSDLLC shall also maintain any Colorado Department of Public Health and Environment permits and all other permits relating to the District Infrastructure in its name until such permits are deactivated or otherwise satisfied and closed and shall maintain the area covered by the permit(s) to the satisfaction of the issuing jurisdiction and the District until such permits are deactivated or otherwise satisfied and closed.

2. INDEMNIFICATION. PSDLLC hereby represents that no liens or claims have been filed against the District Infrastructure, or if any such liens or claims are filed, agrees to resolve any claims at its expense and to indemnify and hold harmless the District, its successors, and assigns against all liabilities, losses and/or damages of any kind arising out of any liens, claims, demands, costs, judgments, and/or other expenses associated with any act or omission of PSDLLC related to the Improvements; the foregoing specifically includes, without limitation, attorneys' fees. To the extent known by PSDLLC, PSDLLC shall promptly report to the District any damage to or claims concerning the District Infrastructure.

3. DEFAULT. If either Party to this Agreement fails to perform in accordance with the terms, covenants and conditions of this Agreement, or is otherwise in default of any of the terms of this Agreement, after giving thirty (30) days written notice to the other Party of the alleged default, and upon said Party in default having failed to cure said breach within thirty (30) days, the other Party shall have the right to pursue any remedy available by law or in equity.

4. ASSIGNMENT. This Agreement, inclusive of any of the rights, obligations, duties and/or authority hereunder, may not be assigned, in whole or in part, by the District or PSDLLC without the prior, written consent of the other Party, which consent shall not be unreasonably withheld. Any assignment made in violation of this Section shall be immediately void and of no force or effect. Consent to one assignment shall not constitute consent to any subsequent assignment, nor shall it constitute a waiver of any right to consent to such subsequent assignment. For purposes of this Agreement, assignments shall include all delegations.

5. MODIFICATION. This Agreement may only be modified, amended or changed, in whole or in part, by way of a written agreement, executed by both Parties with the same formalities as this Agreement.

6. SEVERABILITY. If any clause or provision of this Agreement is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Agreement as a whole, but shall be severed herefrom, leaving the remaining Agreement intact and enforceable.

7. SURVIVING OBLIGATIONS. Unfulfilled obligations of the District or PSDLLC arising under this Agreement shall be deemed to survive any expiration, termination by court order, or other end to this Agreement. All such obligations shall be binding upon, and inure to the benefit of, the District or PSDLLC, or both as applicable, their respective successors, assigns, and legal substitutes.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

9. GOVERNMENTAL IMMUNITY. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, et seq., C.R.S.

10. NO THIRD PARTY BENEFICIARIES. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the Parties that any person other than Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

11. NOTICES. Any notice or communication required under this Agreement must be in writing, and may be given personally, sent via nationally recognized overnight carrier service, or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same will be deemed to have been given and received on the first to occur of: (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent; or (ii) three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight carrier service, a notice will be deemed to have been given and received on the first to occur of: (i) one business day after being deposited with a nationally recognized overnight air courier service; or (ii) delivery to the Party to whom it is addressed. Any Party hereto may at any time, by giving written notice to the other Party hereto as provided in this Section 12 of this Agreement, designate additional persons to whom notices or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given. Such notices or communications will be given to the Parties at their addresses set forth below:

To the District:	Prairie Song Metropolitan District No. 8 c/o White Bear Ankele Tanaka & Waldron 2154 East Commons Avenue, Suite 2000 Centennial, CO 80122 Attention: Robert G. Rogers 303-858-1800 rrogers@wbapc.com
------------------	--

To PSDLLC: Prairie Song Development, LLC
4801 Goodman Street
Timnath, CO 80547
Attention: Landon Hoover
(970) 286-3329 (phone)
landon@hartfordco.com

12. PREVAILING PARTY. In the event of any litigation involving the District or PSDLLC concerning the subject matter of this Agreement, the prevailing Party in such litigation shall receive from the losing Party, in addition to the amount of any judgment or other award entered therein, all reasonable costs, expenses and attorneys' fees incurred by said prevailing Party during litigation.

13. NO WAIVER. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided in this Agreement, nor shall the waiver of any default be deemed a waiver of any subsequent default.

14. BINDING AGREEMENT. This Agreement shall inure to and be binding on the heirs, executors, administrators, successors, and assigns of the Parties hereto.


15. COUNTERPART EXECUTION. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

[Signature Pages Follow]

Entered into and executed as of the date first written above.

PSDLLC:

PRAIRIE SONG DEVELOPMENT, LLC, a
Colorado limited liability company

By:  _____
4C7041E3C716429...
Patrick McMeekin _____
Printed Name

President _____
Title

[PSDLLC Signature Page to Warranty Agreement]

DISTRICT:

PRAIRIE SONG METROPOLITAN DISTRICT
NO. 8, a quasi-municipal corporation and political
subdivision of the State of Colorado

DocuSigned by:
Patrick McMeekin
Officer of the District

ATTEST:

DocuSigned by:
Jason Stansberry
C5847A681F8C4EE...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
5582036FFC44E4
General Counsel to the District

[District Signature Page to Warranty Agreement]

EXHIBIT A to WARRANTY AGREEMENT

(District Infrastructure)

EXHIBIT E

FORM OF SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

PRAIRIE SONG DEVELOPMENT, LLC, a Colorado limited liability company (**Grantor**), whose legal address is 4801 Goodman Street, Timnath, CO 80547, for good and valuable consideration in hand paid, hereby sells and conveys to PRAIRIE SONG METROPOLITAN DISTRICT NO. 8, a quasi-municipal corporation and political subdivision of the State of Colorado (**Grantee**) whose address is c/o Pinnacle Consulting Group Inc., 550 W Eisenhower Blvd., Loveland, CO 80537, the real property in the County of Weld, State of Colorado that is legally described on **Exhibit A** attached hereto, with all its appurtenances, and warrants the title against all persons claiming under Grantor, subject to statutory exceptions.

Signed this 20 day of June, 2023.

GRANTOR:

PRAIRIE SONG DEVELOPMENT, LLC,
a Colorado limited liability company

DocuSigned by:
By: Patrick McMeekin
Name: Patrick McMeekin
Title: President

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, as _____ of Prairie Song Development, LLC.

Witness my hand and official seal.

My commission expires: _____.

Notary Public

EXHIBIT A TO SPECIAL WARRANTY DEED
(Legal Description)

EXHIBIT A TO BILL OF SALE
The District Infrastructure
([Description of District Infrastructure])

**ADDENDUM TO
INDEPENDENT CONTRACTOR AGREEMENT**

District Engineering Services

This ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “**Addendum**”) is entered into effective as of June 20, 2023, by and between MULBERRY METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and INDEPENDENT DISTRICT ENGINEERING SERVICES, LLC, a Colorado limited liability company (the “**Consultant**”). The District and the Consultant are referred to herein individually as a “**Party**” and collectively as the “**Parties.**”

WHEREAS, the Parties entered into an Independent Contractor Agreement for District Engineering Services, dated September 20, 2022 (the “**Agreement**”); and

WHEREAS, the Parties desire to add to the terms set forth in Exhibit A to the Agreement to incorporate additions and changes in the Scope of Services and Compensation Schedule.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

1. Replacement of Scope of Services and Compensation Schedule. The Parties hereby agree that the Scope of Services and Compensation Schedule set forth in Exhibit A of the Agreement shall be replaced in its entirety with the Scope of Services and Compensation Schedule set forth in Exhibit A, attached hereto and incorporated herein by this reference.
2. Prior Provisions Effective. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. Counterpart Execution. This Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Addendum on the date first above written.

DISTRICT:
MULBERRY METROPOLITAN DISTRICT
NO. 1, a quasi-municipal corporation and
political subdivision of the State of Colorado

DocuSigned by:
Patrick McMeekin

Officer of the District

ATTEST:

DocuSigned by:
Jason Stansberry

C5847A681F8C4EE...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco

General Counsel for the District

CONSULTANT:
INDEPENDENT DISTRICT ENGINEERING
SERVICES, LLC, a Colorado limited liability
company

DocuSigned by:
Barrett Marrocco

08A8E090C241405...
Barrett Marrocco

Printed Name
Director

Title

Exhibit A

MULBERRY METROPOLITAN DISTRICT NOS. 1 & 2 PROFESSIONAL SERVICES AGREEMENT TASK ORDER

AGREEMENT TITLE Independent Contractor Agreement – District Engineering Services

AGREEMENT NO. 01 **AGREEMENT DATE** 09/29/22 **TASK ORDER NO.** 01

CONSULTANT Independent District Engineering Services, LLC

TASK ORDER NAME Mulberry Metropolitan District Nos. 1 & 2 Oversight Services Proposal

TASK ORDER DATE 06/20/23

BASIS OF COMPENSATION Time and Materials – Charge Rate Schedule

SCHEDULE As Required through 2023

AGREEMENT PRICE

Previously Approved Change Orders/Amendments/Task Orders \$ 75,000.00

Current Task Order Price \$ 50,000.00

Total Agreement Price \$ 125,000.00

AGREEMENT TERMS AND CONDITIONS

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Task Order constitutes written assurance by the Metro District that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

APPROVAL

Recommended by _____ Date _____

Approved by _____ Date _____

The undersigned agrees to the above terms and conditions:

Independent District Engineering Services, LLC
Consultant

Date

Authorized Agent

Director
Title



Independent District Engineering Services LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

June 12, 2023

Mulberry Metropolitan District Nos. 1 & 2 Board
c/o Robert Rogers
White Bear Ankele Tanaka & Waldron, P.C.
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

MULBERRY METROPOLITAN DISTRICT NOS. 1 & 2 OVERSIGHT SERVICES PROPOSAL

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide District Oversight Services for the Mulberry Metropolitan District Nos. 1 & 2 (District) in the City of Fort Collins, Colorado.

SCOPE OF SERVICES

Project Administration and Coordination – IDES can maintain District project files, issues tracking lists, meeting minutes, agreement and contract files, plan files, schedules, and other program administration activities as need to support the project. IDES can provide project coordination with consultants, local agencies, traffic control, utilities, power companies and other public utilities, residents and other entities as required

Invoice Creation Assistance – This task includes helping the construction manager set up pay applications so that costs can easily be tracked between District eligible and Developer costs. IDES will review the current invoice format of the consultants and contractors and make recommendations for future invoices to track District eligible and Developer costs.

Pay Application Review – IDES can meet with the construction manager once a month on the project site to see the progress of construction and to review invoices and pay applications. A monthly (or other period as desired) site inspection and Infrastructure Acquisition Report will be submitted to the District.

Consultant Selection – IDES can develop scope of services, conduct request for proposal processes and provide recommendations to the District to select consultants to provide services to complete the project. IDES can prepare agreements and task orders for review and approval by the District.

Cost Certification – IDES will review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements. The District will plan to provide the following documentation for completed, designed or administrative elements of the project associated with reimbursements:

- Service Plan
- Project Plans
- Plat or Exhibit showing District Tract Ownership and Easements
- ACAD Base Files for Exhibit Development (IDES can coordinate with DOR for this info)
- Other Legal Documents impacting reimbursements or eligibility of improvements
- Accountant Spreadsheets and other accounting tracking information
- Invoices and proofs of payments
- Any additional documentation of services provided and or fees paid that the Client believes would be a District eligible cost.
- Developer/District Reimbursement Agreements
- Developer/Local Jurisdiction Subdivision Improvement Agreements
- Other as may be requested or needed
- Contact for District Representative
- Contact for Developer Representative

Based on the information provided, IDES will prepare a cost certification of District eligible improvements and expenditures. Invoices will be reviewed for reasonableness and District eligibility. This information will be used to prepare an Engineer's report for cost certification, which will include an exhibit showing the areas on site where improvement costs

have been certified. The report will be prepared and signed by a Professional Engineer and will contain all necessary information to satisfy the requirements of the District Service Plan.

IDES will perform site visits as needed and participate in meetings and conference calls as needed to complete this report. IDES can also host a kick-off meeting to discuss the documentation requested to ensure the process is efficient.

Aerial Photography – IDES will provide aerial shots unless site is in a restricted airspace per FAA regulations.

Meetings – IDES can participate in project meetings as necessary. Meetings may include District Board meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with project stakeholders as required or requested.

Additional Services – Additional services that are not included in this proposal but can be provided under a separate proposal if desired are listed as an attachment.

FEE

IDES proposes to perform Services on a Time and Materials Basis in accordance with the Charge Rate Schedule below. We will provide services to the District as requested and bill only for the actual time required to complete the services. Based on our experience, a Not to Exceed amount of \$50,000.00 should allocate the funds required for the tasks, and any excess funds may be used for additional services.

CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that IDES is authorized perform a task authorized under this scope of services at the direction of any individual board member.

Billing Rates:

The following Billing Rates shall apply for the Task Order:

Project Administrator	\$ 115.00 per hour
Senior Contract Administrator	\$ 145.00 per hour
Project Engineer	\$ 140.00 per hour
Project Engineer II	\$ 150.00 per hour
Project Manager	\$ 155.00 per hour
Project Manager II	\$ 165.00 per hour
Professional Engineer	\$ 175.00 per hour
Senior Project Manager	\$ 180.00 per hour
District Engineer	\$ 190.00 per hour
Director	\$ 200.00 per hour

Reimbursable Expenses

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%
Subcontractor	at cost + 10%

If you have any comments or questions, please feel free to contact me. We appreciate the opportunity to submit this proposal.

Respectfully Submitted,
Independent District Engineering Services, LLC

Barrett Marrocco
Director

Attachment

IDES ADDITIONAL SERVICES

Constructability Reviews – IDES can provide review of plans for constructability and completeness to assist the District and/or the design engineer in determining more efficient or cost-effective alternatives. The work would likely involve plan reviews, site visits and investigations, meetings with the District, design engineer, local jurisdiction, and others, review of preliminary geotechnical report, phasing plans, and any other pertinent information to better qualify the design.

Project Cost Estimating and Control – Project cost estimating services may include updating of initial estimate, plan quantity and pay item take-offs and specialty cost estimates needed in support of various agreements, reporting requirements or other as-needed estimates. Special reports including cost share reimbursements, bonding agency reports and other specialized reports that can be produced as requested.

Project Scheduling Services – IDES may create an overall project schedule based on contractor's schedule and provide updates which can include entitlement, planning, design, construction that would reflect additions, deletions and deviations in the timing of all the associated activities. Specialized schedules can be provided when requested. Schedules would be formatted in Microsoft Project unless otherwise directed.

Construction Observation – IDES can provide construction observation for general compliance with the contract documents for all phases of construction activities. Information gained by construction observation can be compiled in periodic reports and used for construction administration activities. Reports with photos can be submitted and maintained electronically.

Construction Administration and Coordination – IDES can provide construction administration activities including partial pay request processing, submittal review coordination, change orders review, force account, permit management, project close-out, claim reviews, warranty issues and other tasks as necessary to provide project documentation. IDES can provide construction coordination activities including project coordination with stakeholders, monitor project scheduling, jurisdictional coordination, and other activities necessary to provide coordination. Assumptions include the same schedule as presented for the construction observation section.

District Compliance – IDES can provide necessary on-going Metro District support services including but not limited to, coordination with the District, District consultant, contractors, local jurisdictions, adjacent developers, utility companies and other project stakeholders, participate in the development and administration of various agreements with project stakeholders required for the project, provide needed information and coordination with the board's legal counsel and accountants for District reporting requirements. This can also include invoice and pay application review monthly, expenditure verification for the District board and reporting of facilities acquisitions to the District board monthly.

Consultant Administration – IDES can provide support services for the progress and completion of Consultants services, including contracting, review and processing of task orders, coordination concerning construction needs, and tracking of contracts and invoices.

Draw Reports – IDES will review the Improvement Agreement between the Constructing and Non-Constructing parties and confirm all parties are in compliance with their obligations. Prior to the Non-Constructing parties submitting their funds to the escrow, IDES will review the invoices, lien waivers, and all other conditions required by the Improvement Agreement have been met. Prior to confirming all requirements have been met, IDES will visit the project site to confirm that the expenditure requests are consistent with the status of construction in the field. IDES will then review all expenditures in a Cost Certification Report after the escrow payment has been made.

Dry Utility Coordination – IDES can provide the necessary coordination with dry utility companies including new service requests and meter service installations.

Evaluation and Recommendation of Existing Infrastructure – IDES can provide evaluation and make recommendations regarding existing deficiencies of infrastructure.

EXHIBIT D
Resolutions Regarding Acceptance of District Eligible Costs

**JOINT RESOLUTION
OF THE BOARD OF DIRECTORS OF
PRAIRIE SONG METROPOLITAN DISTRICT NOS. 4 AND 8**

**REGARDING ACCEPTANCE OF DISTRICT ELIGIBLE COSTS
PURSUANT TO INFRASTRUCTURE ACQUISITION AND PROJECT FUND
DISBURSEMENT AGREEMENT**

(Cost Certification Report #3)

WHEREAS, Prairie Song Metropolitan District No. 4 (“**District No. 4**”) and Prairie Song Metropolitan District No. 8 (“**District No. 8**” and together with District No. 4, the “**Districts**”), in the Town of Windsor, Weld County, State of Colorado, are each a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing as a metropolitan district under §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the Districts were formed, along with Prairie Song Metropolitan District Nos. 1, 2, 3, 5, 6, 7, and 9 (together with the Districts, the “**Prairie Song Districts**”), for the purpose of designing, acquiring, constructing, installing, maintaining and financing water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation, limited fire protection, and mosquito control, improvements, facilities and services within and without the boundaries of the Prairie Song Districts; subject to any limitations contained in the Service Plan for the Prairie Song Districts approved by the Windsor Town Board on September 27, 2021 (the “**Service Plan**”); and

WHEREAS, in accordance with § 32-1-1001(1)(f), C.R.S., the Districts have the power to acquire real and personal property, including rights and interests in property and easements necessary to its functions or operations; and

WHEREAS, Prairie Song Development, LLC (the “**Developer**”) and the Districts are parties to that certain Infrastructure Acquisition and Project Fund Disbursement Agreement dated as of October 18, 2022 (the “**Infrastructure Acquisition Agreement**”), which sets forth the procedures for documenting and certifying District Eligible Costs, as defined therein, that may be lawfully accepted by the District; and

WHEREAS, the Developer and the Districts are parties to that certain Agreement Regarding Project Fund Disbursements for Pump House and Prairie Song Park dated October 18, 2022 (the “**Pump House Agreement**” and together with the Infrastructure Acquisition Agreement, the “**Disbursement Agreements**”), which sets forth the procedure for documenting and certifying District Eligible Costs related to District Infrastructure, as defined therein, that may be lawfully accepted by the District; and

WHEREAS, the Developer has funded certain costs in furtherance of the construction of the Public Improvements for the benefit of the District (the “**District Eligible Costs**”), and District No. 4 has agreed to disburse funds from the Project Fund (as defined in the Disbursement Agreements) for the same, subject to the satisfaction of certain terms and conditions; and

WHEREAS, pursuant to the Disbursement Agreements, the Districts shall issue an Acceptance Resolution after receipt, review and approval of the complete Application from the Developer, as defined in the Disbursement Agreements, and certifications from the District Engineer and District Accountant, as defined below; and

WHEREAS, Independent District Engineering Services, LLC (the “**District Engineer**”) has provided certification of the same in the form of the Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #3, dated June 2023 (the “**Engineer Certification**”), which is attached hereto as **Exhibit A**; and

WHEREAS, Pinnacle Consulting Group, Inc. (the “**District Accountant**”) has reviewed receipts, invoices, and/or other satisfactory evidence of District Eligible Costs, as well as the Engineer Certification, to substantiate the amount of District Eligible Costs being submitted pursuant to the Infrastructure Acquisition Agreement, and the District Accountant has provided the certification of the same in the form of the Accountant’s Acknowledgement, dated June __, 2023 (the “**Accountant Certification**”), which is attached hereto as **Exhibit B**; and

WHEREAS, the Districts have reviewed the Application, Engineer Certification, Accountant Certification, and other information as deemed necessary and appropriate, and has determined that the best interests of the Districts, their residents, users, and property owners would be served by the Districts’ recognition and acceptance of the District Eligible Costs, and District No. 4 should expend funds for such purposes; and

WHEREAS, the Districts desire to recognize and reimburse the Developer for the District Eligible Costs, subject to the availability of District funds for such purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF THE DISTRICTS:

1. Recitals Incorporated. The above recitals and the exhibits are hereby incorporated into this Resolution as if fully set forth herein.
2. Acknowledgement of Receipt, Review and Approval of Required Documentation. The Districts hereby acknowledge satisfaction of the requirements set forth in Section 3 of the Infrastructure Acquisition Agreement and Section 1.a.i. of the Pump House Agreement regarding the District Eligible Costs.
3. Description of District Eligible Costs. The Developer has represented that the District Eligible Costs are directly related and incidental to the Public Improvements. The Districts further find and determine, based upon information available to the Districts, including the Engineer Certification, that the Public Improvements are in the nature of community improvements intended for the general direct or indirect benefit of the planned residential community within the Prairie Song Districts, and constitute improvements for which the Districts are authorized to issue indebtedness and impose ad valorem property taxes, and that the reimbursement of District Eligible Costs is in furtherance of the purposes for which the Districts were formed.
4. Cost Certification. As required under Sections 3.a. and 3.b. of the Infrastructure Acquisition Agreement, the District Engineer and District Accountant have issued their Engineer

Certification and Accountant Certification, respectively, in order to certify the amount of District Eligible Costs to be reimbursed to the Developer under the Infrastructure Acquisition Agreement. As required under Sections 1.a.ii. of the Pump House Agreement, the District Engineer issued the Engineer Certification in order to certify the amount of District Eligible Costs to be reimbursed to the Developer under the Pump House Agreement.

5. Acceptance of District Eligible Costs. The Districts, having reviewed the Application, Engineer Certification, and Accountant Certification, find and determine that the total amount of District Eligible Costs to be disbursed to the Developer is \$836,843.73 and is approved for disbursement from the Project Fund. Of this amount, \$590,140.11 is accepted pursuant to the Pump House Agreement and \$246,703.62 is accepted pursuant to the Infrastructure Acquisition Agreement. This Resolution shall constitute the Acceptance Resolution for such District Eligible Costs, in accordance with the Disbursement Agreements. Furthermore, the District hereby approves requisition of the District Eligible Costs from the Project Fund. In the event that there are insufficient funds in the Project Fund at the time of this Resolution, District No. 4 shall reimburse the Developer from other available funds, including reimbursements for public improvements received from the Town of Windsor, promptly upon receipt of such funds.

ADOPTED June 20, 2023.

PRAIRIE SONG METROPOLITAN DISTRICT
NOS. 4 and 8, quasi-municipal corporations and
political subdivisions of the State of Colorado

DocuSigned by:
Patrick McMeekin
Officer of the Districts

ATTEST:

DocuSigned by:
Jason Stansberry
Officer of the Districts

APPROVED AS TO FORM:
WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
General Counsel to the Districts

EXHIBIT A
(Engineer Certification)

Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification



Report #3
June 2023



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #3

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Cost Certification

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DRAFT

June 20, 2023

Prairie Song Metropolitan District Nos. 4 & 8
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
Attention: Robert G. Rogers

PRAIRIE SONG METROPOLITAN DISTRICT NOS. 4 & 8 COST CERTIFICATION REPORT #3

INTRODUCTION

Independent District Engineering Services, LLC (the “Engineer”) was hired by the Prairie Song Metropolitan District Nos. 4 & 8 (the “District”) to provide review of expenditures presented by Prairie Song Development, LLC (the “Developer”) to substantiate the costs related to public infrastructure that may be lawfully funded by the District under the Special District Act (the “District Eligible Costs”). The expenditures reviewed are for the Filing 1 Prairie Song development located in the Town of Windsor, Colorado (the “Project”). The Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #3 (the “Engineer’s Cost Certification”) summarizes the Engineer’s approach and opinion.

The expenditures discussed in this report for public improvements related to the Filing 1 Ground Water and Non-Potable Pumphouse and Filing 1 Neighborhood Park were paid for by the Developer and are being certified as District eligible in the amount of **\$590,140.11**. The expenditures discussed in this report for Developer Advances related to the provision of the public infrastructure were paid for by the Developer and are being certified as District eligible in the amount of **\$246,703.62**. The total District Eligible Costs amount to **\$836,843.73**.

This report generally covers expenditures related to the ground water and non-potable pumphouse, neighborhood park shed structure, neighborhood park pedestrian bridge, and Developer advances for fees and services required to construct public infrastructure for the Project.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Consolidated Service Plan for Prairie Song Metropolitan District Nos. 1-9, Town of Windsor Colorado, Prepared by White Bear Ankele Tanaka & Waldron, dated September 27, 2021.
- Infrastructure Acquisition and Project Fund Disbursement Agreement, by and between Prairie Song Metropolitan District No. 4, Prairie Metropolitan District No. 8 and Prairie Song Development, LLC, dated March 24, 2022.
- Agreement Regarding Project Fund Disbursements for Pump House and Prairie Song Park, by and between Prairie Metropolitan District No. 8, Prairie Song Metropolitan District No. 4, and Prairie Song Development, LLC, dated October 18, 2022.

The Engineer used the above documents as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- All storm water management practice inspections and requirements were followed.
- The Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project.
- The invoices presented do not represent all Project costs, but only the portion of the Project costs provided for our review. Other District Eligible Costs for the project may exist.
- Fees for improvements to be constructed by the District follow the requirements applicable to advances as defined in Exhibit A – Schedule 1 of the Infrastructure Acquisition and Project Fund Disbursement Agreement.
- Check stubs from the Developer are sufficient evidence of payment for the invoices.
- The Developer will assign any rights to refunds for the District Eligible Costs included in this report to the District. The Developer will promptly notify the District if a refund is available.
- Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the District and the Developer were reviewed.
- The invoices and other materials presented provided by the Developer were reviewed.
- A site visit was conducted. Project improvements were photographed when possible.
- Contact was made with Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in Colorado. A representative sample of the unit costs were compared to ensure that the expenditures were reasonable overall.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to certify the District Eligible Costs from the invoices and information provided. Additional information may result in adjustments to this report.

Improvements

The locations of the public improvements related to the District Eligible Costs included in this report are generally represented in Attachment A. Costs related to the Filing 1 Ground Water and Non-Potable Pumphouse and Filing 1 Neighborhood Park were found to be reasonable, and construction of these improvements have progressed to the point indicated in the documents. Developer advances were related to engineering services, utility relocations required for the construction of public improvements, and construction services for public improvements contracted to be constructed by the District.

Review of Expenditures

Invoices with evidence of payment provided by the Developer were reviewed and considered District Eligible Costs or not eligible for District funding (the “Non-Eligible Cost”). The Costs reviewed were invoices to the Developer between April of 2022 and June of 2023.

Fees related to work such ground water investigations and site remediation pertain to both public improvements and private improvements. These costs were considered 56.72% District Eligible Costs

based on the land area ratio of public to private property (the "Site Percent"). Fees related to selected civil Engineering services pertain to both public improvements and private improvements. These costs were considered 91.34% District Eligible Costs based on the assumed effort required for each improvement type (the "Design Percent"). Attachment C contains a summary of the invoices provided.

Vendors

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their project participation and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Site Visit

A site visit was conducted in May of 2023. Photos were taken of the project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

SUMMARY OF EXPENDITURES BY CATEGORY

The table below provides a summary of District Eligible Costs by category as set forth in the reimbursement agreement. For this report, the expenditures were allocated to the category for which the related public improvement is categorized. Ground water investigations and project wide engineering services were distributed between the categories by the ratio of the category cost vs the total costs.

Cost Certification Category		
Category	Amount	Percent
Street	\$46,343.27	5.54%
Parks and Rec	\$171,709.62	20.52%
Water	\$601,045.02	71.82%
Storm/Sanitary Sewer	\$17,745.82	2.12%
Safety Protection	\$0.00	0.00%
Total	\$836,843.73	100.00%

RECOMMENDATION

Based on the information provided and level of analysis completed, it is the District Engineer's professional opinion that the District Eligible Costs associated invoices provided amount to **\$836,843.73**. These District Eligible Costs were found to be reasonable as compared to the costs for similar improvements or services in the substantially similar area as the District and are related to the provision of the public infrastructure.

The Engineers Cost Certification is only one of the requirements from the Infrastructure Acquisition and Project Fund Disbursement Agreement for the District to reimburse the Developer. Should you have any questions or require further information please feel free to contact us.

Should you have any questions or require further information please feel free to contact us.

Respectfully Submitted,

Chase Hanusa, P.E.
Independent District Engineering Services, LLC




Attachment A

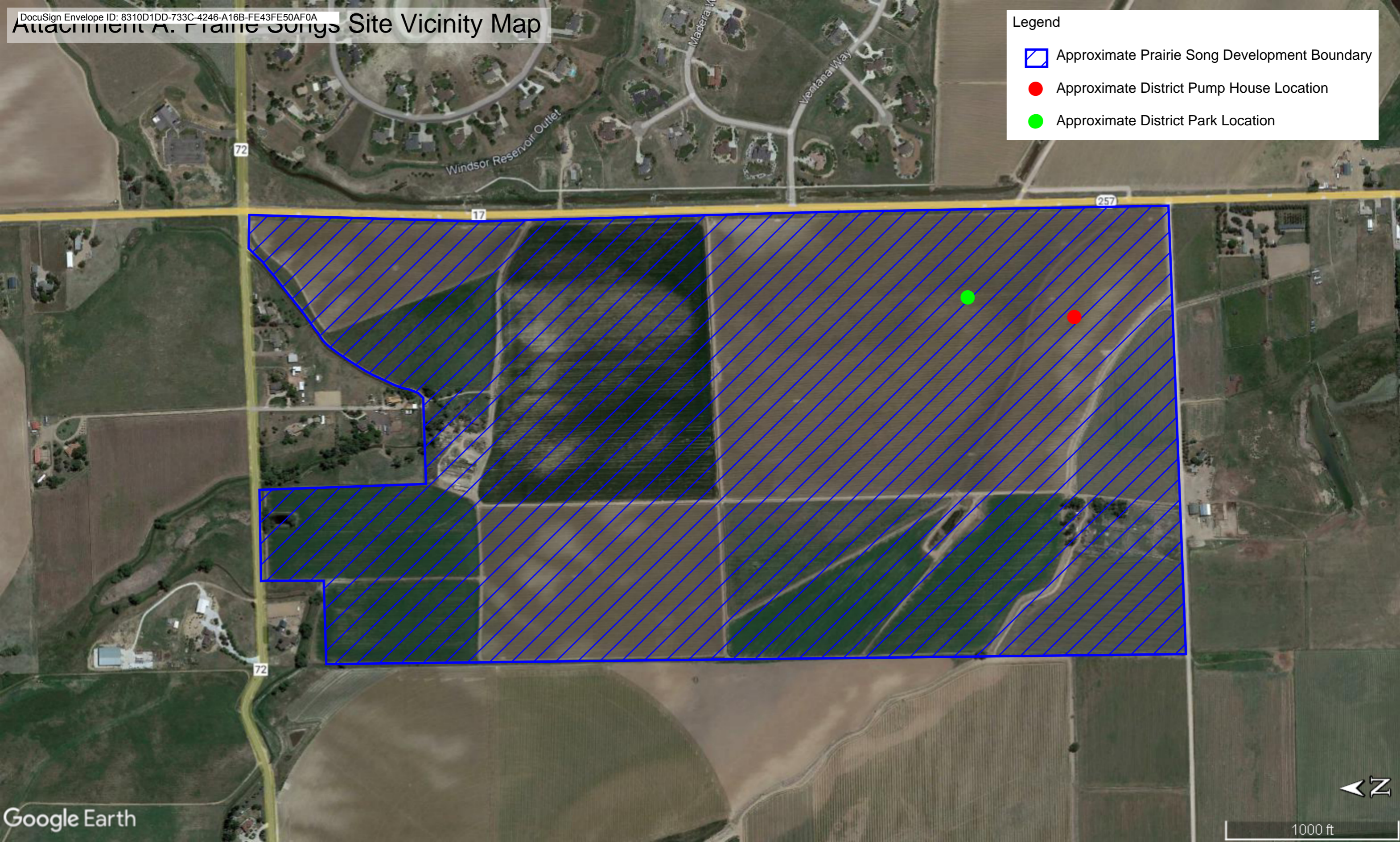
Site Map

DRAFT

Attachment A. Prairie Songs Site Vicinity Map

Legend

-  Approximate Prairie Song Development Boundary
-  Approximate District Pump House Location
-  Approximate District Park Location



Attachment B

Vendors

Attachment B Vendors

Following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Brothers Door Supply, Inc Material provider for the Non-Potable Pumphouse. Expenditures were considered District Eligible Costs. Materials sales tax were considered Non-Eligible Costs.

Builders First Source Material Provider for the Non-Potable Pumphouse. Expenditures were considered District Eligible Costs. Materials sales tax were considered Non-Eligible Costs.

Carson Excavation Excavation contractor for the Non-Potable Pumphouse foundation. Expenditures were considered District Eligible Costs.

Cascade Industries Limited Well drilling contractor that provided equipment for the pumphouse. Costs for materials and services related to the Filing 1 Ground Water and Non-Potable Pumphouse were considered District Eligible Costs.

Century Link Telecommunications company who charged fees for the relocation of data lines. The data line relocation was required for the construction of the Projects roadway improvements. Fees paid were considered District Eligible Costs.

Coating Specialties Paint company who powder coated the guard rails for the Non-Potable Pumphouse. Expenditures were considered District Eligible Costs.

CTL Thompson, Inc. Geotechnical engineering consultant that performed ground water investigations, pumphouse construction observation, and pond consultations for the Project. Expenditures related to the ground water investigations were considered District Eligible Costs at the Site Percent. Expenditures for the pumphouse construction observation and pond consultations were considered District Eligible Costs.

Da Vinci Sign Systems, Inc. Signage contractor who charged a deposit for the site monuments. The monuments are not yet complete. Costs related to the Project monuments were not reviewed as part of this report but may be reviewed in a future report.

Eagle Eye Company LLC Contractor who provided foundation construction services for the Non-Potable Pumphouse. Expenditures were considered District Eligible Costs.

Elite Stormwater Management LLC Stormwater management consultant who seeded areas of the project disturbed during the construction of public improvements. Fees were considered District Eligible Costs.

Fiske Electric Inc. Electrical equipment supplier for the Non-Potable Pumphouse. Expenditures related to the construction of the Non-Potable Pumphouse were considered District Eligible Costs.

Flood & Peterson Insurance company that provided phase 1 erosion control bond that was required by the Town. Costs were considered District Eligible Costs at the Site Percent.

Galloway & Company, Inc. Design engineer who provided design services related to the pumphouse and

Filing 1 infrastructure improvements. Fees related to the pumphouse were considered District Eligible Costs. Fees related to the contractor assistance and as-builts were considered District Eligible Costs at the Design Percent. Fees related to dry utilities and lot grading were considered Non-Eligible Costs.

Garza & Sons Masonry, Inc. Masonry contractor for the Non-Potable Pumphouse who installed the CMU structure. Expenditures were considered District Eligible Costs.

Hines Inc. Water planning and engineering firm that designed the non-potable water system. Expenditures were considered District Eligible Costs.

Independent District Engineering Services, LLC District Engineer who provided contract administration, bidding services, and cost certification services. Expenditures were considered District Eligible Costs.

MAC Electric and Lighting Electrical contractor who removed existing electrical lines and provided temp power equipment for the construction trailer. Removal of the existing electrical line was required for the construction of public improvements and the associated fees were considered District Eligible Costs. Fees for the construction trailer power were considered District Eligible Costs at the District Site Percent.

Reliable Power Consultants Dry utility coordination consultant for the Project. Fee related to dry utilities were considered Non-Eligible Costs.

Risk Removal Environmental service company who abated the asbestos located in the pre-existing farmhouse. Expenditures were considered District Eligible Costs at the District Site Percent.

Rocky Mountain Fence + Decks Fencing contractor that installed 3-rail fence at the back of block 5 lots 10-13. Expenditures were considered Non-Eligible Costs.

Star Playgrounds Park amenities provider who supplied the playground equipment for the future on-site park. Expenditures for park amenities were considered District Eligible Costs.

Steel Fabricators Inc. Provided steel fabrication services related to the construction of the on-site pumphouse, neighborhood park pedestrian bridge, and neighborhood park shade structure. Costs were considered District Eligible Costs. Sales taxes on the expenditures were considered Non-Eligible Costs.

Town of Windsor Local jurisdiction who charged fees for the Project construction. Fees related to the hydrant water used for the Non-Potable Pumphouse were considered District Eligible Costs. Fees related to the offsite GESCP Permit and Offsite Erosion Control were considered District Eligible Costs. Fees related to entitlements for the development were considered Non-Eligible Costs. Fees related to erosion control inspection were not review as part of this report.

United Site Services Construction amenity services provider for the Project construction trailer. Expenditures were considered District Eligible Costs at the District Site Percent.

VIMA Partners LLC Supplier of dirt used for the District irrigation pond liner. Expenditures were considered District Eligible Costs.

Water & Earth Technologies Water resources and environmental engineering firm that provided a water monitoring and automated control plan for the pumphouse. Costs for materials and services related to the Filing 1 Ground Water and Non-Potable Pumphouse were considered District Eligible Costs.

Xcel Energy Dry utilities provider that installed services for the development. Expenditures were considered Non-Eligible Costs.

Attachment C Expenditure Data

Attachment C.1 (Filing 1 Ground Water & Non-Potable Pumphouse and Filing 1 Neighborhood Park Expenditures)

Prairie Song Metropolitan District Nos. 4 & 8

Engineer's Summary for Cost Certification Report #3

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Brothers Door Supply, Inc								
17140	01/25/2023	000346	03/06/2023	Pumphouse Doorway	\$ 493.92	\$ 480.00	\$ 13.92	Sales Tax not Eligible
Subtotal Brothers Door Supply, Inc					\$ 493.92	\$ 480.00	\$ 13.92	
Builders First Source								
64317608	03/17/2023	000410	05/01/2023	Construction Materials Vendor	\$ 1,265.94	\$ 1,230.27	\$ 35.67	Sales Tax not Eligible
Subtotal Builders First Source					\$ 1,265.94	\$ 1,230.27	\$ 35.67	
Carson Excavation								
3017	01/31/2023	000347	03/06/2023	Pumphouse excavation	\$ 8,650.00	\$ 8,650.00	\$ -	
3040	03/08/2023	000402	05/01/2023	Pumphouse excavation	\$ 9,080.00	\$ 9,080.00	\$ -	
Subtotal Carson Excavation					\$ 17,730.00	\$ 17,730.00	\$ -	
Cascade Industries Limited								
22049.1	12/05/2022	000290	12/07/2022	Pump Supplier	\$ 123,730.50	\$ 123,730.50	\$ -	
Subtotal Cascade Industries Limited					\$ 123,730.50	\$ 123,730.50	\$ -	
Coating Specialties								
P23-22	02/17/2023	000368	03/28/2023	Pumphouse Guard Rail	\$ 540.00	\$ 540.00	\$ -	
Subtotal Coating Specialties					\$ 540.00	\$ 540.00	\$ -	
CTL Thompson, Inc.								
654186	01/24/2023	000348	03/06/2023	Geotechnical Engineering	\$ 345.00	\$ 345.00	\$ -	
656251	02/28/2023	000371	03/31/2023	Geotechnical Engineering	\$ 522.50	\$ 522.50	\$ -	
659706	03/31/2023	000403	05/01/2023	Geotechnical Engineering	\$ 2,262.00	\$ 2,262.00	\$ -	
662950	04/30/2023	000433	06/01/2023	Geotechnical Engineering	\$ 750.00	\$ 750.00	\$ -	
Subtotal CTL Thompson, Inc.					\$ 3,879.50	\$ 3,879.50	\$ -	
Eagle Eye Company LLC								
2302-2717-0965	02/27/2023	000380	03/31/2023	Pumphouse Foundation Services	\$ 14,157.00	\$ 14,157.00	\$ -	
Subtotal Eagle Eye Company LLC					\$ 14,157.00	\$ 14,157.00	\$ -	
Fiske Electric Inc.								
Pay App 2	02/28/2023	000372	03/31/2023	Pumphouse Electrical Service	\$ 141,642.61	\$ 141,642.61	\$ -	
Pay App 3	05/31/2023	000451	06/12/2023	Pumphouse Electrical Service	\$ 5,359.93	\$ 5,359.93	\$ -	
Subtotal Fiske Electric Inc.					\$ 147,002.54	\$ 147,002.54	\$ -	
Galloway & Company, Inc.								
114889	12/09/2022	000322	02/07/2023	Engineering and Construction management	\$ 531.25	\$ 531.25	\$ -	
115221	12/12/2022	000267	01/10/2023	Engineering and Construction management	\$ 742.50	\$ 742.50	\$ -	
116205	01/13/2023	000279	02/01/2023	Engineering and Construction management	\$ 2,196.25	\$ 2,196.25	\$ -	
117269	02/09/2023	000452	06/12/2023	Engineering and Construction management	\$ 85.00	\$ 85.00	\$ -	
117299	02/09/2023	000373	03/31/2023	Engineering and Construction management	\$ 1,263.75	\$ 1,263.75	\$ -	
118359	03/10/2023	000405	05/01/2023	Engineering and Construction management	\$ 331.25	\$ 331.25	\$ -	
118398	03/10/2023	000405	05/01/2023	Engineering and Construction management	\$ 717.50	\$ 717.50	\$ -	
118399	03/10/2023	000405	05/01/2023	Engineering and Construction management	\$ 2,086.25	\$ 2,086.25	\$ -	
Subtotal Galloway & Company, Inc.					\$ 7,953.75	\$ 7,953.75	\$ -	
Garza & Sons Masonry, Inc.								
45354	01/30/2023	000350	03/06/2023	Pumphouse CMU Construction Services	\$ 45,000.00	\$ 45,000.00	\$ -	
45687	03/15/2023	000406	05/01/2023	Pumphouse CMU Construction Services	\$ 20,000.00	\$ 20,000.00	\$ -	

Attachment C.1 (Filing 1 Ground Water & Non-Potable Pumphouse and Filing 1 Neighborhood Park Expenditures)

Prairie Song Metropolitan District Nos. 4 & 8

Engineer's Summary for Cost Certification Report #3

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
45980	04/24/2023	000437	06/01/2023	Pumphouse CMU Construction Services	\$ 10,000.00	\$ 10,000.00	\$ -	
Subtotal Garza & Sons Masonry, Inc.					\$ 75,000.00	\$ 75,000.00	\$ -	
Star Playgrounds								
INV11599 DEP	02/28/2023	000381	03/31/2023	Park Amenities Provider	\$ 45,353.00	\$ 45,353.00	\$ -	
Subtotal Star Playgrounds					\$ 45,353.00	\$ 45,353.00	\$ -	
Steel Fabricators, Inc.								
32476	09/15/2022	000291	12/07/2022	Steel Fabrication	\$ 14,980.13	\$ 14,557.95	\$ 422.18	Sales tax not eligible
32504	11/18/2022	000289	12/07/2022	Steel Fabrication	\$ 108,524.51	\$ 105,466.00	\$ 3,058.51	Sales tax not eligible
32540	02/17/2023	000378	03/31/2023	Steel Fabrication	\$ 6,752.81	\$ 6,562.50	\$ 190.31	Sales tax not eligible
32548	03/23/2023	000412	05/01/2023	Steel Fabrication	\$ 9,245.26	\$ 9,023.60	\$ 221.66	Sales tax not eligible
32549	03/23/2023	000412	05/01/2023	Steel Fabrication	\$ 3,376.41	\$ 3,281.25	\$ 95.16	Sales tax not eligible
Subtotal Steel Fabricators, Inc.					\$ 142,879.12	\$ 138,891.30	\$ 3,987.82	
Town of Windsor								
20230202 - Hydrant meter Rental	02/02/2023	000321	02/02/2023	Pumphouse Construction Water	\$ 2,400.00	\$ 2,400.00	\$ -	
20230302 - Hydrant Use	03/02/2023	000413	05/01/2023	Pumphouse Construction Water	\$ 267.00	\$ 267.00	\$ -	
20230403 - Hydrant Use	04/03/2023	000399	04/21/2023	Pumphouse Construction Water	\$ 380.30	\$ 380.30	\$ -	
Subtotal Town of Windsor					\$ 3,047.30	\$ 3,047.30	\$ -	
Water & Earth Technologies								
4660	12/05/2022	000303	01/05/2023	Pond Flood Monitoring	\$ 11,144.95	\$ 11,144.95	\$ -	
Subtotal Water & Earth Technologies					\$ 11,144.95	\$ 11,144.95	\$ -	
Total					\$ 594,177.52	\$ 590,140.11	\$ 4,037.41	

These amounts do not include interest

Attachment C.2 (Other Public Infrastructure Expenditures)

Prairie Song Metropolitan District Nos. 4 & 8

Engineer's Summary for Cost Certification Report #3

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Century Link								
P015585	06/02/2022	000187	06/30/2022	Dry Utility Relocation	\$ 34,829.76	\$ 34,829.76	\$ -	Dry Utility relocation for Highway 257 & 72 Construction
Subtotal Century Link					\$ 34,829.76	\$ 34,829.76	\$ -	
CTL Thompson, Inc.								
649130	11/30/2022	000317	01/27/2023	Geotechnical Engineering	\$ 1,200.00	\$ 680.64	\$ 519.36	
650932	12/31/2022	000327	02/07/2023	Geotechnical Engineering	\$ 400.00	\$ 226.88	\$ 173.12	Ground water Investigation eligible at District Site Percent
653458	01/31/2023	000348	03/06/2023	Geotechnical Engineering	\$ 400.00	\$ 226.88	\$ 173.12	Ground water Investigation eligible at District Site Percent
654146	01/31/2023	000403	05/01/2023	Geotechnical Engineering	\$ 2,000.00	\$ 2,000.00	\$ -	
659657	03/31/2023	000403	05/01/2023	Geotechnical Engineering	\$ 800.00	\$ 453.76	\$ 346.24	Ground water Investigation eligible at District Site Percent
662370	04/30/2023	000433	06/01/2023	Geotechnical Engineering	\$ 400.00	\$ 226.88	\$ 173.12	Ground water Investigation eligible at District Site Percent
666591	05/30/2023	000450	06/12/2023	Geotechnical Engineering	\$ 400.00	\$ 226.88	\$ 173.12	
Subtotal CTL Thompson, Inc.					\$ 5,600.00	\$ 4,041.92	\$ 1,558.08	
Da Vinci Sign Systems, Inc.								
20230301 Proposal 1	03/01/2023	000434	06/01/2023	Monument Design and Installation	\$ 33,656.67	\$ -	\$ 33,656.67	Not yet completed - review in future report
20230301 Proposal 2	03/01/2023	000434	06/01/2023	Monument Design and Installation	\$ 23,233.70	\$ -	\$ 23,233.70	Not yet completed - review in future report
Subtotal Da Vinci Sign Systems, Inc.					\$ 56,890.37	\$ -	\$ 56,890.37	
Elite Stormwater Management LLC								
2049	04/24/2023	000435	06/01/2023	Stormwater Management	\$ 12,400.00	\$ 12,400.00	\$ -	
Subtotal Elite Stormwater Management LLC					\$ 12,400.00	\$ 12,400.00	\$ -	
Flood & Peterson								
431550	12/13/2022	000404	05/01/2023	GESCP Bond	\$ 5,328.00	\$ 3,022.04	\$ 2,305.96	Erosion control bond at site percent
Subtotal Flood & Peterson					\$ 5,328.00	\$ 3,022.04	\$ 2,305.96	
Galloway & Company, Inc.								
113715	11/10/2022	000288	12/07/2022	Engineering and Construction management	\$ 10,749.00	\$ 10,711.65	\$ 37.35	Contractor assistance eligible at the District Design Percent
115196	12/12/2022	000322	02/07/2023	Engineering and Construction management	\$ 5,610.00	\$ 5,124.40	\$ 485.60	Contractor assistance eligible at the District Design Percent
115198	12/12/2022	000396	04/21/2023	Engineering and Construction management	\$ 5,451.33	\$ 5,451.33	\$ -	
116180	01/13/2023	000349	03/06/2023	Engineering and Construction management	\$ 4,264.24	\$ 3,910.71	\$ 353.53	Contractor assistance eligible at the District Design Percent
116181	01/13/2023	000349	03/06/2023	Engineering and Construction management	\$ 1,222.50	\$ 1,222.50	\$ -	
116189	01/13/2023	000349	03/06/2023	Engineering and Construction management	\$ 270.00	\$ 270.00	\$ -	
118357	03/10/2023	000405	05/01/2023	Engineering and Construction management	\$ 4,747.30	\$ 4,336.37	\$ 410.93	Contractor assistance eligible at the District Design Percent
118358	03/10/2023	000405	05/01/2023	Engineering and Construction management	\$ 680.00	\$ 680.00	\$ -	
119815	04/17/2023	000436	06/01/2023	Engineering and Construction management	\$ 845.00	\$ -	\$ 845.00	Dry utility planning not eligible
119817	04/17/2023	000436	06/01/2023	Engineering and Construction management	\$ 3,198.25	\$ 2,921.41	\$ 276.84	Contractor assistance eligible at the District Design Percent
119836	04/17/2023	000436	06/01/2023	Engineering and Construction management	\$ 890.00	\$ 890.00	\$ -	
120410	05/11/2023	000452	06/12/2023	Engineering and Construction management	\$ 4,032.50	\$ 1,379.55	\$ 2,652.95	Lot Grading not Eligible; Boreholes, TRM, As-Builts, & Flume eligible at District Site Percent
120411	05/11/2023	000452	06/12/2023	Engineering and Construction management	\$ 535.78	\$ 535.78	\$ -	
Subtotal Galloway & Company, Inc.					\$ 42,495.90	\$ 37,433.70	\$ 5,062.20	
Hines Inc								
8359	03/21/2023	000408	05/01/2023	Irrigation System Design	\$ 2,250.00	\$ 2,250.00	\$ -	
Subtotal Hines Inc					\$ 2,250.00	\$ 2,250.00	\$ -	
Independent District Engineering Services, LLC.								
38416	01/31/2023	000352	03/06/2023	District Engineering Services	\$ 5,515.09	\$ 5,515.09	\$ -	
38417	02/28/2023	000375	03/31/2023	District Engineering Services	\$ 7,953.81	\$ 7,953.81	\$ -	
35418	03/31/2023	000409	05/01/2023	District Engineering Services	\$ 8,033.81	\$ 8,033.81	\$ -	
38419	04/30/2023	000439	06/01/2023	District Engineering Services	\$ 5,244.58	\$ 5,244.58	\$ -	
38420	05/31/2023	Need		District Engineering Services	\$ 5,477.21	\$ -	\$ 5,477.21	Not yet paid - review in future report
Subtotal Independent District Engineering Services, LLC.					\$ 32,224.50	\$ 26,747.29	\$ 5,477.21	
MAC Electric and Lighting								
22267	09/23/2022	000338	02/10/2023	Electrical Contractor	\$ 1,637.46	\$ 928.77	\$ 708.69	Construction Trailer expenses eligible at Site Percent
22335	11/17/2022	000359	03/10/2023	Electrical Contractor	\$ 2,078.01	\$ 1,178.65	\$ 899.36	Construction Trailer expenses eligible at Site Percent
22556	04/07/2023	000440	06/01/2023	Electrical Contractor	\$ 245.00	\$ 245.00	\$ -	
Subtotal MAC Electric and Lighting					\$ 3,960.47	\$ 2,352.41	\$ 1,608.06	
Reliable Power Consultants								
11619	08/08/2022	N/A	N/A	Dry Utility Coordination	\$ 1,084.06	\$ -	\$ 1,084.06	Dry Utilities not eligible
11940	11/04/2022	N/A	N/A	Dry Utility Coordination	\$ 1,271.32	\$ -	\$ 1,271.32	Dry Utilities not eligible
11770	11/29/2022	N/A	N/A	Dry Utility Coordination	\$ 1,279.94	\$ -	\$ 1,279.94	Dry Utilities not eligible
12034	12/01/2022	N/A	N/A	Dry Utility Coordination	\$ 765.00	\$ -	\$ 765.00	Dry Utilities not eligible

Attachment C.2 (Other Public Infrastructure Expenditures)

Prairie Song Metropolitan District Nos. 4 & 8

Engineer's Summary for Cost Certification Report #3

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
12138	01/03/2023	N/A	N/A	Dry Utility Coordination	\$ 1,045.88	\$ -	\$ 1,045.88	Dry Utilities not eligible
12266	02/07/2023	N/A	N/A	Dry Utility Coordination	\$ 892.50	\$ -	\$ 892.50	Dry Utilities not eligible
12337	03/02/2023	N/A	N/A	Dry Utility Coordination	\$ 625.13	\$ -	\$ 625.13	Dry Utilities not eligible
12419	03/30/2023	N/A	N/A	Dry Utility Coordination	\$ 340.00	\$ -	\$ 340.00	Dry Utilities not eligible
1250	05/03/2023	N/A	N/A	Dry Utility Coordination	\$ 1,049.49	\$ -	\$ 1,049.49	Dry Utilities not eligible
12639	06/01/2023	N/A	N/A	Dry Utility Coordination	\$ 42.50	\$ -	\$ 42.50	Dry Utilities not eligible
Subtotal Reliable Power Consultants					\$ 8,395.82	\$ -	\$ 8,395.82	
Risk Removal								
7412	10/25/2022	000305	01/11/2023	Asbestos Abatement	\$ 12,090.00	\$ 6,857.45	\$ 5,232.55	Asbestos Abatement at site percent
Subtotal Risk Removal					\$ 12,090.00	\$ 6,857.45	\$ 5,232.55	
Rocky Mountain Fence + Decks								
2180	05/02/2023	000443	06/01/2023	Fence Installation	\$ 35,344.90	\$ -	\$ 35,344.90	Private fencing not eligible
Subtotal Rocky Mountain Fence + Decks					\$ 35,344.90	\$ -	\$ 35,344.90	
Town of Windsor								
GESCP Offsite Permit Application	04/13/2022	000172	04/14/2022	Local Governing authority	\$ 1,000.00	\$ 1,000.00	\$ -	
Offsite Erosion Control	04/13/2022	000171	04/14/2022	Local Governing authority	\$ 17,150.00	\$ -	\$ 17,150.00	Not enough information provided - review in future report
11142022	11/14/2022	000277	11/14/2022	Local Governing authority	\$ 300.00	\$ -	\$ 300.00	Developer Expenses not eligible
05232023	05/23/2023	000429	05/22/2023	Local Governing authority	\$ 1,089.00	\$ -	\$ 1,089.00	Developer Expenses not eligible
Subtotal Town of Windsor					\$ 19,539.00	\$ 1,000.00	\$ 18,539.00	
United Site Services								
INV-01487947	03/03/2023	000379	03/31/2002	Construction Trailer Services	\$ 326.24	\$ 185.04	\$ 141.20	Construction Trailer expenses eligible at Site Percent
Subtotal United Site Services					\$ 326.24	\$ 185.04	\$ 141.20	
VIMA Partners LLC								
067	03/01/2023	000382	03/21/2023	Pond Liner Dirt Import	\$ 115,584.00	\$ 115,584.00	\$ -	
Subtotal VIMA Partners LLC					\$ 115,584.00	\$ 115,584.00	\$ -	
Xcel Energy								
12979253	09/07/2022	000355	03/06/2023	Dry Utility Service Provider	\$ 299,525.31	\$ -	\$ 299,525.31	Dry Utilities not eligible
Subtotal Xcel Energy					\$ 299,525.31	\$ -	\$ 299,525.31	
Total					\$ 686,784.27	\$ 246,703.62	\$ 440,080.65	

These amounts do not include interest

Attachment D Project Photos

Prairie Song Metropolitan District Nos. 4 & 8 Site Photos



Tract C & Rhapsody Dr
View: Southwest



Rhapsody Dr, Loss Rd, & Tract C
View: Southwest



Pond A and site overview
View: Northwest



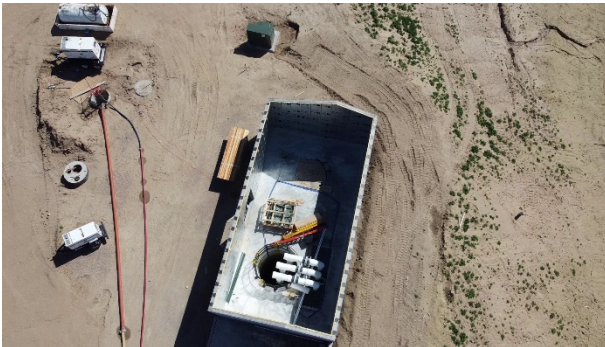
Tract D & Prairie Song Blvd
View: Northwest



Tract E
View: Southeast



Rhapsody Dr and Kettlepond Rd
View: North



Pumphouse
View: Above



Pumphouse
View: Ground

EXHIBIT B
(Accountant Certification)



ACCOUNTANT'S ACKNOWLEDGEMENT

June 20, 2023

Board of Directors
Prairie Song Metropolitan District No. 4
c/o Pinnacle Consulting Group, Inc.
550 W. Eisenhower Blvd
Loveland, CO 80537

Re: District Eligible Costs – Cost Certification Report 3 June 2023

In accordance with the procedures outlined in the Infrastructure Acquisition and Project Fund Disbursement Agreement between Prairie Song Metropolitan District No. 4 (“District”) and Prairie Song Development, LLC dated March 24, 2022, we have reviewed materials presented to substantiate District Eligible Costs. The materials reviewed included Cost Certification Report 3 June 2023 dated June 20, 2023 prepared by Independent District Engineering Services, the invoices summarized in Attachment C of that report, and the associated proof of payment. Based upon the Engineer Certification provided by Independent District Engineering Services and our review of the aforementioned materials, District Eligible Costs in the amount of \$836,843.73 should be reimbursable by the District.

A handwritten signature in black ink, appearing to read "B. Campbell", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
Brendan Campbell, CPA

File too large

This file is too large to display in Outlook. Click the url below to open this file from a browser.

File name: Resolution Re Cost Acceptance (Report No. 4), 2023-08-22.pdf

Url: [https://whitebearankele.sharepoint.com/sites/DMS_2293/2293-1100/Resolution Re Cost Acceptance \(Report No. 4\), 2023-08-22.pdf](https://whitebearankele.sharepoint.com/sites/DMS_2293/2293-1100/Resolution%20Re%20Cost%20Acceptance%20(Report%20No.%204),%202023-08-22.pdf)

Last modified at 10/13/2023 10:27:23 AM by Samantha Johnson

**JOINT RESOLUTION
OF THE BOARD OF DIRECTORS OF
PRAIRIE SONG METROPOLITAN DISTRICT NOS. 4 AND 8**

REGARDING ACCEPTANCE OF DISTRICT ELIGIBLE COSTS

(Cost Certification Report #5)

WHEREAS, Prairie Song Metropolitan District No. 4 (“**District No. 4**”) and Prairie Song Metropolitan District No. 8 (“**District No. 8**” and together with District No. 4, the “**Districts**”), in the Town of Windsor, Weld County, State of Colorado, are each a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing as a metropolitan district under §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the Districts were formed, along with Prairie Song Metropolitan District Nos. 1, 2, 3, 5, 6, 7, and 9 (together with the Districts, the “**Prairie Song Districts**”), for the purpose of designing, acquiring, constructing, installing, maintaining and financing water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation, limited fire protection, and mosquito control, improvements, facilities and services within and without the boundaries of the Prairie Song Districts; subject to any limitations contained in the Service Plan for the Prairie Song Districts approved by the Windsor Town Board on September 27, 2021 (the “**Service Plan**”); and

WHEREAS, in accordance with § 32-1-1001(1)(f), C.R.S., the Districts have the power to acquire real and personal property, including rights and interests in property and easements necessary to its functions or operations; and

WHEREAS, Prairie Song Development, LLC (the “**Developer**”) and the Districts are parties to that certain Infrastructure Acquisition and Project Fund Disbursement Agreement dated as of October 18, 2022 (the “**Disbursement Agreement**”), which sets forth the procedures for documenting and certifying District Eligible Costs, as defined therein, that may be lawfully accepted by District No. 4; and

WHEREAS, the Developer and the Districts are parties to that certain Agreement Regarding Project Fund Disbursements for Pump House and Prairie Song Park dated October 18, 2022 (the “**Pump House Agreement**” together with the Disbursement Agreement, the “**Agreements**”), which sets forth the procedure for documenting and certifying District Eligible Costs related to District Infrastructure, as defined therein, that may be lawfully accepted by the District; and

WHEREAS, the Developer has funded certain costs in furtherance of the construction of the Public Improvements for the benefit of the District (the “**District Eligible Costs**”), and District No. 4 has agreed to disburse funds from the Project Fund (as defined in the Agreements) for the same, subject to the satisfaction of certain terms and conditions; and

WHEREAS, pursuant to the Agreements, the Districts shall issue an Acceptance Resolution after receipt, review and approval of the complete Application from the Developer, as defined in the Agreements, and certifications from the District Engineer and District Accountant, as defined below; and

WHEREAS, Independent District Engineering Services, LLC (the “**District Engineer**”) has provided certification of the same in the form of the Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #5, dated November 2023 (the “**Engineer Certification**”), which is attached hereto as **Exhibit A**; and

WHEREAS, Pinnacle Consulting Group, Inc. (the “**District Accountant**”) has reviewed receipts, invoices, and/or other satisfactory evidence of District Eligible Costs, as well as the Engineer Certification, to substantiate the amount of District Eligible Costs being submitted pursuant to the Disbursement Agreement, and the District Accountant has provided the certification of the same in the form of the Accountant’s Acknowledgement, dated November __, 2023 (the “**Accountant Certification**”), which is attached hereto as **Exhibit B**; and

WHEREAS, the Districts have reviewed the Application, Engineer Certification, Accountant Certification, and other information as deemed necessary and appropriate, and has determined that the best interests of the Districts, their residents, users, and property owners would be served by the Districts’ recognition and acceptance of the District Eligible Costs, and District No. 4 should expend funds for such purposes; and

WHEREAS, the Districts desire to recognize and reimburse the Developer for the District Eligible Costs, subject to the availability of District funds for such purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF THE DISTRICTS:

1. Recitals Incorporated. The above recitals and the exhibits are hereby incorporated into this Resolution as if fully set forth herein.
2. Acknowledgement of Receipt, Review and Approval of Required Documentation. The Districts hereby acknowledge satisfaction of the requirements set forth in Section 3 of the Disbursement Agreement and Section 1.a.i. of the Pump House Agreement.
3. Description of District Eligible Costs. The Developer has represented that the District Eligible Costs are directly related and incidental to the Public Improvements. The Districts further find and determine, based upon information available to the Districts, including the Engineer Certification, that the Public Improvements are in the nature of community improvements intended for the general direct or indirect benefit of the planned residential community within the Prairie Song Districts, and constitute improvements for which the Districts are authorized to issue indebtedness and impose ad valorem property taxes, and that the reimbursement of District Eligible Costs is in furtherance of the purposes for which the Districts were formed.
4. Cost Certification. As required under Sections 3.a. and 3.b. of the Disbursement Agreement and 5.b., the District Engineer and District Accountant have issued their Engineer Certification and Accountant Certification, respectively, in order to certify the amount of District

Eligible Costs to be reimbursed to the Developer under the Disbursement Agreement. As required under Section 1.a.ii. of the Pump House Agreement, the District Engineer issued the Engineer Certification in order to certify the amount of District Eligible Costs to be reimbursed to the Developer under the Pump House Agreement.

5. Acceptance of District Eligible Costs. The Districts, having reviewed the Application, Engineer Certification, and Accountant Certification, find and determine that the total amount of District Eligible Costs accepted under this Resolution is \$137,712.31. Of this amount, \$85,101.92 is accepted pursuant to the Pump House Agreement and \$52,610.39 is accepted pursuant to the Disbursement Agreement. This Resolution shall constitute the Acceptance Resolution for such District Eligible Costs, in accordance with the Agreements. Furthermore, District No. 4 hereby approves requisition of the District Eligible Costs accepted by District No. 4 from the Project Fund. In the event that there are insufficient funds in the Project Fund at the time of this Resolution, District No. 4 shall reimburse the Developer from other available funds, including reimbursements for public improvements received from the Town of Windsor, promptly upon receipt of such funds.

ADOPTED NOVEMBER 14, 2023.

PRAIRIE SONG METROPOLITAN DISTRICT NOS. 4 and 8, quasi-municipal corporations and political subdivisions of the State of Colorado

DocuSigned by:
Patrick McMeekin
4C7091E3C716429...

Officer of the Districts

ATTEST:

DocuSigned by:
Landon Hoover
476397894890453...

Officer of the Districts

APPROVED AS TO FORM:
WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
5582C036FFC44E4...

General Counsel to the Districts

EXHIBIT A
(Engineer Certification)

Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification



**Report #5
November 2023**



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #5

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Cost Certification

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DRAFT

November 14, 2023

Prairie Song Metropolitan District Nos. 4 & 8
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
Attention: Robert G. Rogers

PRAIRIE SONG METROPOLITAN DISTRICT NOS. 4 & 8 COST CERTIFICATION REPORT #5

INTRODUCTION

Independent District Engineering Services, LLC (the “Engineer”) was hired by the Prairie Song Metropolitan District Nos. 4 & 8 (the “District”) to provide review of expenditures presented by Prairie Song Development, LLC (the “Developer”) to substantiate the costs related to public infrastructure that may be lawfully funded by the District under the Special District Act (the “District Eligible Costs”). The expenditures reviewed are for the Filing 1 Prairie Song development located in the Town of Windsor, Colorado (the “Project”). The Prairie Song Metropolitan District Nos. 4 & 8 Cost Certification Report #5 (the “Engineer’s Cost Certification”) summarizes the Engineer’s approach and opinion.

The expenditures discussed in this report for public improvements related to the Filing 1 Ground Water and Non-Potable Pumphouse and Filing 1 Neighborhood Park were paid for by the Developer and are being certified as District Eligible Costs in the amount of **\$85,101.92**. The expenditures discussed in this report for Developer Advances related to the provision of the public infrastructure were paid for by the Developer and are being certified as District Eligible Costs in the amount of **\$52,610.39**. The total District Eligible Costs amount to **\$137,712.31**.

This report generally covers expenditures related to the Filing 1 Ground Water and Non-Potable Pumphouse, structural steel and playground equipment for the Filing 1 Neighborhood Park, and Developer advances for fees and services required to construct public infrastructure for the Project.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Consolidated Service Plan for Prairie Song Metropolitan District Nos. 1-9, Town of Windsor Colorado, Prepared by White Bear Ankele Tanaka & Waldron, dated September 27, 2021.
- Infrastructure Acquisition and Project Fund Disbursement Agreement, by and between Prairie Song Metropolitan District No. 4, Prairie Metropolitan District No. 8 and Prairie Song Development, LLC, dated March 24, 2022.
- Agreement Regarding Project Fund Disbursements for Pump House and Prairie Song Park, by and between Prairie Metropolitan District No. 8, Prairie Song Metropolitan District No. 4, and Prairie Song Development, LLC, dated October 18, 2022.

The Engineer used the above documents as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- All storm water management practice inspections and requirements were followed.
- The Developer has obtained or will obtain final unconditional lien waivers from all contractors

performing work or consultants providing services for the Project.

- The invoices presented do not represent all Project costs, but only the portion of the Project costs provided for our review. Other District Eligible Costs for the project may exist.
- Fees for improvements to be constructed by the District follow the requirements applicable to advances as defined in Exhibit A – Schedule 1 of the Infrastructure Acquisition and Project Fund Disbursement Agreement.
- Check stubs from the Developer are sufficient evidence of payment for the invoices.
- The Developer will assign any rights to refunds for the District Eligible Costs included in this report to the District. The Developer will promptly notify the District if a refund is available.
- The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the District and the Developer were reviewed.
- The invoices and other materials presented provided by the Developer were reviewed.
- A site visit was conducted. Project improvements were photographed when possible.
- Contact was made with Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in Colorado. A representative sample of the unit costs were compared to ensure that the expenditures were reasonable overall.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to certify the District Eligible Costs from the invoices and information provided. Additional information may result in adjustments to this report.

Improvements

The locations of the public improvements related to the District Eligible Costs included in this report are generally represented in Attachment A. Costs related to the Filing 1 Ground Water and Non-Potable Pump house and Filing 1 Neighborhood Park were found to be reasonable, and construction of these improvements have progressed to the point indicated in the documents. Developer advances were related to engineering and construction services related to public improvements contracted to be constructed by the District.

Review of Expenditures

Invoices with evidence of payment provided by the Developer were reviewed and considered District Eligible Costs or not eligible for District funding (the “Non-Eligible Cost”). The Costs reviewed were invoiced to the Developer between June of 2023 and September of 2023.

Fees related to work such as the Filing 1 amendments or overlots survey pertain to both public improvements and private improvements. These costs were considered 56.72% District Eligible Costs based on the land area ratio of public to private property (the “Site Percent”). Fees related to as-built drawings pertain to both public improvements and private improvements. These costs were considered 91.34% District Eligible Costs based on the assumed effort required for each improvement type (the

“Design Percent”). Attachment C contains a summary of the invoices provided.

Vendors

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their project participation and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Site Visit

A site visit was conducted in September of 2023. Photos were taken of the project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

SUMMARY OF EXPENDITURES BY CATEGORY

The table below provides a summary of District Eligible Costs by category as set forth in the reimbursement agreement. For this report, the expenditures were allocated to the category for which the related public improvement is categorized. As-builts, Filing 1 amendment services, and construction trailer expenses were distributed between the categories by the ratio of the category cost vs the total costs.

Cost Certification Category		
Category	Amount	Percent
Street	\$0.00	0.00%
Parks and Rec	\$4,664.72	3.39%
Water	\$117,819.77	85.56%
Storm/Sanitary Sewer	\$15,227.82	11.06%
Safety Protection	\$0.00	0.00%
Total	\$137,712.31	100.00%

RECOMMENDATION

Based on the information provided and level of analysis completed, it is the District Engineer’s professional opinion that the District Eligible Costs associated invoices provided amount to **\$137,712.31**. These District Eligible Costs were found to be reasonable as compared to the costs for similar improvements or services in the substantially similar area as the District and are related to the provision of the public infrastructure.

The Engineers Cost Certification is only one of the requirements from the Infrastructure Acquisition and Project Fund Disbursement Agreement for the District to reimburse the Developer. Should you have any questions or require further information please feel free to contact us.

Should you have any questions or require further information please feel free to contact us.

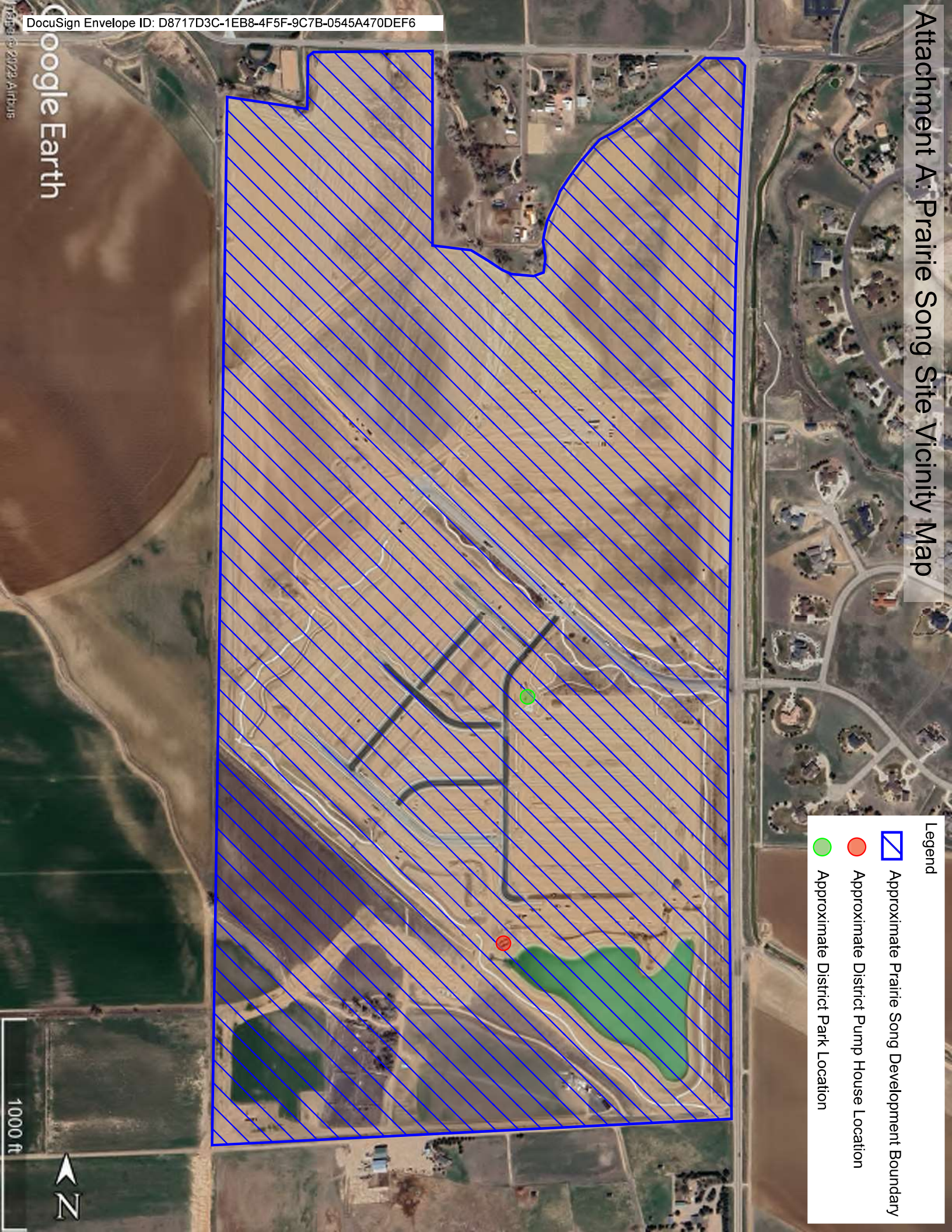
Respectfully Submitted,

Chase Hanusa, P.E.
Independent District Engineering Services, LLC




Attachment A

Site Map

DRAFT



Legend

-  Approximate Prairie Song Development Boundary
-  Approximate District Pump House Location
-  Approximate District Park Location


10000 ft

Attachment B

Vendors

Attachment B Vendors

The following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Arapahoe Rental Equipment rental company who provided a generator used for the construction of the Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures were considered District Eligible Costs.

Brocc Equipment Construction services provider who aided in the Filing 1 Neighborhood Park playground structure installation. Expenditures were considered District Eligible Costs.

Builders First Source Material Provider for Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures were considered District Eligible Costs. Materials sales taxes were considered Non-Eligible Costs.

Carson Excavation, LLC Earthwork contractor who completed excavation for the Filing 1 Ground Water and Non-Potable Pumphouse and the Filing 1 Neighborhood Park. Expenditures were considered District Eligible Costs.

Connell Resources, Inc. Construction contractor who completed clean-up and repair work for the Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures were considered Non-Eligible Costs.

CTL Thompson, Inc. Geotechnical engineering consultant that performed ground water investigations related to the street subgrade stabilization and materials testing for the Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures were considered District Eligible Costs.

Elite Stormwater Management LLC Stormwater management consultant who provided erosion control services for the Filing 1 Ground Water and Non-Potable Pumphouse and District tracts. Expenditures were considered District Eligible Costs.

Fiske Electric Inc. Electrical equipment supplier for the Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures related to the construction of the Filing 1 Ground Water and Non-Potable Pumphouse were considered District Eligible Costs.

Galloway & Company, Inc. Design engineer of record for the Project. Fees related to the Filing 1 Ground Water and Non-Potable Pumphouse and underdrain and stormwater planning were considered District Eligible Costs. Fees related to as-builts were considered District Eligible Costs at the Design Percent. Fees pertaining to public infrastructure that were not paid in full were considered District Eligible Costs up to the amount paid.

Hines, Inc. Water planning and engineering firm that designed the non-potable water system for the Project. Expenditures reviewed in this report were considered District Eligible Costs.

Hire Quest Direct Staffing franchise who provided staff hiring services for the Project. These expenditures were considered Non-Eligible Costs.

Independent Plumbing Solutions Provided plumbing services for the Filing 1 Ground Water and Non-Potable Pumphouse. These expenditures were considered District Eligible Costs.

Pen Engineering, LLC Engineering consultant who provided structural engineering services for the Filing 1 Ground Water and Non-Potable Pumphouse. These expenditures were considered District Eligible Costs.

Reliable Power Consultants Dry utility coordination consultant for the Project. Fees related to dry utilities were considered Non-Eligible Costs.

Steel Fabricators, Inc. Provided steel fabrication services related to the construction of the Filing 1 Ground Water and Non-Potable Pumphouse. Expenditures were considered District Eligible Costs. Sales taxes on the expenditures were considered Non-Eligible Costs.

Town of Windsor Local jurisdiction who charged fees for modifying the Grading, Erosion, and Sediment Control permit for the Project. Expenditures related to the permit name change were considered Non-Eligible Costs.

United Site Services Provided construction trailer amenity services for the Project. Expenditures considered District Eligible Costs at the Site Percent. Expenditure sales taxes were considered Non-Eligible Costs.

Water & Earth Technologies Water resources and environmental engineering firm that provided a water monitoring and automated control plan for the pumphouse. Costs for materials and services related to the Filing 1 Ground Water and Non-Potable Pumphouse were considered District Eligible Costs.

Xcel Energy Electric and gas provider for the Project. These expenditures were related to dry utilities and therefore were considered Non-Eligible Costs.

Attachment C Expenditure Data

Attachment C.1 (Filing 1 Ground Water & Non-Potable Pumphouse and Filing 1 Neighborhood Park Expenditures)

Prairie Song Metropolitan District Nos. 4 & 8

Expenditure Data for Cost Certification Report #5

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Costs	Non-Eligible Costs	Notes
Arapahoe Rental								
232852	08/03/2023	000531	09/08/2023	Equipment Rental	\$419.07	\$393.30	\$25.77	Sales Tax not eligible
233518	08/10/2023	000531	09/08/2023	Equipment Rental	\$512.81	\$480.27	\$32.54	Sales Tax not eligible
Subtotal Arapahoe Rental					\$931.88	\$873.57	\$58.31	
Brocc Equipment								
152792	08/10/2023	000532	09/08/2023	Playground Equipment	\$539.00	\$539.00	\$0.00	
Subtotal Brocc Equipment					\$539.00	\$539.00	\$0.00	
Builders First Source								
66838204	07/31/2023	000545	09/08/2023	Construction Materials Vendor	\$316.65	\$307.73	\$8.92	Sales Tax not Eligible
67170425	08/22/2023	000545	09/08/2023	Construction Materials Vendor	\$1,948.24	\$1,893.34	\$54.90	Sales Tax not Eligible
67178217	08/22/2023	000545	09/08/2023	Construction Materials Vendor	\$1,747.03	\$1,697.80	\$49.23	Sales Tax not Eligible
67360972	08/24/2023	000545	09/08/2023	Construction Materials Vendor	\$199.58	\$193.96	\$5.62	Sales Tax not Eligible
67382922	08/25/2023	000545	09/08/2023	Construction Materials Vendor	\$193.03	\$187.60	\$5.43	Sales Tax not Eligible
67717476	09/14/2023	000571	10/20/2023	Construction Materials Vendor	\$1,578.62	\$1,534.14	\$44.48	Sales Tax not Eligible
67720862	09/14/2023	000545	10/20/2023	Construction Materials Vendor	\$1,589.04	\$1,544.26	\$44.78	Sales Tax not Eligible
67875251	09/21/2023	000545	10/20/2023	Construction Materials Vendor	\$343.49	\$333.82	\$9.67	Sales Tax not Eligible
67923471	09/22/2023	000545	10/20/2023	Construction Materials Vendor	\$415.17	\$403.48	\$11.69	Sales Tax not Eligible
Subtotal Builders First Source					\$8,330.85	\$8,096.13	\$234.72	
Carson Excavation, LLC								
3215	07/27/2023	000533	09/08/2023	Pumphouse excavation	\$5,250.00	\$5,250.00	\$0.00	
Subtotal Carson Excavation, LLC					\$5,250.00	\$5,250.00	\$0.00	
Connell Resources, Inc.								
2231529-01	08/22/2023	000534	09/08/2023	Grading	\$19,681.50	\$0.00	\$19,681.50	Repairs not eligible
Subtotal Connell Resources, Inc.					\$19,681.50	\$0.00	\$19,681.50	
CTL Thompson, Inc.								
675546	08/31/2023	000535	09/08/2023	Steel Observations	\$420.00	\$420.00	\$0.00	
680021	09/22/2023	000563	10/20/2023	Steel Observations	\$210.00	\$210.00	\$0.00	
679440	09/30/2023	000563	10/20/2023	Materials Testing	\$670.00	\$670.00	\$0.00	
679441	09/30/2023	000563	10/20/2023	Materials Testing	\$620.00	\$620.00	\$0.00	
Subtotal CTL Thompson, Inc.					\$1,920.00	\$1,920.00	\$0.00	
Fiske Electric Inc.								
Pay App 5	08/31/2023	000537	09/08/2023	Pumphouse Electrical Services	\$12,065.51	\$12,065.51	\$0.00	
Subtotal Fiske Electric Inc.					\$12,065.51	\$12,065.51	\$0.00	
Galloway & Company, Inc.								
125201	09/08/2023	000565	10/20/2023	Engineering and Construction management	\$1,237.50	\$1,237.50	\$0.00	
Subtotal Galloway & Company, Inc.					\$1,237.50	\$1,237.50	\$0.00	

**Attachment C.1 (Filing 1 Ground Water & Non-Potable Pumphouse and Filing 1 Neighborhood Park Expenditures)
Prairie Song Metropolitan District Nos. 4 & 8**

Expenditure Data for Cost Certification Report #5

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Costs	Non-Eligible Costs	Notes
Independent Plumbing Solutions								
48573	07/23/2023	000542	09/08/2023	Pump House Plumbing	\$45,756.70	\$45,756.70	\$0.00	
Subtotal Independent Plumbing Solutions					\$45,756.70	\$45,756.70	\$0.00	
Pen Engineering, LLC								
3044	08/07/2023	000544	09/08/2023	Structural Engineering	\$1,100.00	\$1,100.00	\$0.00	
Subtotal Pen Engineering, LLC					\$1,100.00	\$1,100.00	\$0.00	
Steel Fabricators, Inc.								
32612	08/25/2023	000547	09/08/2023	Steel Fabrication	\$7,896.46	\$7,763.51	\$132.95	Sales tax not eligible
32613	08/25/2023	000547	09/08/2023	Steel Fabrication	\$500.00	\$500.00	\$0.00	
Subtotal Steel Fabricators, Inc.					\$8,396.46	\$8,263.51	\$132.95	
Total					\$105,209.40	\$85,101.92	\$20,107.48	

These amounts do not include interest

Attachment C.2 (Other Public Infrastructure Expenditures)
 Prairie Song Metropolitan District Nos. 4 & 8

Expenditure Data for Cost Certification Report #5

Invoice #	Invoice Date	Check #	Check Date	Description	Invoiced Amount	District Eligible Costs	Non-Eligible Costs	Notes
CTL Thompson, Inc.								
679474	09/30/2023	000563	10/20/2023	Ground Water Investigation	\$800.00	\$800.00	\$0.00	
Subtotal CTL Thompson, Inc.					\$800.00	\$800.00	\$0.00	
Elite Stormwater Management LLC								
2200	08/08/2023	000536	09/08/2023	Erosion Control Contractor	\$15,750.00	\$8,933.40	\$6,816.60	
2223	08/21/2023	000536	09/08/2023	Erosion Control Contractor	\$9,900.00	\$5,615.28	\$4,284.72	
2263	09/08/2023	000564	10/20/2023	Erosion Control Contractor	\$11,850.00	\$6,721.32	\$5,128.68	
2275	09/08/2023	000564	10/20/2023	Erosion Control Contractor	\$4,766.00	\$2,703.28	\$2,062.72	
Subtotal Elite Stormwater Management LLC					\$42,266.00	\$23,973.28	\$18,292.72	
Galloway & Company, Inc.								
124013	08/10/2023	000538	09/08/2023	Engineering and Construction management	\$3,108.75	\$2,879.04	\$229.71	As-builts at design percent
124014	08/10/2023	000538	09/08/2023	Engineering and Construction management	\$4,346.25	\$4,104.25	\$242.00	As-builts at design percent
124015R	08/10/2023	000538	09/08/2023	Engineering and Construction management	\$7,685.00	\$7,685.00	\$0.00	
125199	09/08/2023	000565	10/20/2023	Engineering and Construction management	\$12,477.50	\$9,956.41	\$2,521.09	Portion not paid not eligible. As-builts at design percent
129200	09/08/2023	000565	10/20/2023	Engineering and Construction management	\$1,503.28	\$1,503.28	\$0.00	
Subtotal Galloway & Company, Inc.					\$29,120.78	\$26,127.98	\$2,992.80	
Hines Inc								
8958	08/22/2023	000540	09/08/2023	Irrigation Designer	\$250.00	\$250.00	\$0.00	
Subtotal Hines Inc					\$250.00	\$250.00	\$0.00	
Hire Quest Direct								
2178948	08/06/2023	000541	09/08/2023	Staffing Franchise	\$576.00	\$0.00	\$576.00	Not eligible
2207824	09/17/2023	000568	10/20/2023	Staffing Franchise	\$165.00	\$0.00	\$165.00	Not eligible
2218599	10/01/2023	000573	10/20/2023	Staffing Franchise	\$576.00	\$0.00	\$576.00	Not eligible
Subtotal Hire Quest Direct					\$1,317.00	\$0.00	\$1,317.00	
Reliable Power Consultants								
12900	08/30/2023	000546	09/08/2023	Dry Utility Coordination	\$43.75	\$0.00	\$43.75	Dry Utilities not Eligible
Subtotal Reliable Power Consultants					\$43.75	\$0.00	\$43.75	
Town of Windsor								
GES-C-005-22	09/26/2023	000559	09/27/2023	GES-C Modification Permit	\$3,300.00	\$0.00	\$3,300.00	Developer permit name change not eligible
Subtotal Town of Windsor					\$3,300.00	\$0.00	\$3,300.00	
United Site Services								
INV-01953791	08/18/2023	000548	09/08/2023	Construction Trailer Services	\$325.96	\$184.14	\$141.82	Construction Trailer expenses eligible at Site Percent, tax not eligible
Subtotal United Site Services					\$325.96	\$184.14	\$141.82	
Water & Earth Technologies, Inc.								
4898	09/01/2023	000572	10/20/2023	Construction and Management	\$1,275.00	\$1,275.00	\$0.00	
Subtotal Water & Earth Technologies, Inc.					\$1,275.00	\$1,275.00	\$0.00	
Xcel Energy								
60823	06/08/2023	000521	08/21/2023	Electric and Gas Provider	\$7,439.87	\$0.00	\$7,439.87	Dry Utilities not eligible
Subtotal Xcel Energy					\$7,439.87	\$0.00	\$7,439.87	
Total					\$86,138.36	\$52,610.39	\$33,527.97	

These amounts do not include interest

Attachment D Project Photos

Prairie Song Metropolitan District Nos. 4 & 8 Site Photos



Tract C & Non-Potable Pumphouse
View: North



Warbling Drive
View: North



Tract H & Rhapsody Dr
View: North



Kettlepond Rd from Rhapsody Drive
View: Northwest



Neighborhood Park
View: Northwest



Playground Stored Materials
View: Northwest

EXHIBIT B
(Accountant Certification)



ACCOUNTANT'S ACKNOWLEDGEMENT

November 14, 2023

Board of Directors
Prairie Song Metropolitan District No. 4
c/o Pinnacle Consulting Group, Inc.
550 W. Eisenhower Blvd
Loveland, CO 80537

Re: District Eligible Costs – Cost Certification Report 5 November 2023

In accordance with the procedures outlined in the Infrastructure Acquisition and Project Fund Disbursement Agreement between Prairie Song Metropolitan District No. 4 (“District”) and Prairie Song Development, LLC dated October 18, 2022, we have reviewed materials presented to substantiate District Eligible Costs. The materials reviewed included Cost Certification Report 5 November 2023 dated November 14, 2023 prepared by Independent District Engineering Services, the invoices summarized in Attachment C of that report, and the associated proof of payment. Based upon the Engineer Certification provided by Independent District Engineering Services and our review of the aforementioned materials, District Eligible Costs in the amount of \$137,712.31 should be reimbursable by the District.

A handwritten signature in black ink, appearing to read "B. Campbell", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
Brendan Campbell, CPA