

EC WEST METROPOLITAN DISTRICT NO. 2

c/o Public Alliance
7555 E. Hampden Avenue, Suite 501
Denver, CO 80231

<https://www.ecwestmetrodistricts.org/>

2025 Annual Report

As required by Section 32-1-207(3)(c), C.R.S. and Section VI of the Service Plan of the EC West Metropolitan District No. 2 (the “**District**”), approved by the Board of County Commissioners of Elbert County (the “**BOCC**”) on January 10, 2024, the following report of the activities of the District from January 1, 2025 to December 31, 2025 is hereby submitted.

1. Boundary Changes made - There have been no recent changes made or proposed to the District’s boundaries as of December 31, 2025.
2. Intergovernmental Agreements entered into or terminated – The District entered into the following Intergovernmental Agreements in 2025:
 - EC West Community Authority Board Establishment Agreement by and between EC West Metropolitan District Nos. 1, 3, 4, 5, the District and EC West Commercial Metropolitan District and effective September 8, 2025.
 - Inclusion Agreement by and between EC West Metropolitan District No. 1, the District, and Colorado Ranch and Land Holdings, LLC approved on July 2, 2025 and effective as of November 17, 2025. Although not a party to the Inclusion Agreement, the Inclusion Agreement is for the express benefit of EC West Community Authority Board and EC West Water and Sanitation District, each of which acknowledged the Inclusion Agreement.
3. Access information to obtain a copy of rules and regulations adopted - The District has not adopted any rules or regulations as of December 31, 2025. In the event the District adopts rules or regulations in the future, such documents may be accessed at the offices of Public Alliance, 7555 E. Hampden Avenue, Suite 501, Denver, CO 80231.
4. Summary of litigation involving the District’s public improvements - To the best of our knowledge, the District is not currently involved in litigation which involves the public improvements as of December 31, 2025.
5. Status of District’s construction of public improvements – No public improvements have been constructed as of December 31, 2025.
6. Conveyances or dedications of facilities or improvements, constructed by the District, to the BOCC – No public improvements have been dedicated to or accepted by the BOCC as of December 31, 2025.
7. Final assessed valuation of the District for the reporting year – \$10.

8. Current year's budget – A copy of the District's 2026 budget is attached hereto as **Exhibit A**.
9. Audited financial statements for the reporting year (or application for exemption) – The District is currently exempt from audit, pursuant to Section 29-1-604, C.R.S. A copy of the 2025 Application for Exemption from Audit is attached hereto as **Exhibit B**.
10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument – To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period – To our knowledge, the District has been able to pay its obligations as they come due.

Please direct any questions regarding the District or this report to the District's Manager, Mr. AJ Beckman, at AJ@publicalliancellc.com or 720-213-6621.

EXHIBIT A
2026 BUDGET

EC WEST METROPOLITAN DISTRICT NO. 2

January 24, 2026

Division of Local Government
Via: E-Filing Portal

RE: EC West Metropolitan District No. 2
LG ID #68046

Attached is the 2026 Budget for the EC West Metropolitan District No. 2 in Elbert County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 28, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Elbert County is 92.009 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$10 the total property tax revenue is \$0.92. A copy of the certification of mill levies sent to the County Commissioners for Elbert County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Elbert County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION NO. 2025-10-_____

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF EC WEST METROPOLITAN
DISTRICT NO. 2, ELBERT COUNTY, COLORADO, PURSUANT TO SECTION 29-1-
108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE
BUDGET YEAR 2026**

A. The Board of Directors of EC West Metropolitan District No. 2 (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

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

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 28, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

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

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

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

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF EC WEST METROPOLITAN DISTRICT NO. 2, ELBERT COUNTY, COLORADO:

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

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

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

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

RESOLUTION APPROVED AND ADOPTED on October 28, 2025.

**EC WEST METROPOLITAN DISTRICT
NO. 2**

Signed by:
By: Tim Craft
President

Attest:

DocuSigned by:
By: AJ Beckman
Secretary

EXHIBIT A

Budget

EC WEST METROPOLITAN DISTRICT NO. 2

2026

BUDGET MESSAGE

EC West Metropolitan Districts Nos. 1-5, Commercial Metropolitan District, Overlay Metropolitan District, and Water & Sanitation District are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act. Districts Nos. 1-5 and the Commercial District also jointly established the EC West Community Authority Board, which will take over community-wide ownership and operation of public improvements from the Overlay District. The Water & Sanitation District will be responsible for constructing and operating water and sewer facilities for the community. The Community Authority Board is responsible for construction of other improvements within the community as well as providing administrative and operational support for all of the Districts (except for the Water & Sanitation District), with funding for both operations and debt service to be provided by the remaining Districts. Districts 3-5, Commercial, and Overlay are all currently inactive.

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

The following budget is prepared using the modified accrual basis of accounting.

The Districts and Authority were formed with the primary purposes to finance construction of public improvements as defined in the Service Plan and to operate and maintain such public improvements that are not otherwise dedicated or conveyed to other governmental entities.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The District certified an operating mill levy of 92.009 mills for 2026 collection (planned to eventually be allocated as 30 mills for operations and 55.664 mills for debt service, both as adjusted for legislative changes).

EXPENDITURES

In the General Fund, the District budgeted for transfer of all available funds after payment of treasurers fees to be transferred to the Community Authority Board who is responsible for providing the administrative and operational services for District. No activity is anticipated in the Debt Service or Capital Funds.

EC West Metropolitan District No. 2
Statement of Net Position
September 30, 2025

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
KeyBank Checking					-
Pooled Cash	-	-	-		-
TOTAL CASH	-	-	-	-	-
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	0	-			0
Due from District #1	1				1
Prepaid Expense	-				-
TOTAL OTHER CURRENT ASSETS	1	-	-	-	1
FIXED ASSETS					
Construction in Progress				-	-
TOTAL FIXED ASSETS	-	-	-	-	-
TOTAL ASSETS	1	-	-	-	1
LIABILITIES & DEFERED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	-				-
TOTAL CURRENT LIABILITIES	-	-	-	-	-
DEFERRED INFLOWS					
Deferred Property Taxes	0	-			0
TOTAL DEFERRED INFLOWS	0	-	-	-	0
LONG-TERM LIABILITIES					
Developer Payable- Capital				-	-
Developer Payable- Operations					-
Accrued Int- Developer Payable- Ops	-				-
Accrued Int- Developer Payable- Cap					-
TOTAL LONG-TERM LIABILITIES	-	-	-	-	-
TOTAL LIAB & DEF INFLOWS	0	-	-	-	0
NET POSITION					
Inv in Capital Assets					-
Amount to be Provided for Debt					-
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted	0	-	-		0
Fund Balance- Unassigned	1				1
TOTAL NET POSITION	1	-	-	-	1
	=	=	=	=	=

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	10	10	-	10				10	Final AV
Mill Levy - Operations	-	65.644	-	65.644				92.009	30 Mills Ops + 55.664 Debt, Adjusted- All Ops In 2026
Mill Levy - Debt Service Fund	-	-	-	-				-	None For 2026- 55.664 Mills Adjusted In Future Years
Total Assessed Valuation	-	65.644	-	65.644				92.009	Total of 85.664 Mills Adjusted
Property Tax Revenue - Operations	-	1	-	1				1	30 Mills Ops + 55.664 Debt, Adjusted- All Ops In 2026
Property Tax Revenue - Debt Service Fund	-	-	-	-				-	None For 2026- 55.664 Mills Adjusted In Future Years
Total Property Taxes	-	1	-	1				1	Total of 85.664 Mills Adjusted

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	-	1	-	1	1	1	(0)	1	Total of 85.664 Mills Adjusted
Specific Ownership Taxes	-	0	0	0	0	0	0	0	-
Interest & Other Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	1	0	1	1	1	0	1	
EXPENDITURES									
<u>Administration</u>									
Accounting	-	1,000	1,000	-	-	750	750	-	Services Provided by the CAB
Audit	-	500	500	-	-	500	500	-	Services Provided by the CAB
District Management	-	4,000	4,000	-	-	3,000	3,000	-	Services Provided by the CAB
Legal	-	5,000	5,000	-	-	3,750	3,750	-	Services Provided by the CAB
Treasurer's Fees	-	0	(0)	0	-	0	0	0	3% of Property Tax
Election	-	500	500	-	-	500	500	-	Services Provided by the CAB
Insurance, Bonds & SDA Dues	-	2,500	2,500	-	-	2,500	2,500	-	Services Provided by the CAB
Website & Miscellaneous Other	-	300	300	-	-	225	225	-	Services Provided by the CAB
Transfer to CAB	-	-	(1)	1	-	-	-	1	Transfer of Net Taxes to CAB For Operations
Contingency	-	1,700	1,700	-	-	1,275	1,275	-	Services Provided by the CAB
<u>Debt Service</u>									
Developer Note Repayment Principal	-	-	-	-	-	-	-	-	
Transfer to CAB	-	-	-	-	-	-	-	-	Transfer of Net Funds to CAB
Contingency	-	-	-	-	-	-	-	-	
<u>Capital Outlay</u>	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	15,500	15,499	1	-	12,500	12,500	1	
REVENUE OVER / (UNDER) EXPENDITURES	-	(15,499)	15,499	-	1	(12,499)	12,500	-	
OTHER SOURCES / (USES)									
Developer Advances	-	15,500	(15,500)	-	-	12,500	(12,500)	-	
TOTAL OTHER SOURCES / (USES)	-	15,500	(15,500)	-	-	12,500	(12,500)	-	
CHANGE IN FUND BALANCE	-	1	(1)	-	1	1	0	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	1	(1)	-	1	1	0	-	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	-	-	-	-	-	-	-	
TABOR Emergency Reserve	-	-	0	0	0	-	-	0	
Restricted For Debt Service	-	-	-	-	-	-	-	-	
Restricted for Capital Projects	-	-	-	-	-	-	-	-	
Unassigned	-	1	(1)	(0)	1	-	-	(0)	
TOTAL ENDING FUND BALANCE	-	1	(1)	-	1	-	-	-	
	=	=	=	=	=	=	=	=	

EC West Metropolitan District No. 2
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/3/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- Operations	-	1	-	1	1	1	(0)	1	30 Mills Ops + 55.664 Debt, Adjusted- All Ops In 2026 12% of Property Taxes
Specific Ownership Taxes	-	0	0	0	0	0	0	0	
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	1	0	1	1	1	0	1	
EXPENDITURES									
Administration									
Accounting	-	1,000	1,000	-	-	750	750	-	Services Provided by the CAB
Audit	-	500	500	-	-	500	500	-	Services Provided by the CAB
District Management	-	4,000	4,000	-	-	3,000	3,000	-	Services Provided by the CAB
Legal	-	5,000	5,000	-	-	3,750	3,750	-	Services Provided by the CAB
Office Supplies, Bill.com Fees, Other	-	300	300	-	-	225	225	-	Services Provided by the CAB
Treasurer's Fees	-	0	(0)	0	-	0	0	0	3% of Property Tax
Election	-	500	500	-	-	500	500	-	Services Provided by the CAB
Insurance, Bonds & SDA Dues	-	2,500	2,500	-	-	2,500	2,500	-	Services Provided by the CAB
Website	-	-	-	-	-	-	-	-	Services Provided by the CAB
Transfer to CAB	-		(1)	1				1	Transfer of Net Taxes to CAB For Operations
Contingency /Emergencies/Misc	-	1,700	1,700	-		1,275	1,275	-	Services Provided by the CAB
TOTAL EXPENDITURES	-	15,500	15,499	1	-	12,500	12,500	1	
REVENUE OVER / (UNDER) EXPENDITURES	-	(15,499)	15,499	-	1	(12,499)	12,500	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advances Received	-	15,500	(15,500)	-	-	12,500	(12,500)	-	
TOTAL OTHER SOURCES / (USES)	-	15,500	(15,500)	-	-	12,500	(12,500)	-	
CHANGE IN FUND BALANCE	-	1	(1)	-	1	1	0	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	1	(1)	-	1	1	0	-	
	=	=	=		=	=	=	=	

EC West Metropolitan District No. 2
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/3/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	None For 2026- 55.664 Mills Adjusted In Future Years 12% of Property Taxes
Specific Ownership Taxes	-	-	-	-	-	-	-	-	
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	-	3% of Property Tax
Transfer to CAB		-				-	-	-	Transfer of Net Funds to CAB
Contingency		-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-			-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
COMPONENTS OF FUND BALANCE:	=	=	=		=	=	=	=	
Capitalized Interest Fund	-	-	-	-	-			-	
Reserve Fund	-	-			-			-	
Surplus Fund	-	-	-	-	-			-	
Bond Payment Fund	-	-			-			-	
TOTAL ENDING FUND BALANCE	-	-	-	-	-			-	
	=	=	=	=	=			=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of Elbert County, Colorado.On behalf of the EC West Metropolitan District No. 2(taxing entity)^Athe Board of Directors(governing body)^Bof the EC West Metropolitan District No. 2(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 10

(Gross^D assessed valuation, Line 2 of the Certification of Valuation From DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 10

(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/3/2025
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2026.
(yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>92.009</u> mills	<u>0.92</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	<u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>92.009</u> mills	<u>0.92</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	<u>-</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	<u>-</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>-</u>
	<u>0.000</u> mills	<u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>92.009</u> mills	<u>0.92</u>

Contact person:
(print) Eric Weaver

Daytime
phone: (970) 926-6060 x6

Signed: 

Title: District Accountant

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

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

EXHIBIT B
2025 AUDIT EXEMPTION APPLICATION

Application for Exemption From Audit Short Form

Instructions

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

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

Exemptions from audit are NOT automatic

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

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

Read ALL instructions before completing and submitting this form

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

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

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

Important!

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

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

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

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

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

Prior year forms are obsolete and will not be accepted.

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

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

Checklist

- ☒ Has the preparer signed the application prior to board approval?
- ☒ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☒ Has the application been **personally** reviewed and approved by the governing body?
- ☒ Are all sections on the form complete, including responses to all of the questions?
- ☒ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ☒ Yes ☐ No

- ☒ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

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

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

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

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

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lq

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

Mail

Office of the State Auditor

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

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

Contact Information

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

Name of government	EC West Metropolitan District No. 2
Street address	245 Century Circle, Unit 103
City, State, Zip	Louisville, CO 80027
Contact person	Eric Weaver
Phone	970-926-6060
Email	Eric@mwcpaa.com

Certification of Preparer

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

Name	Eric Weaver	
Title	District Accountant	
Firm name (if applicable)	Marchetti & Weaver, LLC	
Address	28 2nd St., Unit 213, Edwards, CO 81632	
Phone	970-926-6060	
Preparer signature	Date prepared	
		3/3/2026

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

☒ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

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

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

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

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

Part 1B: Comments or Additional Information

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

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

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

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

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

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

Part 2B: Comments or Additional Information

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

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?	☐ Yes	☒ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.		
3-3	Is the debt repayment schedule attached?	☐ N/A	☐ Yes ☐ No
	If no, MUST explain below.		
3-4	Is the entity current in its debt service payments?	☐ Yes	☐ No
	If no, MUST explain below.		
3-5	If no, also indicate if the government is in default with its bond agreements.	☐ Yes	☐ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.

Please only include principal amounts. Enter all amounts as positive numbers.

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

*Must agree to prior year-end balance

**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	☒ Yes	☐ No
3-14	If yes, how much?	\$ 1,889,833,934	
3-15	Date the debt was authorized	11/5/2024	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☒ Yes	☐ No
3-17	If yes, how much?	\$ 289,000,000	
3-18	Date of the most recent Service Plan	1/10/2024	
3-19	Does the entity intend to issue debt within the next calendar year?	☐ Yes	☒ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	☐ Yes	☒ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	☐ Yes	☒ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	☐ Yes	☐ No
3-28	What are the annual lease payments?		

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

The service plan limit of \$289,000,000 is aggregate with District 1, District 3, District 4, District 5, and Commercial District.

Part 4: Cash and Investments

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

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

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

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

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	☐ Yes	☒ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	☒ Yes	☐ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

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

*Must agree to prior year-end balance

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

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

Part 6: Pension Information

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

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

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Part 7: Budget Information

7-1	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.?	☐ N/A	☒ Yes	☐ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	☐ N/A	☒ Yes	☐ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

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

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	\$ 15,500
7-6	Debt Service Fund	\$ 0
7-7		
7-8		
7-9		

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



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

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	☒ Yes	☐ No
8-2	If no, MUST explain below.		

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

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

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Part 9: General Information

9-1	Is this application for a newly formed governmental entity?	☐ Yes	☒ No
9-2	If yes, what was the date of formation		
9-3	Has the entity changed its name in the past or current year?	☐ Yes	☒ No
9-4	If yes, please list the NEW name below.		
9-5	If yes, please list the PRIOR name below.		
9-6	Is the entity a metropolitan district?	☒ Yes	☐ No
9-7	Please indicate what services the entity provides below. Acquire, construct, finance and maintain public improvements as defined in the service plan.		
9-8	Does the entity have an agreement with another government to provide services?	☒ Yes	☐ No
9-9	If yes, list the name of the other governmental entity and the services provided below. MD Nos. 1, 3, 4, 5, & Commercial MD: finance the acquisition, construction & installation of improvements; Water & Sanitation District: provide water & sanitation services and facilities; Overlay MD: own, operate, & maintain community areas		
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	☐ Yes	☒ No
9-11	If yes, what was the date filed		
9-12	Does the entity have a certified mill levy?	☒ Yes	☐ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report \$ amounts.)		
9-13	Bond redemption mills	0.000	
9-14	General/other mills	65.644	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	65.644	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	☐ N/A	☒ Yes ☐ No
9-17	If no, please explain below.		

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

Part 10: Governing Body Approval

10-1

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

☒ Yes

☐ No

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

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

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

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

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

Governing Body Signatures

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

Board Member 1		
Board member's name	David Gallo	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	<u>David Gallo</u> David Gallo (Mar 9, 2026 17:57:11 MDT)	03/09/2026
Board Member 2		
Board member's name	Zachary Jansen	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	<u>Zachary Jansen</u> Zachary Jansen (Mar 9, 2026 13:03:50 MDT)	03/09/2026
Board Member 3		
Board member's name	Margaret Brown	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	<u>Margaret Brown</u> Margaret Brown (Mar 9, 2026 12:59:59 MDT)	03/09/2026
Board Member 4		
Board member's name	Timothy Craft	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	<u>Tim Craft</u> Tim Craft (Mar 25, 2026 11:37:24 MDT)	03/25/2026
Board Member 5		
Board member's name	Jim Yates	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	<u>James Yates</u> James Yates (Mar 7, 2026 14:04:10 MDT)	03/09/2026
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

EC West MD No. 2 Audit Exemption

Final Audit Report

2026-03-25

Created:	2026-03-09
By:	Abby Audino (abby@mwcpaa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUPWnJrz3dOgur7KathTOfGp1aCDoT9C2

"EC West MD No. 2 Audit Exemption" History

-  Document created by Abby Audino (abby@mwcpaa.com)
2026-03-09 - 6:50:56 PM GMT
-  Document emailed to david.gallo10@gmail.com for signature
2026-03-09 - 6:51:10 PM GMT
-  Document emailed to zach@craftcompaniesllc.com for signature
2026-03-09 - 6:51:11 PM GMT
-  Document emailed to timc@craftcompaniesllc.com for signature
2026-03-09 - 6:51:11 PM GMT
-  Document emailed to jim@craftcompaniesllc.com for signature
2026-03-09 - 6:51:11 PM GMT
-  Document emailed to Margaret Brown (margaret@craftcompaniesllc.com) for signature
2026-03-09 - 6:51:11 PM GMT
-  Email viewed by Margaret Brown (margaret@craftcompaniesllc.com)
2026-03-09 - 6:59:41 PM GMT
-  Document e-signed by Margaret Brown (margaret@craftcompaniesllc.com)
Signature Date: 2026-03-09 - 6:59:59 PM GMT - Time Source: server
-  Email viewed by zach@craftcompaniesllc.com
2026-03-09 - 7:01:21 PM GMT
-  Signer zach@craftcompaniesllc.com entered name at signing as Zachary Jansen
2026-03-09 - 7:03:48 PM GMT
-  Document e-signed by Zachary Jansen (zach@craftcompaniesllc.com)
Signature Date: 2026-03-09 - 7:03:50 PM GMT - Time Source: server

 Email viewed by jim@craftcompaniesllc.com

2026-03-09 - 8:03:49 PM GMT

 Signer jim@craftcompaniesllc.com entered name at signing as James Yates

2026-03-09 - 8:04:08 PM GMT

 Document e-signed by James Yates (jim@craftcompaniesllc.com)

Signature Date: 2026-03-09 - 8:04:10 PM GMT - Time Source: server

 Email viewed by david.gallo10@gmail.com

2026-03-09 - 11:56:49 PM GMT

 Signer david.gallo10@gmail.com entered name at signing as David Gallo

2026-03-09 - 11:57:09 PM GMT

 Document e-signed by David Gallo (david.gallo10@gmail.com)

Signature Date: 2026-03-09 - 11:57:11 PM GMT - Time Source: server

 Email viewed by timc@craftcompaniesllc.com

2026-03-25 - 3:56:20 PM GMT

 Signer timc@craftcompaniesllc.com entered name at signing as Tim Craft

2026-03-25 - 5:37:22 PM GMT

 Document e-signed by Tim Craft (timc@craftcompaniesllc.com)

Signature Date: 2026-03-25 - 5:37:24 PM GMT - Time Source: server

 Agreement completed.

2026-03-25 - 5:37:24 PM GMT