

EC WEST OVERLAY METROPOLITAN DISTRICT

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 Overlay Metropolitan District (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 did not enter into or terminate any intergovernmental agreements in 2025.
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

RESOLUTION NO. 2026-05-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF EC WEST OVERLAY
METROPOLITAN DISTRICT, 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 Overlay Metropolitan District (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 May 18, 2026, 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 OVERLAY METROPOLITAN DISTRICT, 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 May 18, 2026.

**EC WEST OVERLAY METROPOLITAN
DISTRICT**

Signed by:
By: Tim Craft
President

Attest:

DocuSigned by:
By: AJ Beckman
Secretary

EXHIBIT A

Budget

EC West Overlay Metropolitan District
Statement of Net Position
April 30, 2026

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

	2025 Unaudited Actual	2026 Prelim Budget	Variance Positive (Negative)	2026 Forecast	YTD Thru 04/30/26 Actual	YTD Thru 04/30/26 Budget	Variance Positive (Negative)	2027 Prelim Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	10	10	-	10				10	Assume No Change From Prior Year
Mill Levy - Operations	15.000	-	-	-				-	None For 2027
Mill Levy - Debt Service Fund	-	-	-	-				-	None For 2027
Total Assessed Valuation	15.000	-	-	-				-	None For 2027
Property Tax Revenue - Operations	0	-	-	-				-	None For 2027
Property Tax Revenue - Debt Service Fund	-	-	-	-				-	None For 2027
Total Property Taxes	0	-	-	-				-	None For 2027

EC West Overlay Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 5/13/26

	2025 Unaudited Actual	2026 Prelim Budget	Variance Positive (Negative)	2026 Forecast	YTD Thru 04/30/26 Actual	YTD Thru 04/30/26 Budget	Variance Positive (Negative)	2027 Prelim Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	0	-	-	-	-	-	-	-	- None For 2027
Specific Ownership Taxes	-	-	-	-	-	-	-	-	- 12% of Property Taxes
Interest & Other Income	-	-	-	-	-	-	-	-	- None For 2027
TOTAL REVENUE	0	-	-	-	-	-	-	-	
EXPENDITURES									
<u>Administration</u>									
Accounting	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Audit	-	-	-	-	-	-	-	-	- Services Provided by the CAB
District Management	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Legal	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Treasurer's Fees	-	-	-	-	-	-	-	-	- 3% of Property Tax
Election	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Insurance, Bonds & SDA Dues	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Website & Miscellaneous Other	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Information Technology	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Contingency	-	-	-	-	-	-	-	-	- Services Provided by the CAB
<u>Debt Service</u>									
Developer Note Repayment Principal	-	-	-	-	-	-	-	-	- None For 2027
Contingency	-	-	-	-	-	-	-	-	- None For 2027
<u>Capital Outlay</u>	-	-	-	-	-	-	-	-	- None For 2027
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	0	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Developer Advances	-	-	-	-	-	-	-	-	- None For 2027
Bond Proceeds	-	-	-	-	-	-	-	-	- None For 2027
Cost of Issuance	-	-	-	-	-	-	-	-	- None For 2027
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	0	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	0	-	-	-	-	-	-	-	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	-	-	-	-	-	-	-	-
TABOR Emergency Reserve	0	-	-	-	-	-	-	-	-
Restricted For Debt Service	-	-	-	-	-	-	-	-	-
Restricted for Capital Projects	-	-	-	-	-	-	-	-	-
Unassigned	0	-	-	-	-	-	-	-	-
TOTAL ENDING FUND BALANCE	0	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

EC West Overlay Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 5/13/26

	2025 Unaudited Actual	2026 Prelim Budget	Variance Positive (Negative)	2026 Forecast	YTD Thru 04/30/26 Actual	YTD Thru 04/30/26 Budget	Variance Positive (Negative)	2027 Prelim Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- Operations	0	-	-	-	-	-	-	-	- None For 2027
Specific Ownership Taxes	-	-	-	-	-	-	-	-	- 12% of Property Taxes
Interest Income	-	-	-	-	-	-	-	-	- None For 2027
TOTAL REVENUE	0	-	-	-	-	-	-	-	
EXPENDITURES									
Administration									
Accounting	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Audit	-	-	-	-	-	-	-	-	- Services Provided by the CAB
District Management	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Legal	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Office Supplies, Bill.com Fees, Other	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Treasurer's Fees	-	-	-	-	-	-	-	-	- 3% of Property Tax
Election	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Insurance, Bonds & SDA Dues	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Website	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Information Technology	-	-	-	-	-	-	-	-	- Services Provided by the CAB
Transfer to CAB	0	-	-	-	-	-	-	-	- Transfer of Net Taxes to CAB For Operations
Contingency /Emergencies/Misc	-	-	-	-	-	-	-	-	- Services Provided by the CAB
TOTAL EXPENDITURES	0	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advances Received	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=		=	=	=	=	

EC West Overlay Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 5/13/26

	2025 Unaudited Actual	2026 Prelim Budget	Variance Positive (Negative)	2026 Forecast	YTD Thru 04/30/26 Actual	YTD Thru 04/30/26 Budget	Variance Positive (Negative)	2027 Prelim Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	None For 2027
Specific Ownership Taxes	-	-	-	-	-	-	-	-	12% of Property 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	-	-	-	-	-			-	
	=	=	=	=	=			=	

I, AJ Beckman, hereby certify that I am the duly appointed Secretary of the EC West Overlay Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the EC West Overlay Metropolitan District held on May 18, 2026.

DocuSigned by:

AJ Beckman

27EBD9C9E2764CB...
Secretary

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 Overlay Metropolitan District
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)	
1-2	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)	\$ 0

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		
2-25		
2-26		
2-27		
2-28	TOTAL EXPENDITURES/EXPENSES (Add lines 2-1 through 2-27)	\$ 0

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?		
3-15	Date the debt was authorized		
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?	\$ 0	
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):

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).

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	\$ 22,800
7-6		
7-7		
7-8		
7-9		

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



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

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. Own, operate and maintain certain public park, recreation, storm drainage, open space and landscaping 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, 2, 3, 4, 5, & Commercial MD: finance the acquisition, construction & installation of improvements; Water & Sanitation District: provide water & sanitation services and facilities		
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	12/12/2025	
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		
9-14	General/other mills	15.000	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	15.000	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	☐ 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
	 David Gallo (Mar 9, 2026 18:00:28 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
	 Zachary Jansen (Mar 9, 2026 13:06:20 MDT)	03/06/2026
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
	 Margaret Brown (Mar 9, 2026 13:01:39 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
	 Tim Craft (Mar 9, 2026 13:58:27 MDT)	03/09/2026
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
	 James Yates (Mar 9, 2026 14:01:29 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 Overlay MD Audit Exemption

Final Audit Report

2026-03-10

Created:	2026-03-09
By:	Abby Audino (abby@mwcpaa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJe4JxnwoFXFQUKGQKRknCRAvGY3unwSq

"EC West Overlay MD Audit Exemption" History

-  Document created by Abby Audino (abby@mwcpaa.com)
2026-03-09 - 6:58:50 PM GMT
-  Document emailed to david.gallo10@gmail.com for signature
2026-03-09 - 6:58:57 PM GMT
-  Document emailed to zach@craftcompaniesllc.com for signature
2026-03-09 - 6:58:57 PM GMT
-  Document emailed to timc@craftcompaniesllc.com for signature
2026-03-09 - 6:58:58 PM GMT
-  Document emailed to jim@craftcompaniesllc.com for signature
2026-03-09 - 6:58:58 PM GMT
-  Document emailed to Margaret Brown (margaret@craftcompaniesllc.com) for signature
2026-03-09 - 6:58:58 PM GMT
-  Email viewed by Margaret Brown (margaret@craftcompaniesllc.com)
2026-03-09 - 7:01:23 PM GMT
-  Email viewed by zach@craftcompaniesllc.com
2026-03-09 - 7:01:35 PM GMT
-  Document e-signed by Margaret Brown (margaret@craftcompaniesllc.com)
Signature Date: 2026-03-09 - 7:01:39 PM GMT - Time Source: server
-  Signer zach@craftcompaniesllc.com entered name at signing as Zachary Jansen
2026-03-09 - 7:06:18 PM GMT
-  Document e-signed by Zachary Jansen (zach@craftcompaniesllc.com)
Signature Date: 2026-03-09 - 7:06:20 PM GMT - Time Source: server



Adobe Acrobat Sign

 Email viewed by timc@craftcompaniesllc.com

2026-03-09 - 7:57:51 PM GMT

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

2026-03-09 - 7:58:25 PM GMT

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

Signature Date: 2026-03-09 - 7:58:27 PM GMT - Time Source: server

 Email viewed by jim@craftcompaniesllc.com

2026-03-09 - 8:00:57 PM GMT

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

2026-03-09 - 8:01:27 PM GMT

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

Signature Date: 2026-03-09 - 8:01:29 PM GMT - Time Source: server

 Email viewed by david.gallo10@gmail.com

2026-03-10 - 0:00:09 AM GMT

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

2026-03-10 - 0:00:26 AM GMT

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

Signature Date: 2026-03-10 - 0:00:28 AM GMT - Time Source: server

 Agreement completed.

2026-03-10 - 0:00:28 AM GMT