

ANNUAL INFORMATION REPORT
FOR THE YEAR 2022
SALISBURY HEIGHTS METROPOLITAN DISTRICT

Pursuant to Section VII of the Service Plan for Salisbury Heights Metropolitan District (the “District”) approved by the Town of Parker, Colorado (the “Town”), on March 3, 2014, the following report of the District’s activities from January 1, 2022 to December 31, 2022 is hereby submitted.

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

During 2022, the District continued implementing its Service Plan and is proceeding as planned.

The District did not construct or install any public infrastructure during 2022 and does not plan on constructing or installing any future public infrastructure at this time. The District does not plan to undertake any maintenance operations or activities in 2023.

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year:

The District’s 2022 Audit is attached as **Exhibit A**.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year, and the status of the District’s construction of Public Improvements for the report year:

Please see the audit and budget for a summary of the capital expenditures incurred. The District did not construct any Public Improvements in 2022, and does not plan on constructing or installing any future Public Improvements at this time.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to Debt retirement in the report year:

On May 3, 2017, the District issued its General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A, and its Subordinate General Obligation Limited Tax Bonds, Series 2017B, for the purpose of funding and reimbursing a portion of the costs of certain Public Improvements. The Assessed Value for 2022 was \$4,475,350. A mill levy of 48.606 mills was imposed in 2022 for collection in 2023, which included 39.559 mills for debt retirement. See Audit for outstanding debt and payment schedule.

The District did not issue any new debt in 2022.

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

Attached hereto as **Exhibit B** is the District's 2023 Budget.

6. A summary of the residential development in the District for the report year:

Residential development has been completed pursuant to the Service Plan.

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

There were no fees, charges or assessments imposed by the District during 2022.

8. Certification of the Board that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council:

No action, event or condition in Town Code Section 10.11.060 has occurred in 2022.

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

Board:
Ken Cleveland
c/o CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
303-779-5710

Lisa Coonts
c/o CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111

303-779-5710

District Manager / Chief Administrative Officer:

Lisa Johnson

CliftonLarsonAllen LLP

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

303-779-5710

General Counsel:

Elisabeth A. Cortese

McGeady Becher P.C.

450 E. 17th Avenue, Suite 400

Denver, CO 80203

303-592-4380

2022 Regular Meeting Date: November 9, 2022 at 9:00 AM, held virtually.

2023 Regular Meeting Date: November 9, 2023 at 11:00 AM, to be held virtually.

10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan:

To the best of its knowledge, the District is in compliance with all provisions of the Service Plan.

11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.:

Attached hereto as **Exhibit C** is the District's 2023 Transparency Notice.

12. A copy of any intergovernmental agreements entered into or terminated by the District since the filing of the last annual report:

There were no intergovernmental agreements entered into or terminated by the District since the filing of the last annual report.

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

13. Boundary changes made:

No boundary changes were made or proposed during 2022.

14. Access information to obtain a copy of rules and regulations adopted:

The District has not adopted any rules or regulations as of December 31, 2022. In the event the District adopts rules and regulations in the future, such documents may be accessed at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent

Parkway, Suite 300, Greenwood Village, CO 80111, 303-779-5710, or on the District's website: <https://www.salisburyheightsmetrodistrict.org/>.

15. Summary of litigation involving the District's Public Improvements:

To our knowledge, there is no litigation involving the District's Public Improvements.

16. Conveyances or dedications of facilities or improvements, constructed by the District, to the Town of Parker:

The District did not convey or dedicate any facilities or improvements to the Town in 2022.

17. 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.

18. 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.

EXHIBIT A

2022 Audit

EXHIBIT B

2023 Budget

EXHIBIT C

2023 Transparency Notice