

**RIVERBEND ESTATES METROPOLITAN DISTRICT NO. 2
TOWN OF JOHNSTOWN, COLORADO
ANNUAL REPORT FOR CALENDAR YEAR 2025**

Town Clerk
Town of Johnstown, Colorado
via Email

County Clerk and Recorder
Weld County, Colorado
via Email

Office of the State Auditor
via E-Filing Portal
1525 Sherman Street, 7th Floor
Denver, Colorado 80203

Division of Local Government
via E-Filing Portal
1313 Sherman Street
Room 521
Denver, Colorado 80203

Pursuant to Section VII of the Consolidated Service Plan for the Riverbend Estates Metropolitan District Nos. 1-3, Riverbend Estates Metropolitan District No. 2 (the “**District**”) is required to submit an annual report (the “**Report**”) for the preceding calendar year no later than August 1 to the Town of Johnstown, Colorado (the “**Town**”). Pursuant to Section 32-1-207(3)(c)(I), C.R.S., the District is also required to submit this Report to the Division of Local Government, Office of the State Auditor, and the Weld County Clerk and Recorder; the Report must also be posted on the District’s public website.

1. Narrative of the District’s progress in implementing the Service Plan and a summary of the development in the Project.

The District was formed in November of 2021 and no progress was made by the District during 2025 in implementing the Service Plan. No facilities have been constructed and no services are yet provided; the area within the District remains undeveloped. The District is currently planning to bid contracts for the construction of public improvements within, or benefitting property within, the District. It expects such construction to commence in September of 2026 and be completed by 2028.

2. Boundary changes made or proposed.

During the Report year, the District boundaries did not change.

3. Intergovernmental agreements proposed, entered into or termination.

During the Report year, the District did not propose, enter into or terminate any Intergovernmental Agreements.

4. Access information to obtain a copy of the Rules and Regulations:

As of December 31, 2025, the District has not adopted rules and regulations.

5. A summary of any litigation involving the District.

During the Report year, the District was not involved in any litigation.

6. Proposed plans for the year immediately following the Report year.

The owner of the real property, Riverbend Estates Partners, LLC (the “**LLC**”) within the District is working with a potential buyer/builder to determine what the first phase of development may be. The LLC and potential builder are working on addressing the infrastructure plans in accordance with approved plans of the Town, pending any additions or modifications to fit their desired site/development objectives and will bring any modifications to the Town for its approval.

7. Construction contracts executed and the name of the contractors as well as the principal of each contractor.

During the Report year, the District did not enter into any construction contracts.

8. Status of the District’s Public Improvement construction schedule and the improvement schedule for the following five years.

Please refer to item 1. The LLC intends to continue to develop the project in accordance with approved plans with the Town, subject to any modifications for potential builders/buyers.

9. Notice of any uncured defaults.

During the Report year, the District had no uncured defaults.

10. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the Town.

During the Report year, the District did not dedicate any public improvements to the Town.

11. If requested by the Town, copies of minutes of all meetings of the District’s Board of directors.

During the Report year, the Town did not request copies of the meeting minutes.

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

See attached Exhibit A.

13. Certification from the Boards that the District is in compliance with all provisions of the Service Plan.

See attached Exhibit B.

14. Copies of any Agreements with the Developer entered into in the Report year.

During the Report year, the District did not enter into any Agreements with the Developer.

15. Copies of any Cost Verification Reports provided to the District in the Report year.

During the Report year, the District did not receive any cost verification reports.

16. Assessed value of Taxable Property within the District's boundaries.

The District's assessed valuation for fiscal year 2025 is \$1,390,090.

17. Total acreage of property within the District's boundaries.

The District consists of approximately 57.231 acres.

18. Most recently filed audited financial statements of the District, to the extent audit financial statements are required by state law or most recently filed audit exemption.

The District's 2025 application for exemption from audit is attached hereto as Exhibit C.

19. Current annual budget of the District.

The District's 2026 budget is attached hereto as Exhibit D.

20. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements.

During the Report year, the District did not execute any resolutions regarding the issuance of debt or other financial obligations.

21. Outstanding Debt (stated separately for each class of Debt).

Not applicable.

22. Outstanding Debt service (stated separately for each class of Debt).

Not applicable.

23. **The District's tax revenue.**

Please refer to item 4.

24. **Other revenues of the District.**

Please refer to item 4.

25. **The District's Public improvements expenditures.**

\$0.00

26. **The District's other expenditures.**

\$0.00

27. **The District's inability to pay any financial obligations as they come due.**

Not applicable.

28. **The amount and terms of any new Debt issued.**

Not applicable.

29. **Any Developer debt.**

Not applicable.

EXHIBIT A

DISTRICT CONTACT INFORMATION

Board of Directors: Don Guerra, President
619 12th Street, #31
Golden, Colorado 80402
(303) 905-3496
don.guerra@landassetstrategies.com

Marvin Davis, Vice President
(303) 478-0623
mdaviswvlc@aol.com

Leslie Brown
2978 Cherry Street
Denver, Colorado 80207
leslie@coloradocraftbrokers.com

Vacancy

Vacancy

General Counsel: David A. Greher
CEGR Law
44 Cook Street, Suite 620
Denver, CO 80206
(303) 218-7200
dgreher@cegrlaw.com

District Manager: Lori Williams
Centennial Consulting Group
2619 Canton Court, Suite A
Fort Collins, CO 80525
(970) 484-0101
lori.w@ccgcolorado.com

Meeting Dates, Time and Place:

The Board will schedule special meetings as needed. The meetings will be held electronically unless otherwise specified.

EXHIBIT B

CERTIFICATION

The Board of Directors of Riverbend Estates Metropolitan District No. 2, hereby certifies that no action, event or condition enumerated in the Town of Johnstown Land Use Code as set forth below occurred during the 2025 Report year.

1. Default in the payment of principal or interest of any District bonds, notes, certificates, debentures, contracts or other evidences of indebtedness or borrowing issued or incurred by the District which:

(a) Persists for a period of one hundred twenty (120) days or more;

(b) The defaulted payment aggregates either fifty thousand dollars (\$50,000.00) or ten percent (10%) of the outstanding balance of the indebtedness, whichever is less; and

(c) The creditors have not agreed in writing with the District to forbear from pursuit of legal remedies.

2. The failure of the District to develop, cause to be developed or consent to the development by others of any capital facility proposed in its Service Plan when necessary to service approved development within the District.

3. The occurrence of any event or condition which is defined under the Service Plan or Intergovernmental Agreement as necessitating a Service Plan amendment.

4. The material default by the District under any Intergovernmental Agreement with the Town.

5. Any of the events or conditions enumerated in Section 32-1-207(2), C.R.S., as amended. (Ord. 791, 2005; Ord. 846, 2006).

Respectfully submitted this 27th day of July , 2026.

RIVERBEND ESTATES
METROPOLITAN DISTRICT NO. 2

By: 
President

DocuSigned by:
23AE65A71D6847A...

EXHIBIT C

2025 APPLICATION FOR EXEMPTION FROM AUDIT

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 _____.

Name of government	Riverbend Estates Metropolitan District No. 2
Street address	2619 Canton Ct, Suite A
City, State, Zip	Fort Collins, CO, 80525
Contact person	Ally Noyes
Phone	(970) 484-0101 x134
Email	ally@ccgcolorado.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	Ally Noyes	
Title	District Accountant	
Firm name (if applicable)	Centennial Consulting Group, LLC	
Address	2619 Canton Ct, Suite A, Fort Collins, CO 80525	
Phone	(970) 484-0101 x134	
Preparer signature	Date prepared	
 Digitally signed by Ally Noyes Date: 2026.03.03 14:10:18 -07'00'		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)	\$ 22,047
1-2	Specific ownership	\$ 818
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	\$ 12
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)	\$ 22,877

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	\$ 1,444
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	
2-7	Accounting and legal fees	\$ 26,902
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)	\$ 28,346

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	Oustanding 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?	\$ 25,075,000	
3-15	Date the debt was authorized	11/17/2021	
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?		
3-18	Date of the most recent Service Plan		
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	\$ 15,260
4-2	Certificates of deposit	
4-3	TOTAL CASH DEPOSITS (Add lines 4-1 and 4-2)	\$ 15,260
	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)	\$ 15,260

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	\$ 34,428
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).

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. All services allowed under 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.		
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	10.008	
9-15	TOTAL MILLS (Add lines 9-13 through 9-14)	10.008	
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).

Riverbend Estates Metropolitan District No. 2 has separated from Riverbend Estates Metropolitan District No. 1 and No.

3

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	☒ Yes	☐ No
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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	Don Guerra	
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
Board Member 2		
Board member's name	Leslie 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>Leslie Brown</u> Leslie Brown (Mar 3, 2026 14:22:33 MST)	03/03/2026
Board Member 3		
Board member's name	Marvin Davis	
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>Marvin Davis</u> Marvin Davis (Mar 6, 2026 13:39:54 MST)	03/06/2026
Board Member 4		
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 5		
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 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

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

**RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT**

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

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR 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 \$1,000,000 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 revenues nor expenditures for (name of government) exceeded \$200,000 for 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 \$1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and 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 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 year ended _____, 20XX.

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

ATTEST:

Signature

[illegible]

2025 RBE2 Short Form Audit Exemption

Interim Agreement Report

2026-03-30

Created:	2026-03-03
By:	Centennial Consulting Group CCG (adobe12@ccgcolorado.com)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAA-IMsWT9G8FTyx3-mmaA8zHBmOQ_cwU6U

Agreement History

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

"2025 RBE2 Short Form Audit Exemption" History

-  Document created by Centennial Consulting Group CCG (adobe12@ccgcolorado.com)
2026-03-03 - 9:16:06 PM GMT
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-  Document emailed to Leslie Brown (leslie@coloradocraftbrokers.com) for signature
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Signature Date: 2026-03-03 - 9:22:33 PM GMT - Time Source: server
-  Document e-signed by Marvin Davis (mdaviswvlc@aol.com)
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EXHIBIT D
2026 BUDGET

RIVERBEND METROPOLITAN DISTRICT NO. 2 2026 BUDGET MESSAGE

Riverbend Metropolitan District No. 2 was formed in 2021 and is located in the Town of Johnstown, Colorado. The District is a quasi-municipal corporation and political subdivision of the State of Colorado, organized and operated pursuant to provisions set forth in the Colorado Special District Act. It is part of a multi-district structure and was organized to provide the ability to plan, design, acquire, construct, install, and finance initial Public Improvements.

The District has no employees.

The budget is prepared on the modified accrual basis of accounting.

The District's 2025 assessed value for 2026 collections is \$1,390,090. The District has certified an operating mill levy of 10.010 mills.

General Fund

Revenue

The District budgeted \$29,750 in total revenues for 2026. Sources consist of property taxes, specific ownership taxes, and developer advances.

Expenses

The District's \$36,459 budgeted expenditure consists of General and Administrative expenses and Treasurer's Fees.

Emergency Reserve

As required by Section 20 of Article X of the Colorado Constitution ("TABOR"), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

Riverbend Estates
Metropolitan District No. 2
2026 Budget

General Fund

	2025			
	2024	2025	Estimated	2026
Modified accrual basis	Actual	Budget	Actual	Budget
Beginning Fund Balance	1	5,726	20,730	11,699
Income				
Developer Advance	-	10,000	-	15,000
Property Tax	33,267	20,187	22,046	13,915
Specific Ownership Tax	1,201	1,211	1,211	835
Tax Related Interest	1	-	-	-
Interest Revenue	9	-	15	-
Total Income	34,478	31,398	23,272	29,750
Expense				
Management and Accounting	2,082	12,000	12,000	12,000
Insurance	-	1,575	-	1,500
Legal	9,654	15,000	18,000	20,000
Election	-	3,000	-	-
ADA Compliance	-	2,000	2,000	250
Office	71	150	-	100
SDA Dues	-	400	-	400
Intergovernmental Fees - D1	1,443	-	-	-
Treasurer's Fees	499	303	303	209
Contingency	-	-	-	2,000
Total Expenses	13,749	34,428	32,303	36,459
Excess Revenue (Expenses)	20,729	(3,030)	(9,031)	(6,709)
Ending Fund Balance	20,730	2,696	11,699	4,990

Restricted (TABOR) 1,033 1,094

Mill Levy

Operating Levy	10.008	10.010
Debt Service Levy	-	-
TOTAL	10.008	10.010

Assessed Value 2,017,130 1,390,090

Certificate Of Completion

Envelope Id: 6A8CADB6-4190-8634-80F9-DE91105DC644
 Subject: Complete with Docusign: Riverbend Estates MD No. 2 2025 Annual Report
 Source Envelope:
 Document Pages: 29
 Certificate Pages: 4
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 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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 Denver, CO 80206
 sluetjen@cegrlaw.com
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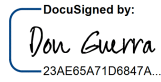
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Signature

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 2601:282:2284:1ff0:59e0:2f74:346d:5343

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Sent: 7/27/2026 12:16:09 PM
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 Signed: 7/27/2026 12:28:08 PM

Electronic Record and Signature Disclosure:
 Accepted: 7/27/2026 12:28:02 PM
 ID: 7d4f8f7e-5670-48b9-8eea-79afc0ebe9be

In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

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Timestamp

Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

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Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	7/27/2026 12:16:09 PM
Certified Delivered	Security Checked	7/27/2026 12:28:02 PM
Signing Complete	Security Checked	7/27/2026 12:28:08 PM
Completed	Security Checked	7/27/2026 12:28:08 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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