

## 2022 ANNUAL REPORT

### SHERIDAN STATION WEST METROPOLITAN DISTRICT

Pursuant to the requirements of Section VII of the Sheridan Station West Metropolitan District's Service Plan as approved by the City of Lakewood, Colorado (the "City") on August 22, 2016 ("Service Plan"), the Sheridan Station West Metropolitan District (the "District") hereby submits the following information and attachments pursuant to the District's Service Plan for the year ending December 31, 2022:

**1. A narrative summary of the progress of the District in implementing its Service Plan.**

The District was organized on December 1, 2016 and the public improvements planned to be provided by the District include the construction and installation of public streets (including related curbs, gutters, culverts, other drainage facilities, street lighting, signage and streetscaping) within the District, improvements to West 10th Avenue and West 11th Avenue adjacent to the District, a bike path connecting the District to Lakewood Dry Gulch Trail, water, sanitary sewer and storm sewer lines and related structures and certain common area landscaping both within the District and within a non-exclusive, permanent easement on the property owned by the City and situated at 5500 West 11th Avenue in the City. Construction and installation of these improvements has been completed.

**2. Except when an 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.**

Please see the District's 2022 Audit, which will be provided upon completion, for this information.

**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.**

Please see the District's 2022 Audit, which will be provided upon completion, for this information.

**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 indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness 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.**

Please see the District's 2022 Audit, which will be provided upon completion, for this information.

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2023 for calendar year 2022 to the City Clerk, the City Council, the Division of Local Government, the state auditor, and the Jefferson County Clerk and Recorder. The District hereby submits this annual report to satisfy requirements of Section 32-1-207 (3)(c), C.R.S. for the year ending December 31, 2022.

For the year ending December 31, 2022, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

5. **Boundary changes made.** No boundary changes were made or proposed in 2022.
6. **Intergovernmental agreements entered into or terminated with other governmental entities.** No Intergovernmental Agreements were entered in 2022. No Intergovernmental Agreements were terminated in 2022.
7. **Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the District please contact the District's Manager:

Peggy Ripko  
141 Union Boulevard  
Suite 150  
Lakewood, CO 80228  
Phone: 303-987-0835  
Email: [pripko@sdmsi.com](mailto:pripko@sdmsi.com)

8. **A summary of litigation involving public improvements owned by the special district.** There has been no litigation involving the District.
9. **The status of the construction of public improvements by the special district.** No capital improvements were constructed in 2022.
10. **A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.** There have been no facilities or improvements constructed by the District and accepted by the City in 2022.

- 11. The final assessed valuation of the special district as of December 31 of the reporting year.** The District's 2022 Certification of Valuation by Arapahoe County Assessor was \$5,361,145.00 attached hereto as **Exhibit A**.
- 12. A copy of the current year's budget.** A copy of the 2023 budget is attached hereto as **Exhibit B**.
- 13. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

Please see the District's 2022 Audit, which will be provided upon completion, for this information.

- 14. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

None.

- 15. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

There has been no inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continued beyond a (90) day period during 2022.

**EXHIBIT A**

2022 Certification of Valuation



**SCOT KERSGAARD**

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Assessor

December 5, 2022

OFFICE OF THE ASSESSOR  
100 Jefferson County Parkway  
Golden, CO 80419-2500  
Phone: 303-271-8600  
Fax: 303-271-8616  
Website: <http://assessor.jeffco.us>  
E-mail Address: [assessor@jeffco.us](mailto:assessor@jeffco.us)

SHERIDAN STATION WEST METRO  
SPECIAL DISTRICT MANAGEMENT  
SERVICES, DAVID SOLIN  
141 UNION BLVD 150  
LAKEWOOD CO 80215

Code # 4809

### CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2022 of:

\$5,361,145

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD  
Jefferson County Assessor

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## CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: December 5, 2022

**NAME OF TAX ENTITY:** SHERIDAN STATION WEST METRO
**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	4,996,041
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	5,361,145
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	5,361,145
5. NEW CONSTRUCTION: *	5.	\$	889,818
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

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

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

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 &amp; 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	75,849,553
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	12,803,069
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	76,109,870
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**EXHIBIT B**

2023 Budget

# SHERIDAN STATION WEST METROPOLITAN DISTRICT

## 2023 Budget Message

### **Introduction**

The District was formed in 2016 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure improvements including water, streets, sanitary sewer, and park and recreation. These improvements will be dedicated to the City of Lakewood, Jefferson County, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2023 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2023 fiscal year based on available revenues.

The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the “Gallagher Adjustment”). The Gallagher Adjustment and the District’s Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, and House Bill 19-255 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%), commencing on and after January 1, 2019 until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District’s revenue is neither diminished nor enhanced.

The District’s 2022 assessed value is \$5,361,145 an increase from \$4,996,041 the prior year. The District certified 66.686 mills for taxes collected in the 2023 fiscal year with 22.154 mills dedicated to the General Fund and 44.532 mills dedicated to the Debt Service Fund.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District’s funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available



if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

**Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year’s debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. The District issued debt in 2017 and below is a summary of the District’s remaining \$3,625,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds:

Sheridan Station West Metropolitan District

Bonds Principal and Interest Maturing in the Year Ending December 31,	\$3,625,000 Series 2017 Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds		
	Principal	Interest	Total
2023	35,000	215,400	250,400
2024-2028	270,000	1,037,400	1,307,400
2029-2033	430,000	938,400	1,368,400
2034-2038	665,000	782,700	1,447,700
2039-2043	965,000	549,600	1,514,600
2044-2047	1,225,000	203,400	1,428,400
	<u>\$ 3,590,000</u>	<u>\$ 3,726,900</u>	<u>\$ 7,316,900</u>

**Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2021 Actual</b>		<b>2022 Adopted Budget</b>		<b>2023 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 3,439,343	\$	4,996,041	\$	5,361,145
<b>Mill Levy</b>					
General Fund	22.154		22.154		22.154
Debt Service Fund	44.532		44.532		44.532
<b>Total Mill Levy</b>	<u>66.686</u>		<u>66.686</u>		<u>66.686</u>
<b>Property Taxes</b>					
General Fund	\$ 76,195	\$	110,682	\$	118,771
Debt Service Fund	153,161		222,484		238,743
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 229,356</u>	\$	<u>333,166</u>	\$	<u>357,514</u>

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**GENERAL FUND**

**2023 Adopted Budget**

with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	<b>2021 Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 983	\$ -	\$ 36,503	\$ 84,559
<b>REVENUE</b>				
Property Tax Revenue	75,896	110,682	110,682	118,771
Specific Ownership Taxes	5,830	6,600	6,600	7,126
Interest Income	58	-	200	2,000
Operations and Maintenance Fee	66,855	109,200	109,200	109,200
Metered Services - Water	50,659	54,000	75,000	75,000
Non-metered services	12,384	-	13,300	13,300
Miscellaneous Income	-	3,000	500	1,000
Other Billing & Service Fees	3,750	13,104	3,000	4,000
<b>Total Revenue</b>	215,432	296,586	318,482	330,397
<b>Total Funds Available</b>	216,415	296,586	354,985	414,956
<b>EXPENDITURES</b>				
Audit	4,300	4,750	4,300	4,800
Election	-	18,000	1,095	15,000
Repair and Maintenance	5,806	6,000	15,000	20,000
Landscape Maintenance	9,133	16,153	16,153	16,500
Landscape Enhancements	12,234	15,000	15,000	15,000
Snow Removal	43,758	60,000	60,000	60,000
Insurance/SDA Dues	3,252	4,500	4,018	4,500
Legal	23,559	20,000	26,000	26,000
Management	29,134	18,000	22,000	19,500
Miscellaneous	8,305	3,000	8,000	5,000
Accounting	15,498	14,000	14,000	15,200
Covenant Control	11,375	13,200	13,200	14,300
Treasurer's Fees	1,139	1,660	1,660	1,782
Billing and Meter Reading	13,037	12,000	12,000	13,000
Utilities	45,524	58,000	58,000	58,000
Contingency	-	10,000	-	30,000
<b>Total Expenditures</b>	226,052	274,263	270,426	318,582
<b>Transfers and Other Sources (Uses)</b>				
Developer Advance	75,860	-	-	-
Transfer to Capital Projects	(23,363)	-	-	-
Transfer to Debt Service Fund	(6,356)	-	-	-
Emergency Reserve	-	(8,898)	-	(9,912)
<b>Total Expenditures Requiring Appropriation</b>	255,772	283,161	270,426	328,493
<b>ENDING FUND BALANCE</b>	\$ 36,503	\$ 13,425	\$ 84,559	\$ 86,463

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**DEBT SERVICE**

**2023 Adopted Budget**

with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	<b>2021 Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Adopted Budget</b>
BEGINNING FUND BALANCE	\$ 534,774	\$ 474,938	\$ 482,345	\$ 3,893,992
<b>REVENUE</b>				
Property Tax Revenue	152,578	222,484	222,484	238,743
Specific Ownership Tax	11,718	7,500	12,500	14,325
Interest Income	263	2,500	500	2,500
<b>Total Revenue</b>	164,559	232,484	235,484	255,568
<b>Total Funds Available</b>	699,333	707,422	717,829	4,149,559
<b>EXPENDITURES</b>				
Bond Interest	217,500	217,500	217,500	215,400
Bond Principal	-	35,000	35,000	35,000
Treasurer's Fees	2,289	3,337	3,337	3,581
Paying Agent Fees	3,555	4,000	6,750	6,750
Miscellaneous	-	5,000	-	5,000
<b>Total Expenditures</b>	223,344	264,837	537,532	265,731
<b>Transfers and Other Sources (Uses)</b>				
Bond Proceeds	-	-	5,844,000	-
Developer Advance Reimb.	-	-	(650,000)	-
Transfer to Capital Projects	-	-	(1,480,305)	-
Transfer from General Fund	6,356	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	223,344	264,837	2,667,837	265,731
ENDING FUND BALANCE	\$ 482,345	\$ 442,585	\$ 3,893,992	\$ 3,883,828

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**CAPITAL PROJECTS FUND**

**2023 Adopted Budget**

with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	<b>2021 Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Adopted Budget</b>
BEGINNING FUND BALANCE	\$ 18,254	\$ -	\$ (0)	\$ -
<b>REVENUE</b>				
Interest Income	-	-	-	-
Bond Proceeds	-	-	-	-
<b>Total Revenue</b>	-	-	-	-
<b>Total Funds Available</b>	18,254	-	(0)	-
<b>EXPENDITURES</b>				
Legal	-	-	-	21,000
Management	-	-	-	6,600
Miscellaneous	-	-	-	-
Accounting	-	-	-	-
Construction-General	-	-	1,480,305	-
Engineering	41,617	-	4,455	-
<b>Total Expenditures</b>	41,617	-	1,484,760	27,600
<b>Transfers and Other Sources (Uses)</b>				
Transfer From General Fund	23,363	-	-	-
Transfer from Debt Service	-	-	1,480,305	-
<b>Total Expenditures Requiring Appropriation</b>	41,617	-	1,484,760	27,600
<b>ENDING FUND BALANCE</b>	\$ (0)	\$ -	\$ -	\$ (27,600)