

ANNUAL INFORMATION REPORT
FOR THE YEAR 2021
LAKE BLUFF METROPOLITAN DISTRICT NO. 2

Pursuant to Section VII of the Service Plan of the Lake Bluff Metropolitan District No. 2 (“District”) approved by the City of Greeley, Colorado on September 4, 2018 (the “Service Plan”), the following report of the District’s activities from January 1, 2021 to December 31, 2021 is hereby submitted.

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

The District was organized December 10, 2018 and held its organizational meeting on April 10, 2019. The progress of the District implementing its Service Plan is in progress and proceeding as planned.

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 or a copy of the audit exemption application:

A copy of the 2021 Audit will be supplemented once received.

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:

There were no capital expenditures incurred by the District in the development of Public Improvements in 2021.

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 October 13, 2021, the District issued its Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021(3), in the amount of \$40,355,000 to be used to refund the Districts prior bonds to finance additional public improvements benefiting the Lake Bluff Metropolitan District Nos. 1, 2 and 3 and to pay the cost of issuance. There was an assessed valuation assigned to the District in the amount of \$35,019,950.00. The District imposed a mill levy of 60.000 in 2021 for collection in 2022.

5. A summary of the residential and commercial development in the District for the report year:

There was no residential or commercial development in the District during 2021.

6. 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 2021.

7. Certification of the Board that no action, event or condition 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 City Council:

The Board hereby certifies that no action, event or condition occurred in 2021 that would warrant an amendment to the Service Plan.

8. 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:

Otis C. Moore, III, President
Andrew R. Klein, Treasurer
c/o Westside Investment Partners, Inc.
4100 East Mississippi, Suite 500
Glendale, CO 80246
303-984-9800

General Counsel
Megan Becher, Esq.
McGeady Becher, P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203
303-592-4380

Manager
Special District Management Services
c/o Ann E. Finn
141 Union Boulevard
Suite 150
Lakewood, CO 80228
303-9857-0835

Regular scheduled meetings of the Board are held virtually the third Tuesday, of each month at 2:00 p.m.