

LITTLETON VILLAGE METROPOLITAN DISTRICT
8390 E. Crescent Pkwy, Suite 300
Greenwood Village, CO 80111

June 8, 2019

Dear Littleton Village Homeowner,

The Littleton Village Metropolitan District (LVMD) bills each household monthly for an operational fee that provides for grounds maintenance, snow removal and trash service. During the development of LVMD, an initial fee resolution was established to charge an anticipated amount to cover expenses and contribute to District reserves.

The monthly fee is collected from each household in LVMD and will include the AMLI Apartments and Century Condominiums once developed. The build out of the District for 2019, specifically the AMLI Apartments, has been slower than originally expected. The District cannot collect the monthly fee on unfinished units resulting in less fees collected in this year. Along with this shortage, the District's snow removal costs exceeded budgets with the unusual number of snow events this past winter. These two factors have resulted in a 2019 budget shortfall.

The District Developer has an obligation to contribute funds through 2020 for these operational purposes, however, there is a cap on these funds. With this, the Board of Directors has determined the best option to address the budget shortfall is a supplemental fee payable over the last six months of 2019. This fee was approved in favor of a permanent fee increase because the District expenses are still being established and development is still in progress.

The supplemental fee will be payable in 6 installments from July to December 2019. The monthly installment will be added to the monthly bills. The assessed amounts are as follows:

- \$240 (\$40/month) fee for single family homes (Blocks A and C)
- \$318 (\$53/month) fee for the City Scape and all townhomes (Blocks B, D and E)

The full payment amounts for July, through December of 2019 will be as follows:

- Single family homes - \$100
- City Scape homes - \$133
- 2 and 3 story townhomes (includes water fee) - \$165.50

Your Board of Directors recognizes the significance of the fees we all pay. The Board is in the early stages of transitioning many decision making responsibilities from the Developer to the homeowner Board. Through this transition, the Board, along with the District's professional consultants, will continue to carefully evaluate every aspect of the District budgets and services it provides.

If you have any questions or concerns, please feel free to contact our District Manager, Geol Scheirman, at 303-235-7837 or geol.scheirman@claconnect.com

Respectfully,
Littleton Village Metro District Board of Directors