

**CREEKSIDE VILLAGE METROPOLITAN DISTRICT
(the “District”)**

2019 ANNUAL REPORT

Pursuant to Section VII of the Service Plan of Creekside Village Metropolitan District the District is required to submit an annual report to the City Clerk of the City of Thornton. The following report for 2019 is submitted with regard to the following matters:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

The District was granted an Order of Exclusion of real property on August 31, 2019.
See **Exhibit A**

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

There were no intergovernmental agreements entered into or proposed in 2019.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

The District has not adopted rules and regulations as of December 31, 2019.

4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

The District is not aware of any litigation involving the Public Improvements.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

Construction of Public Improvements had not begun by December 31, 2019.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

No facilities or improvements were dedicated to the City in 2019. All Public Improvements are being constructed by the Developer and the Developer will be responsible for dedication to the City.

7. The assessed valuation of the District for the current year.

The District’s assessed valuation as of December, 2019 is \$6,760.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

*The District's 2020 Budget is attached hereto as **Exhibit B**.*

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

*The District applied for audit exemption from the State Auditor for 2019. See **Exhibit C***

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

The District is not aware of any uncured events of default by the District.

11. Any inability of the District to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

The District is not aware of any inability to pay their financial obligations as they become due.

The foregoing filing and accompanying exhibits are submitted as of the 30th day of July, 2020.

EXHIBIT A
Boundary Change – Order for Exclusion

CERTIFIED
DO NOT REMOVE
REMOVAL VOIDS CERTIF.

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 Judicial Center Drive, Brighton, CO, 80601	DATE FILED: August 31, 2019 3:46 PM CASE NUMBER: 2007CV1417
In the Matter of: CREEKSIDE VILLAGE METRO DISTRICT	
	△ COURT USE ONLY △
	Case Number: 2007CV1417 Division: A Courtroom:
Order for Exclusion	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 8/31/2019



EDWARD CHARLES MOSS
District Court Judge

Combined Court, Adams County, CO
CERTIFIED to be a full, true & correct
copy of the original in my custody

DATED SEP 04 2019



BY Kayla M. Caldwell
Deputy

DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone: (303) 659-1161	
Petitioner: CREEKSIDE VILLAGE METROPOLITAN DISTRICT	▲ COURT USE ONLY ▲
By the Court:	Case Number: 07CV1417 Division: Courtroom:
ORDER FOR EXCLUSION	

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Creekside Village Metropolitan District, City of Thornton, Adams County, Colorado (the "District"). This Court, being fully advised in the premises and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Exclusion Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105,
C.R.S.

DONE AND EFFECTIVE THIS ____ day of _____, 2019.

BY THE COURT:

District Court Judge

Attachment to Order - 2007CV1417

EXHIBIT A
(Legal Description of Exclusion Property)

Attachment to Order - 2007CV1417

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY
OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32
AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 32 TO
BEAR NORTH 89°07'18" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 85°09'15" EAST A DISTANCE OF 601.29 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°07'18" EAST A DISTANCE OF 631.48 FEET;
THENCE SOUTH 84°36'04" EAST A DISTANCE OF 68.03 FEET;
THENCE NORTH 89°07'18" EAST A DISTANCE OF 137.91 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS
OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD THAT BEARS SOUTH 45°52'42"
EAST A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°52'42" EAST A DISTANCE OF 10.39 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°29'02", A RADIUS
OF 588.00 FEET, AN ARC LENGTH OF 13.41 FEET AND A CHORD THAT BEARS SOUTH
07°37'13" EAST A DISTANCE OF 13.29 FEET;
THENCE SOUTH 14°21'44" EAST A DISTANCE OF 138.72 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°01'42", A RADIUS
OF 4.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS SOUTH 08°09'08"
WEST A DISTANCE OF 3.11 FEET;
THENCE SOUTH 00°30'58" WEST A DISTANCE OF 1.81 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°00'00", A RADIUS
OF 8.00 FEET, AN ARC LENGTH OF 4.71 FEET AND A CHORD THAT BEARS SOUTH 06°09'59"
WEST A DISTANCE OF 4.59 FEET;
THENCE SOUTH 14°20'01" EAST A DISTANCE OF 69.35 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 76°43'12", A RADIUS
OF 30.00 FEET, AN ARC LENGTH OF 77.87 FEET AND A CHORD THAT BEARS SOUTH 23°31'35"
WEST A DISTANCE OF 72.42 FEET;
THENCE SOUTH 82°36'50" WEST A DISTANCE OF 12.34 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
15°42'57", A RADIUS OF 139.01 FEET, AN ARC LENGTH OF 39.13 FEET AND A CHORD THAT
BEARS SOUTH 71°51'21" WEST A DISTANCE OF 38.01 FEET;
THENCE SOUTH 79°42'50" WEST A DISTANCE OF 244.28 FEET TO A POINT OF CURVATURE;

Attached to Order: 2019CV1417

300 South 17th Street
Suite 220
Denver, CO 80202
P 303.561.1338
enr@wm.com



PROJECT NAME: CREEKSIDE SUBDIVISION PL. NO. 1

SHEET

JOB NO.: DCS16-4100 DATE: 09/21/2019

DRAWN: AJ PAPER: TS SCALE: NA

1 OF 4

EXHIBIT A

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°22'32", A RADIUS OF 223.50 FEET, AN ARC LENGTH OF 9.27 FEET AND A CHORD THAT BEARS SOUTH 80°54'00" WEST A DISTANCE OF 9.27 FEET;
THENCE SOUTH 82°09'22" WEST A DISTANCE OF 8.34 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82°20'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.40 FEET AND A CHORD THAT BEARS NORTH 16°00'18" EAST A DISTANCE OF 13.18 FEET;
THENCE NORTH 28°14'15" WEST A DISTANCE OF 279.30 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°18'00", A RADIUS OF 251.54 FEET, AN ARC LENGTH OF 209.71 FEET AND A CHORD THAT BEARS NORTH 50°07'18" WEST A DISTANCE OF 209.69 FEET;
THENCE NORTH 74°00'18" WEST A DISTANCE OF 9.04 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°53'32", A RADIUS OF 277.74 FEET, AN ARC LENGTH OF 82.60 FEET AND A CHORD THAT BEARS NORTH 87°33'32" WEST A DISTANCE OF 82.36 FEET;
THENCE NORTH 61°08'48" WEST A DISTANCE OF 8.41 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°14'22", A RADIUS OF 265.01 FEET, AN ARC LENGTH OF 187.62 FEET AND A CHORD THAT BEARS NORTH 43°35'02" WEST A DISTANCE OF 184.64 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 279,489 SQUARE FEET, OR 6.421 ACRES, MORE OR LESS. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND DOES NOT REPRESENT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25986
FOR AND ON BEHALF OF WARE MALCOMB
990 SOUTH BROADWAY, SUITE 230
DENVER, COLORADO 80209
P 303.561.3333



Attachment to Order 2019CV1417

 WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: CREEKSIDE SUBDIVISION FL NO. 1	SHEET
	JOB NO.: DCS18-4100 DATE: 08/21/2019	2 OF 4
DRAWN: AJ	PA/PM: TS	SCALE: NA

AND:

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 32 TO BEAR NORTH 89°18'48.81" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE SOUTH 33°21'50" WEST A DISTANCE OF 147.90 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°00'11" WEST A DISTANCE OF 43.83 FEET;
THENCE SOUTH 00°38'02" EAST A DISTANCE OF 90.18 FEET;
THENCE SOUTH 00°38'29" WEST A DISTANCE OF 170.56 FEET;
THENCE SOUTH 00°00'11" WEST A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 70.68 FEET AND A CHORD THAT BEARS SOUTH 48°00'11" WEST A DISTANCE OF 83.84 FEET;
THENCE NORTH 89°00'49" WEST A DISTANCE OF 34.81 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°43'51", A RADIUS OF 227.50 FEET, AN ARC LENGTH OF 34.81 FEET AND A CHORD THAT BEARS NORTH 85°37'54" WEST A DISTANCE OF 34.83 FEET;
THENCE NORTH 81°13'58" WEST A DISTANCE OF 534.82 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°50'44", A RADIUS OF 282.90 FEET, AN ARC LENGTH OF 88.42 FEET AND A CHORD THAT BEARS NORTH 89°43'51" WEST A DISTANCE OF 88.42 FEET;
THENCE SOUTH 81°48'17" WEST A DISTANCE OF 240.58 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 76°41'43" WEST A DISTANCE OF 3.09 FEET;
THENCE SOUTH 83°11'43" WEST A DISTANCE OF 1.61 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 4.71 FEET AND A CHORD THAT BEARS NORTH 75°41'43" WEST A DISTANCE OF 4.59 FEET;
THENCE SOUTH 81°48'17" WEST A DISTANCE OF 48.14 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°00'53", A RADIUS OF 89.00 FEET, AN ARC LENGTH OF 106.65 FEET AND A CHORD THAT BEARS NORTH 84°13'18" WEST A DISTANCE OF 99.47 FEET TO A POINT OF CURVATURE;

Attachment Order - 2019CV1417

100 East Broadway
Suite 230
Denver, CO 80202
P: 303.441.1333
www.wmcs.com



PROJECT NAME: CREEKSIDE SUBDIVISION FI. NO. 1

SHEET

JOB NO.: DC916-4100

DATE: 09/21/2019

1 OF 5

DRAWN: AJ

PA/PM: TS

SCALE: NA

EXHIBIT A

THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
00°46'55", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 2.46 FEET AND A CHORD THAT
BEARS NORTH 29°51'22" WEST A DISTANCE OF 2.46 FEET TO A POINT OF CURVATURE;
THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
19°48'28", A RADIUS OF 139.00 FEET, AN ARC LENGTH OF 48.05 FEET AND A CHORD THAT
BEARS NORTH 19°33'42" WEST A DISTANCE OF 47.81 FEET;
THENCE NORTH 09°39'29" WEST A DISTANCE OF 27.82 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°01'24", A RADIUS OF
6.00 FEET, AN ARC LENGTH OF 4.71 FEET AND A CHORD THAT BEARS NORTH 32°09'29" WEST
A DISTANCE OF 4.59 FEET;
THENCE NORTH 54°39'29" WEST A DISTANCE OF 1.57 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°01'24", A RADIUS
OF 4.00 FEET, AN ARC LENGTH OF 3.14 FEET AND A CHORD THAT BEARS NORTH 32°08'47"
WEST A DISTANCE OF 3.06 FEET;
THENCE NORTH 09°38'04" WEST A DISTANCE OF 09.72 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°09'57", A RADIUS OF
808.00 FEET, AN ARC LENGTH OF 22.98 FEET AND A CHORD THAT BEARS NORTH 10°43'03"
WEST A DISTANCE OF 22.98 FEET;
THENCE NORTH 09°12'57" WEST A DISTANCE OF 07.11 FEET TO A POINT OF CURVATURE;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
06°41'12", A RADIUS OF 522.60 FEET, AN ARC LENGTH OF 51.86 FEET AND A CHORD THAT
BEARS NORTH 03°43'18" WEST A DISTANCE OF 51.84 FEET;
THENCE NORTH 00°00'00" WEST A DISTANCE OF 99.99 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS
OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD THAT BEARS NORTH 44°07'18"
EAST A DISTANCE OF 28.28 FEET;
THENCE NORTH 89°07'18" EAST A DISTANCE OF 207.49 FEET;
THENCE SOUTH 84°36'04" EAST A DISTANCE OF 68.03 FEET;
THENCE NORTH 89°07'18" EAST A DISTANCE OF 92.36 FEET;
THENCE SOUTH 89°35'19" EAST A DISTANCE OF 146.89 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°38'22", A RADIUS OF
33.00 FEET, AN ARC LENGTH OF 26.37 FEET AND A CHORD THAT BEARS NORTH 77°35'30"
EAST A DISTANCE OF 26.15 FEET TO A POINT OF CURVATURE;
THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°36'22", A
RADIUS OF 53.00 FEET, AN ARC LENGTH OF 23.89 FEET AND A CHORD THAT BEARS NORTH
77°36'30" EAST A DISTANCE OF 23.49 FEET;
THENCE SOUTH 89°36'19" EAST A DISTANCE OF 174.89 FEET;

Attached to Order 2019CV1417

440 W. 10th Street
Suite 110
Denver, CO 80202
303.733.7383
www.wmcsurvey.com



CIVIL ENGINEERING & SURVEYING

PROJECT NAME: CREEKSIDE SUBDIVISION FL NO 1
JOB NO.: DCS15-4100 DATE: 06/21/2019
DRAWN: AJ P/PM: TS SCALE: NA

SHEET

2 OF 5

EXHIBIT A

THENCE SOUTH 83°21'11" EAST A DISTANCE OF 101.04 FEET;
THENCE NORTH 68°07'18" EAST A DISTANCE OF 155.45 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°25'57",
RADIUS OF 80.00 FEET, AN ARC LENGTH OF 79.31 FEET AND A CHORD THAT BEARS
SOUTH 48°26'16" EAST A DISTANCE OF 71.25 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 582,254 SQUARE FEET, OR 13.367 ACRES, MORE OR
LESS.


THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS
THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE,
NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES
SURVEY FOOT AS 1200.0037 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY
KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE
STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY,
EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.E., 25085
FOR AND ON BEHALF OF WARE MALCOMB
980 SOUTH PROMENADE, SUITE 230
DENVER, COLORADO 80209
P 303.757.3333



Attachment to Order 2019CV1417

<small>980 South Promenade Suite 230 Denver, CO 80209 P 303.757.3333 www.waremalcomb.com</small>  WARE MALCOMB <small>CIVIL ENGINEERING & SURVEYING</small>	PROJECT NAME: CREEKSIDE SUBDIVISION FL. NO. 1		SHEET
	JOB NO.: DCS18-4100	DATE: 08/21/2019	3 OF 5
DRAWN: AJ	PAPM: TS	SCALE: NA	

Handwritten initials/signature

EXHIBIT B
2020 Budget

CREEKSIDE VILLAGE METROPOLITAN DISTRICT
2020
BUDGET MESSAGE

Attached please find a copy of the adopted 2020 budget for the Creekside Village Metropolitan District.

The Creekside Village Metropolitan District has adopted three funds, a General Fund to provide for the payment of general operating expenditures; a Debt Service Fund to provide for payments on the outstanding general obligation bonds; and a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the District.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the District in 2020 will be developer advances. The District intends to impose a 65.664 mill levy on the property within the District for 2020, of which 10.000 mills will be dedicated to the General Fund and the balance of 55.664 mills will be allocated to the Debt Service Fund

**Creekside Village Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2020**

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>6/30/2019</u>	Estimated <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ 5,520	\$ -	\$ 2,534	\$ 2,534	\$ -
Revenues:					
Property taxes	-	-	-	-	68
Specific ownership taxes	-	-	-	-	4
Developer advances	<u>4,204</u>	<u>50,000</u>	<u>6,169</u>	<u>23,767</u>	<u>49,928</u>
Total revenues	<u>4,204</u>	<u>50,000</u>	<u>6,169</u>	<u>23,767</u>	<u>50,000</u>
Total funds available	<u>9,724</u>	<u>50,000</u>	<u>8,703</u>	<u>26,301</u>	<u>50,000</u>
Expenditures:					
Accounting / audit	887	10,000	341	9,230	10,000
Election expenses	-	-	-	-	5,000
Legal	3,430	20,000	3,042	11,623	20,000
Insurance	2,873	3,000	2,786	2,448	3,000
Miscellaneous	-	3,000	-	3,000	3,000
Treasurer fees	-	-	-	-	1
Contingency	-	12,920	-	-	7,769
Emergency reserve (3%)	<u>-</u>	<u>1,080</u>	<u>-</u>	<u>-</u>	<u>1,230</u>
Total expenditures	<u>7,190</u>	<u>50,000</u>	<u>6,169</u>	<u>26,301</u>	<u>50,000</u>
Ending fund balance	<u>\$ 2,534</u>	<u>\$ -</u>	<u>\$ 2,534</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 7,180</u>			<u>\$ 6,760</u>
Mill Levy		<u>-</u>			<u>10.000</u>

Creekside Village Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2020

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>6/30/2019</u>	Estimated <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 8,764,964
Revenues:					
Developer advances	17,268	20,240,000	13,533	40,000	40,000
Bond proceeds	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,649,022</u>	<u>-</u>
Total revenues	<u>17,268</u>	<u>20,240,000</u>	<u>13,533</u>	<u>11,689,022</u>	<u>40,000</u>
Total funds available	<u>17,268</u>	<u>20,240,000</u>	<u>13,533</u>	<u>11,689,022</u>	<u>8,804,964</u>
Expenditures:					
Issuance costs	-	-	-	531,558	-
Accounting	3,547	5,000	1,365	5,000	5,000
Legal	13,721	35,000	12,168	35,000	35,000
Capital expenditures	-	20,200,000	-	-	8,764,964
Transfer to debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,352,500</u>	<u>-</u>
Total expenditures	<u>17,268</u>	<u>20,240,000</u>	<u>13,533</u>	<u>2,924,058</u>	<u>8,804,964</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,764,964</u>	<u>\$ -</u>

Creekside Village Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2020

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>6/30/2019</u>	Estimated <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 2,352,500
Revenues:					
Property taxes	-	-	-	-	376
Specific ownership taxes	-	-	-	-	26
Transfer from Capital Projects	-	-	-	2,352,500	-
Interest income	-	-	-	-	-
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,352,500</u>	<u>402</u>
Total funds available	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,352,500</u>	<u>2,352,902</u>
Expenditures:					
Interest expense bonds	-	-	-	-	520,632
Bond principal	-	-	-	-	-
Treasurer's fees	-	-	-	-	6
Trustee / paying agent fees	-	-	-	-	4,000
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>524,638</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,352,500</u>	<u>\$ 1,828,264</u>
Capitalized interest					\$ 1,019,868
Surplus Fund					<u>812,000</u>
Excess revenues					<u>\$ 3,604</u>
Assessed Valuation		<u>\$ 7,180</u>			<u>\$ 6,760</u>
Mill Levy		<u>-</u>			<u>55.664</u>
Total Mill Levy		<u>-</u>			<u>65.664</u>