

Crowfoot Valley Ranch Metropolitan District No. 1

2021 ANNUAL REPORT

(For Activities Completed in 2021, and With Information about Prospective Years)

I. District Description - General Information:

The property contained within the boundaries of the Crowfoot Valley Metropolitan District No. 1 is currently undeveloped. It is anticipated that 968 single family homes will be constructed within the District in the near future.

a. Current Board members, officers' titles, and terms:

<u>Board Member</u>	<u>Title</u>	<u>Term Expiration</u>
Chad Murphy	President	May 2022
Richard Cross	Treasurer	May 2023
J. Collier Bailey	Assistant Secretary	May 2022
Mitchell M. Peterson	Assistant Secretary	May 2023
Ryan D. Marsh	Assistant Secretary	May 2022

b. Changes in Board membership in past year:

<u>Board Member</u>	<u>Type</u>	<u>Effective</u>
J. Collier Bailey	Elected	May 5, 2020

c. Name and address for official District contact:

Ann E. Finn
District Manager
Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228

d. Elections held in the past year and their purpose:

The regular election to be conducted on May 3, 2022 to elect Board members was cancelled due to enough candidates to fill the vacancies.

II. Boundary changes for the report year and proposed changes for the coming year:

There were no boundary changes in 2021, and there are no proposed changes in 2022.

III. List of intergovernmental agreements (IGAs, existing or proposed) and a brief description of each detailing the financial and service arrangements:

a. Contracts for operations, debt, and other contractual obligations with sub-districts

or operating and taxing districts:

Intergovernmental Agreement between the Town of Castle Rock and Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2 Regarding the Monitoring and Enforcement of Town Conservative Regulations: The Board approved an Intergovernmental Agreement between the Town of Castle Rock and Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2 regarding the monitoring and enforcement of Town Conservative Regulations.

Change Orders Nos. 25-27 to the Contract between the District and Iron Women Construction and Environmental Services LLC: The Board approved Change Order Nos. 25-27 to the contract between the District and Iron Women Construction and Environmental Services LLC, in the total amount of \$37,085, subject to Director Marsh receiving and approving the final Additional Services Authorization (“ASA”) documents.

Change Orders Nos. 1-3 to the Contract between the District and Iron Women Construction and Environmental Services LLC: The Board approved the Change Order Nos. 1-3 to the contract between the District and Iron Women Construction and Environmental Services LLC.

- b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District.

IV. Service Plan

- a. List and description of services authorized in Service Plan:
Please see **Exhibit A** attached hereto and incorporated herein by this reference.
- b. List and description of facilities authorized in Service Plan:
Please see **Exhibit B** attached hereto and incorporated herein by this reference.
- c. List and description of any extraterritorial services, facilities, and agreements:
The District does not provide any extraterritorial services.

V. Development Progress

- a. The estimated year of build-out, as set forth in the Service Plan, was 2017.
- b. List the services provided with the date service began compared to the date authorized by the Service Plan: The District is in the development stage. No services are currently being provided.

- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented:

Consolidated Service Plan (“CSP”). The CSP for the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2 ("Districts") was approved by the County Commissioners August 14, 2002, and the Districts were organized by Order of the District Court in and for Douglas County on December 3, 2002.

Amended and Restated Consolidated Service Plan. The Amended and Restated Consolidated Service Plan for the District was approved by the County Commissioners December 16, 2008.

The Board of Directors of the Districts determined it to be in the best interests of the Districts to amend their CSP in order to (1) increase the Districts' total debt limit from \$53 million to \$70 million to account for differences in the original capital plan and significant increases in the costs of construction since 2002, (2) to increase the general operating mill levy District-wide from 10 mills to 20 mills and an additional 10 mills (for a total of 30 mills) in sub-districts to be formed for the purpose of operating and maintaining facilities and services specific to certain areas within the Districts.

- d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan:

Phase 1 (340 Lots):

- Water system and other water treatment and delivery facilities. The date of completion is estimated to be 2020 instead of 2017, authorized by the Service Plan.
- Sewer systems, drainage and detention facilities, water quality ponds and other waste disposal facilities. The date of completion is estimated to be 2020 instead of 2017, authorized by the Service Plan.
- Parks and recreation facilities. The date of completion is estimated to be 2021 instead of 2017, authorized by the Service Plan.
- Mosquito control facilities, programs and services for the benefit of the Development. None are expected.
- Transportation facilities, programs and services for the benefit of the Development. None are expected.

Phase 2 (300 Lots):

- Water system and other water treatment and delivery facilities. The date of completion is estimated to be 2022 instead of 2017, authorized by the Service Plan.
- Sewer systems, drainage and detention facilities, water quality ponds and other

waste disposal facilities. The date of completion is estimated to be 2022 instead of 2017, authorized by the Service Plan.

- Parks and recreation facilities. The date of completion is estimated to be 2022 instead of 2017, authorized by the Service Plan.
- Mosquito control facilities, programs and services for the benefit of the Development. None are expected.
- Transportation facilities, programs and services for the benefit of the Development. None are expected.

Phase 3 (250 Lots):

- Water system and other water treatment and delivery facilities. The date of completion is estimated to be 2025 instead of 2017, authorized by the Service Plan.
- Sewer systems, drainage and detention facilities, water quality ponds and other waste disposal facilities. The date of completion is estimated to be 2025 instead of 2017, authorized by the Service Plan.
- Parks and recreation facilities. The date of completion is estimated to be 2025 instead of 2017, authorized by the Service Plan.
- Mosquito control facilities, programs and services for the benefit of the Development. None are expected.
- Transportation facilities, programs and services for the benefit of the Development. None are expected.

e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any:

- Water system and other water treatment and delivery facilities. The District approved a Construction Contract for On-Site Wet Utilities Improvements with Iron Woman Construction and Environmental Services LLC, in the amount of \$8,912,080 for Phase One Improvements. Completed in 2020.
- Sewer systems, drainage and detention facilities, water quality ponds and other waste disposal facilities. The District approved a Construction Contract for the Off-Site Sanitary Sewer Improvements with Iron Woman Construction and Environmental Services LLC, in the amount of \$1,533,071 for Phase One Improvements. Completed in 2020.
- Parks and recreation facilities. The District and/or Developer did not approve any contracts for construction in 2020. Estimated revised schedule is 2021.
- Mosquito control facilities, programs and services for the benefit of the Development. The District and/or Developer did not approve any contracts for construction in 2020. None are expected in the near future.
- Transportation facilities, programs and services for the benefit of the Development. The District and/or Developer did not approve any contracts for construction in 2020. None are expected in the near future.

f. List facilities currently under construction with the percentage complete and an anticipated date of completion:

On-Site Wet Utilities – 100% complete
 Off Site Sanitary Sewer Improvements – 100% complete

- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years:

<u>Year</u>	<u>Population</u>	<u>Year</u>	<u>Population</u>
2016	0	2021	0
2017	0	2022	0
2018	0	2023	0
2019	0	2024	0
2020	0	2025	0

- h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.

There are 968 non-urban residential housing units. There are no commercial or industrial properties.

- i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each: This is not applicable.

VI. Financial Plan and Financial Activities

- a. Provide a copy of the audit or exemption from the audit for the reporting year:

A copy of the 2020 audited financial statements of the District will be sent upon completion.

- b. Provide a copy of the budget, showing the reporting and previous years:

Please see Exhibit C attached hereto and incorporate herein by this reference.

- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

Please see Exhibit D attached hereto and incorporated herein by this reference.

- d. List all debt that has been issued, including all individual issuances with a

schedule of service until the debt is retired:

No debt has been issued. The District received developer advances in 2020 for operations and maintenance expenses. The District will repay those advances plus interest when funds are available. The District does not anticipate developer advances for 2021.

- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued.

Please see **Exhibit E** attached hereto and incorporated herein by this reference.

- f. List the total amount of debt issued and outstanding as of the date of the Annual Report and compare to the maximum authorized debt level as set forth in the Service Plan:

The total amount of debt issued and outstanding as of today, December 31, 2020, is \$0.00. The maximum authorized debt level as set forth in the Service Plan is \$70,000,000.00, a difference of \$70,000,000.00.

- g. Enterprises of the District

- i. Include revenues of the enterprise, showing, both, direct support from the District and all other sources: This is not applicable.
- ii. Include expenses of the enterprise, showing, both, direct payments to the District and all other obligations: This is not applicable.

- h. Detail contractual obligations

- i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments. This is not applicable.
- ii. Report any inability of the District to pay current obligations that are due within the current budget year: This is not applicable.
- iii. Describe District financial obligations in default: This is not applicable.

- i. Actual and Assessed Valuation History

- i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year:

<u>Budget Year</u>	<u>Actual Valuation</u>	<u>Assessed Valuation</u>
2013	\$1,339	\$16,190
2014	\$764	\$991
2015	\$1,262	\$8,710

2016	\$717	\$8,510
2017	\$670	\$8,210
2018	\$744	\$8,510
2019	\$915	\$8,510
2020	\$757	\$8,110

- ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

<u>Budget</u> <u>Year</u>	<u>Assessed Value</u> <u>Certified by</u> <u>County</u> <u>Assessor</u>	<u>Estimated</u> <u>Assessed Value</u> <u>in Service Plan</u>
2011	\$21,950	\$0
2012	\$30,700	\$6,949,995
2013	\$16,190	\$17,181,371
2014	\$991	\$27,407,237
2015	\$8,710	\$38,554,851
2016	\$8,510	\$50,053,248
2017	\$8,510	\$59,184,788
2018	\$8,510	\$67,234,803
2019	\$8,510	\$70,870,356
2020	\$8,110	\$74,610,484

- j. Mill Levy History

- i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance).

<u>Budget</u> <u>Year</u>	<u>Mill</u> <u>Levy</u>	<u>Purpose</u>
2013	0.000	Not applicable
2014	0.000	Not applicable
2015	0.000	Not applicable
2016	0.000	Not applicable
2017	0.000	Not applicable
2018	84.850	General Operating Expenses 77.388; and Contractual Obligations 7.462
2019	85.850	General Operating Expenses 77.388; and Contractual Obligations 7.462
2020	85.443	General Operating Expenses 77.929; and Contractual Obligations 7.514

- ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same

and report the actual mill levies.

<u>Budget</u> <u>Year</u>	<u>Mill Levy</u>	<u>Mill Levy in</u> <u>Service Plan</u>
2012	0.000	77.475
2013	0.000	77.475
2014	0.000	77.475
2015	0.000	77.475
2016	0.000	77.475
2017	0.000	77.475
2018	84.850	77.475
2019	84.850	77.475
2020	85.443	70.000

k. Miscellaneous Taxes History

- i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue- based obligations, debt by issue, contractual obligations, other)

<u>Collection</u> <u>Year</u>	<u>Miscellaneous</u> <u>Tax Revenue</u>	<u>Purpose</u>
2013	\$0	Not applicable
2014	\$0	Not applicable
2015	\$0	Not applicable
2016	\$0	Not applicable
2017	\$0	Not applicable
2018	\$798	\$658 General Operating Expenses, \$64 Contractual Obligations and \$76 Specific Ownership
2019	\$789	\$659 General Operating Expenses, \$64 Contractual Obligations and \$66 Specific Ownership
2020	\$755	\$632 General Operating Expenses, \$61 Contractual Obligations and \$62 Specific Ownership

- ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.

<u>Collection</u> <u>Year</u>	<u>Actual</u> <u>Miscellaneous</u> <u>Tax Revenue</u>	<u>Tax Revenue in</u> <u>Service Plan</u>
2012	\$0	Not applicable
2013	\$0	Not applicable

2014	\$0	Not applicable
2015	\$0	Not applicable
2016	\$0	Not applicable
2017	\$0	Not applicable
2018	\$798	Not applicable
2019	\$789	Not applicable
2020	\$755	Not applicable

1. Estimated Assessed Valuation of District at 100% Build-Out.

At Build-out (2028), the expected assessed valuation is estimated at approximately \$61,689,987 for both Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2.

- i. Provide an updated estimate and compare this with the Service Plan estimate for both Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2.

<u>Service Plan Estimate</u>	<u>Updated Estimate</u>	<u>Difference</u>
\$71,000,000	\$61,689,987	\$9,310,003

m. Estimated Amount of Additional General Obligation Debt to be issued by the District between the End of Current Year and 100% Build-Out.

No additional General Obligation Debt is anticipated to be issued between now and 100% Build-out.

- i. Provide an updated estimate based on current events. Do not include refunding bonds. This is not applicable.

EXHIBIT A
Services Authorized in Service Plan

EXHIBIT B
Facilities Authorized in Service Plan

EXHIBIT C
Audited Financial Statements

EXHIBIT D
Budget

EXHIBIT E
Revenues, Expenditures, and Mill Levies

EXHIBIT F
Schedule of Debt Service Requirements to Maturity