

MIRABELLE METROPOLITAN DISTRICT NOS. 1-4

2016 ANNUAL REPORT

Pursuant to the Amended and Restated Service Plan for Mirabelle Metropolitan District No. 1 (formerly known as Highlands Ranch Metropolitan District No. 5) and the Consolidated Service Plan for Mirabelle Metropolitan District Nos. 1-4 (each a "District" and collectively, the "Districts"), the Districts are required to submit an annual report with the Douglas County Clerk no later than September 30th of each calendar year, which annual report shall reflect activity and financial events of the Districts through the preceding December 31 (the "report year"). Please note that District Nos. 2-4 organized in November 2016. Also, please note that as of December 7, 2016, District Nos. 3&4 adopted resolutions declaring inactive status.

I. Districts' Descriptions – General Information

a. District Nos. 1&2 Board Members, officers' titles, and terms

Tim E. Roberts, President Term to May 2020	Michele Miller, Assistant Secretary Term to May 2020
Teresa G. Kershisnik, Vice President Term to May 2020	Brad Wilkin, Assistant Secretary Term to May 2018
Scott Custer, Treasurer Term to May 2018	

b. Changes in Board memberships in past year

- May 2016 - Jeffrey Kappes, John Kilrow and Teresa Kershisnik were elected to the Board of District No. 1.
- November 2016 - Teresa Kershisnik, Tim Roberts, Michele Miller, and Scott Custer were elected to the Boards of District Nos. 2-4.
- December 2016 - Steve Ormiston, John Kilrow, Dave Vasquez, and Jeffrey Kappes resigned from the Board of District No. 1.
- December 2016 - Tim Roberts, Scott Custer, Michele Miller and Brad Wilkin were appointed to the Board of District No. 1.

c. Name and address for official Districts' contact

Districts' General Counsel

Kristen D. Bear, Esq.
White Bear Ankele Tanaka & Waldron P.C.
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

d. Elections held in the past year and their purpose

District No. 1 participated in the November 8, 2016 election for the purpose of submitting ballot issues and/or questions to eligible electors of the District.

District Nos. 2-4 participated in the November 8, 2016 election for the purpose of organizing the Districts.

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

The recorded orders for inclusion and legal descriptions of real property included into District No. 1 are attached hereto as **Exhibit A**.

The recorded orders for exclusion and legal descriptions of real property excluded from District No. 1 are attached hereto as **Exhibit B**.

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

A list of intergovernmental agreements is attached hereto as **Exhibit C**.

IV. Service Plan

The Service Plan for the Districts is attached hereto as **Exhibit D**.

V. Development Progress

a. Indicate the estimated year of build-out, as set forth in the Service Plan;

The estimated year of build out for the Districts is currently anticipated to be 2024.

b. List the services provided with the date service began compared to the date authorized by the Service Plan;

No services are currently provided pending development of the facilities and community.

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

No changes have been made to the Service Plan.

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;

No Services have been started or completed. Facilities to be constructed include appropriate water systems, storm sewer systems, sanitation and wastewater treatment systems, street improvements including right of way acquisition, traffic safety protection systems, parks and recreation facilities, television relay and translation facilities, mosquito control systems, and fire protection systems and coordination with South Metro Fire Rescue Protection District, et al.

- e. List of facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any;*

Facilities are not yet started nor complete. Construction activities are anticipated to begin in 2018 after the first Final Plat is approved.

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

There are no facilities are under construction within the Districts.

- g. Indicate the population of the Districts for the previous five (5) years and provide population projections for the next five (5) years;*

Previous five years: zero

Projection over the next five years: 2,328

- 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;*

1100 Planned single family detached residential

Zero planned commercial

Zero planned industrial

No completed residential units

No completed commercial or industrial with no plan for that type of property.

- i. List and enterprises created by and/or operated by or on behalf of the Districts and summarize the purpose of each;*

No enterprises have been created by and or operated by or on behalf of the Districts.

VI. Financial Plan and Financial Activities

- a. Provide copies of the audits or exemptions from the audit for the reporting year;*

Copies of the 2016 audit exemption applications are attached hereto as **Exhibit E**.

- b. Provide copies of the budgets, showing the reporting and previous years;*

Copies of the Districts' 2016 budgets are attached hereto as **Exhibit F**, and copies of the 2017 budgets for District Nos. 1&2 are attached as **Exhibit G**.

- c. Show revenues and expenditures of the Districts 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);*

See the attached budgets in **Exhibit F** and **Exhibit G**.

- 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 for the Districts.

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

No debt has been issued for this Districts.

- 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;*

No debt has been issued for the Districts.

- g. Enterprises of the Districts;*

There are no enterprise operations to report.

- h. Detail contractual obligations;*

There are no obligations to report.

- i. Actual and Assessed Valuation History;*

The 2015 and 2016 Assessed Valuations for District No. 1 are attached here to as **Exhibit H and Exhibit I** respectively. The 2017 Preliminary Assessed Valuations for District Nos. 1-4 are attached hereto as **Exhibit J**.

	Service Plan Estimate	Actual
2015	\$0	\$0
2016	\$0	\$88,600
2017	\$0	\$68,820

j. Mill Levy History;

The Districts have not certified any mill levies as of December 31, 2016.

k. Miscellaneous Taxes History;

See 2017 budget attached hereto as **Exhibit G** for tax information. No mill levy has been imposed to date and there is no tax revenue to report.

l. Estimated Assessed Valuation of Districts at 100% Build-Out;

There is no change from what has been provided by the Service Plan.

m. Estimated amount of Additional General Obligation Debt to be Issued by the Districts between the End of Current Year and 100% Build-Out;

Information regarding the issuance of General Obligation Debt is unknown at this time other than as estimated in the Service Plan.