

**STONE CREEK METROPOLITAN DISTRICT**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
Fax: (303) 987-2032

September 18, 2018

Douglas County  
Board of County Commissioners  
100 Third Street  
Castle Rock, Co 80104

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RE: Stone Creek Metropolitan District  
2017 Annual Report

Town Officials:

Attached is the 2017 Annual Report for Stone Creek Metropolitan District.

Please acknowledge receipt of the information and documents by signing this letter below and returning to this office via email to [rnavant@sdmsi.com](mailto:rnavant@sdmsi.com).

Sincerely,



Robin Navant  
Assistant to Lisa A. Johnson  
District Manager

Enclosure

cc: McGeady Becher P.C. – Jenny Pino  
State Auditor's Office  
Department of Local of Government

The above reference information and documents were received this \_\_\_\_ day of September, 2018.

Douglas County

By: \_\_\_\_\_

## STONE CREEK METROPOLITAN DISTRICT

### 2017 ANNUAL REPORT

As required by Section XII of the Service Plan for Stone Creek Metropolitan District (the "District"), approved by Douglas County, Colorado, on September 23, 2014, the following annual report of the activities of the District from January 1, 2017 to December 31, 2017 is hereby submitted:

#### I. Description of Districts - General Information

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a. Board members, officers' titles, and terms as of December 31, 2017:

**Patrick L. Lyng, President, Term-May, 2018**

**Peter J. Klymkow, Assistant Secretary, Term-May, 2020**

**Michael "Dane" Sanders, Secretary/Treasurer, Term: May, 2018**

**VACANT, Assistant Secretary, Term: May, 2020**

**VACANT, Assistant Secretary, Term: May, 2018**

b. Changes in board membership in past year: **None.**

c. Name and address for official District contact:

**Stone Creek Metropolitan District  
Special District Management Services, Inc.  
141 Union Boulevard, #150  
Lakewood, CO 80228  
303-987-0835  
Lisa A. Johnson, District Manager  
ljohnson@sdmsi.com**

d. Elections held in the past year and their purpose: **None.**

II. Boundary changes for the report year and proposed changes for the coming year. **None.**

III. List of intergovernmental agreements (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: **None.**

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

1. **Third Amendment to Operation Funding Agreement by and between District and Choke Cherry Investors, LLC, dated November 30, 2017 (the "Third Amendment"), the Third Amendment extends the term of the 2014-2015 Operation Funding Agreement and increases the anticipated shortfall. The 2014-2015 Operation Funding Agreement is the Agreement under which the District and the Developer set forth the respective rights, obligations and procedures under which the Developer will advance funds for operation and maintenance costs and the District will reimburse the Developer for advances made under the terms of said Agreement.**

2. **Facilities Acquisition Agreement by and between District and Choke Cherry Investors, LLC, dated August 4, 2016 ("Facilities Acquisition Agreement"). The Facilities Acquisition Agreement is the Agreement under which the District and the Developer set forth the respective rights, obligations and procedures under which the Developer will be reimbursed for Organization Expenses, the acquisition of Developer constructed improvements and reimbursement of Developer for certain Construction Costs, as defined in the Facilities Acquisition Agreement.**

IV. Service Plan

- a. List and description of services authorized in Service Plan:

- (a) Water;
- (b) Storm Sewer;
- (c) Sanitation and Wastewater Treatment;
- (d) Street Improvements;
- (e) Safety Protection;
- (f) Parks and Recreation;
- (g) Mosquito Control;
- (h) Covenant Enforcement and Design Review; and
- (i) Security Services

b. List and description of facilities authorized in Service Plan:

Water: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The District shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the District is authorized or empowered to provide.

Storm Sewer: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Sanitation and Wastewater Treatment: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

**Street Improvements:** The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that following acceptance by the County, the County will own, operate and maintain the street improvements.

**Safety Protection:** The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with County rules and regulations.

**Parks and Recreation:** The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that the park and recreation improvements will be owned, operated, and maintained by the District.

**Mosquito Control:** The District shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

**Covenant Enforcement and Design Review:** The District shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended.

**Security Services:** The District shall have the power and authority to provide security services within the boundaries of the District, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as amended. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the Douglas County Sheriff's Department) within the boundaries of the District.

- c. List and description of any extraterritorial services, facilities, and agreements:  
None.

V. Development Progress

- a. Indicate the estimated year of build-out, as set forth in the Service Plan: **The Service Plan projects that the development would attain build-out in the year 2020, however, the Developer currently anticipates that build-out will occur in 2022.**
- b. List the services provided with the date service began compared to the date authorized by the Service Plan: **No services authorized by the Service Plan are currently being provided by the District.**
- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented: **Not Applicable.**
- 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 facilities as set forth in the Service Plan have been acquired or constructed or leased back.**
- e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any: **No facilities have been completed to date.**
- f. List facilities currently under construction with the percentage complete and an anticipated date of completion: **The District has commenced grading work and anticipates construction of facilities to be completed within approximately fourteen (14) months.**
- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years: **The District has a population of zero (0) residents for the previous five (5) years. It is estimated that build-out will occur in the year 2022 and the estimated population at build-out is eight hundred twenty-three (823) residents (based upon an estimated 2.5 persons per residence).**

- 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: **Initially, the District will include three hundred twenty-nine (329) residential units and zero (0) square feet of commercial space.**

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- i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each: **Not Applicable.**

VI. Financial Plan and Financial Activities

- a. Provide a copy of the audit or exemption from the audit for the reporting year: **The 2017 Application for Exemption from Audit is attached hereto as Exhibit A and incorporated herein by reference.**
- b. Provide a copy of the budget, showing the reporting and previous years: **The 2018 Budget is attached hereto as Exhibit B and incorporated herein by 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): **Information regarding the revenues and expenditures of the District can be found in the 2017 Application for Exemption from Audit and 2018 Budget attached as Exhibits A and B to this Annual Report.**



d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired: **On March 6, 2018, the District issued General Obligation Limited Tax Bonds, Series 2018A, in the aggregate principal amount of \$8,275,000 and Subordinate General Obligation Limited Tax Bonds, Series 2018B, in the aggregate principal amount of \$1,195,000. The Bond Pricing and Redemption Schedule of Debt Service is attached hereto as Exhibit C and incorporated herein by reference.**

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e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued: **See Exhibit D attached hereto and incorporated herein by 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: **No debt had been issued through December 31, 2017 (the activity date of this report). However, the District issued debt in 2018 (see sections VI (d) and (e) above). The maximum authorized debt level under the Service Plan is \$18,000,000.**

g. Enterprises of the District

i. Include revenues of the enterprise, showing both direct support from the District and all other sources: **Not Applicable.**

ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations: **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: **Not applicable.**

ii. Report any inability of the District to pay current obligations that are due within the current budget year: **Not Applicable.**

iii. Describe any District financial obligations in default: **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: **A copy of the 2017 Certification of Valuation by Douglas County Assessor is attached. The 2015-2016 Assessed Valuations of the District are attached hereto as Exhibit E and incorporated herein by reference. There are no prior certifications available as the District was not organized until the year 2014.**
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- 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. **Not Applicable.**

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): **In 2017, the District certified a mill levy of 10.000 mills for operations and maintenance and 55.277 mills for general obligation bonds and interest. In 2016, the District certified a mill levy of 10.000 mills for operations and maintenance and 50.000 mills for general obligation bonds (anticipated to be issued this year) and interest for collection year 2017. In 2015, the District certified a mill levy of 50.000 mills for operations and maintenance for tax collection year 2016. The District did not certify a mill levy in 2014, for collection year 2015 (year in which the District was organized).**

- 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: **The Service Plan authorizes a Maximum Total Mill Levy of 60.000 mills and estimated a total mill levy of 50.000 mills to be assessed for the term of the bonds (40.000 mills for debt and 10.000 mills for operations and maintenance, as adjusted per Article X Section 3 of the Colorado Constitution).** In 2017, the District certified a mill levy of 10.000 mills for operations and maintenance and 55.277 mills for general obligation bonds and interest, as adjusted per Article X Section 3 of the Colorado Constitution. In 2016, the District assessed 10.000 mills for operations and maintenance and 50.000 mills for general obligation debt, which is an increase from the total amount estimated in the Service Plan, but not in excess of the Maximum Total Mill Levy. In 2015, the District assessed 50.000 mills for operations and maintenance, which is consistent with the total amount estimated to be levied for 2016. The District did not certify a mill levy in the years 2014-2015, nor did the Service Plan anticipate the District doing so.

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): **Not Applicable.**
- 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: **Not Applicable.**

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

- i. Provide an updated estimate and compare this with the Service Plan estimate: **An updated estimate of assessed valuation at 100% build-out is not available.**

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

i. Provide an updated estimate based on current events. Do not include refunding bonds: **The District issued bonds in 2018 (see sections VI (d) and VI (e), above).**

**Exhibit A**  
**(Application for Exemption from Audit)**

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CliftonLarsonAllen LLP  
www.CLAConnect.com

## Accountant's Compilation Report

Board of Directors  
Stone Creek Metropolitan District  
Douglas County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Stone Creek Metropolitan District as of and for the year ended December 31, 2017, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Stone Creek Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
February 21, 2018

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Stone Creek Metropolitan District  
8390 E Crescent Parkway  
Suite 500  
Greenwood Village, CO 80111

For the Year Ended  
12/31/17  
or fiscal year ended:

CONTACT PERSON

Gigi Pangindlan

PHONE

303-779-5710

EMAIL

Gigi.Pangindlan@claconnect.com

FAX

303-779-0348

### PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:

Gigi Pangindlan

TITLE

Accountant for the District

FIRM NAME (if applicable)

CliftonLarsonAllen LLP

ADDRESS

8390 E Crescent Parkway, Suite 500, Greenwood Village, CO 80111

PHONE

303-779-5710

DATE PREPARED

(Must be prepared prior to  
Board approval)

February 21, 2018

### PREPARER (SIGNATURE REQUIRED)

SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT

Please indicate whether the following financial information is  
recorded using Governmental or Proprietary fund types

GOVERNMENTAL  
(MODIFIED ACCRUAL BASIS)



PROPRIETARY  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

**REVENUE:** All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Lines	Description	Round to nearest dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property	\$ 3,822	
2-2	Specific ownership	\$ 417	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ 45,947	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ 50,186	

## PART 3 - EXPENDITURES

**EXPENDITURES:** All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Lines	Description	Round to nearest dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 17,914	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ 2,242	
3-7	Accounting and legal fees	\$ 72,937	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Culture and recreation	\$ -	
3-15	Utility operations	\$ -	
3-16	Capital outlay	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES</b>	\$ 93,093	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - **LONGFORM**".



## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">The District's debt consists of Developer advances which currently do not have scheduled payments.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Not applicable - see comments in 4-2.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Has the entity completed the following table (if applicable) (please only include repaid balances) (overall amounts as of 12/31/2014)?		
		Outstanding at end of prior year	Issued during year
		Retired during year	Outstanding at year end
	General obligation bonds	\$ -	\$ -
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Leases	\$ -	\$ -
	Developer Advances	\$ 6,806	\$ 45,947
	Other (specify):	\$ -	\$ -
	<b>TOTAL</b>	<b>\$ 6,806</b>	<b>\$ 45,947</b>

\*must tie to prior year ending balance

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized:		
	\$ 234,000,000 11/4/2014		
4-6	Does the entity intend to issue debt within the next calendar year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much?		
	\$ 9,470,000		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?		
	\$ -		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input type="checkbox"/>
	What are the annual lease payments?		
	\$ -		
4-9	Does the entity have a certified Mill Levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):		

Bond Redemption	50,000
General/Other	10,000
<b>TOTAL</b>	<b>60,000</b>

Please use this space to provide any explanations or comments.

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

Amount      Total

5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ 4,102	
5-2	Certificates of deposit	\$ -	
	<b>Total Cash Deposits</b>		\$ 4,102
	Investments (if investment is a mutual fund, please list underlying investments)		
		\$ -	
		\$ -	
5-3		\$ -	
		\$ -	
	<b>Total Investments</b>		\$ -
	<b>Total Cash and Investments</b>		<b>\$ 4,102</b>

Please answer the following questions by marking in the appropriate boxes

Yes      No      N/A

5-4	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations.

## PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes      No

- 6-1 Does the entity have capital assets? ☐ Yes      ☒ No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain:

The District has no capital assets.

6-3

Complete the following capital assets table:	Balance - Beginning of the year	Additions (Must be included in Part 3)	Deletions	Year-end Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

\*must tie to prior year ending balance

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes      No

- 7-1 Does the entity have an "old hire" firemen's pension plan? ☐ Yes      ☒ No
- 7-2 Does the entity have a volunteer firemen's pension plan? ☐ Yes      ☒ No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -
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Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes      No      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? ☒ Yes      ☐ No      ☐ N/A

If no, MUST explain:

- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain: ☒ Yes      ☐ No      ☐ N/A

If yes: Please indicate the amount appropriated for each fund for the year reported:

General Fund	\$ 60,000
Debt Service Fund	\$ 317,813
Capital Projects Fund	\$ 6,780,000

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following questions by marking in the appropriate box.

Yes

No

- 9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, must explain:

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

- 10-1 Is this application for a newly formed governmental entity?



If yes: Date of formation:

- 10-2 Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

- 10-3 Is the entity a metropolitan district?



Please indicate what services the entity provides:

See explanation below

- 10-4 Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

- 10-5 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]



If yes: Date Filed:

Please use this space to provide any explanations or comments:

10-3: Financing for the design, construction, acquisition, operations and maintenance of public improvements such as streets, parks and recreation, water supply, sanitation facilities, transportation, mosquito control, safety protection, fire protection, TV relay and security.

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	Have you read the new Electronic Signature Policy and do you plan on submitting signatures in accordance with this policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
  - b. Include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Print the names of ALL current governing board members below.  
Print Board Member's Name

A MAJORITY of the governing board members must complete and sign in the column below.

Board Member 1	Patrick Lyng	I, Patrick Lyng, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: <u>[Signature]</u> Date: <u>8-6-2018</u> My term Expires: May 2018
Board Member 2	Michael Dane Sanders	I, Michael Dane Sanders, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: May 2018
Board Member 3	Peter Klymkow	I, Peter Klymkow, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: <u>[Signature]</u> Date: <u>12/22/18</u> My term Expires: May 2020
Board Member 4		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____
Board Member 5		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____
Board Member 6		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____
Board Member 7		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____

**Exhibit B  
(Budget)**

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**Accountant's Compilation Report**

Board of Directors  
Stone Creek Metropolitan District  
Douglas County, Colorado

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Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Stone Creek Metropolitan District for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, and the actual comparative information for the year ending December 31, 2016, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Stone Creek Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 29, 2018

**STONE CREEK METROPOLITAN DISTRICT**  
**SUMMARY**  
**2018 BUDGET AS ADOPTED**  
**WITH 2016 ACTUAL AND 2017 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ (16,350)	\$ 3,821
REVENUES			
1 Property taxes	3,185	3,822	4,621
2 Specific ownership taxes	293	410	373
3 Developer advance	6,806	62,000	330,000
4 Net investment income	32	50	100
5 Bond issuance	-	-	9,322,000
6 District Fees	-	-	20,000
Total revenues	10,316	66,282	9,677,094
TRANSFERS IN	-	-	2,108,462
Total funds available	10,316	49,932	11,789,377
EXPENDITURES			
7 General and administration	26,666	46,061	63,559
8 Operations and maintenance	-	-	217,181
9 Debt service	-	50	376,042
10 Capital projects	-	-	7,213,538
11 Clubhouse Facility	-	-	69,260
Total expenditures	26,666	46,111	7,939,580
TRANSFERS OUT	-	-	2,108,462
Total expenditures and transfers out requiring appropriation	26,666	46,111	10,048,042
ENDING FUND BALANCES	\$ (16,350)	\$ 3,821	\$ 1,741,335
EMERGENCY RESERVE	\$ 200	\$ 100	\$ 700
Capitalized Interest Fund	-	-	1,035,480
Debt Service Reserve Fund	-	-	350,000
Surplus Fund	-	-	350,000
Reserve for future debt service	-	-	4,628
TOTAL RESERVE	\$ 200	\$ 100	\$ 1,740,808

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.



**STONE CREEK METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
For the Years Ended and Ending December 31,

1/29/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
<b>ASSESSED VALUATION - DOUGLAS</b>			
Residential	\$ 28,080	\$ 28,080	\$ 32,620
Agricultural	35,620	35,620	38,160
Certified Assessed Value	<u>\$ 63,700</u>	<u>\$ 63,700</u>	<u>\$ 70,780</u>
<b>MILL LEVY</b>			
GENERAL FUND	50.000	10.000	10.000
DEBT SERVICE FUND	-	50.000	55.277
Total Mill Levy	<u>50.000</u>	<u>60.000</u>	<u>65.277</u>
<b>PROPERTY TAXES</b>			
GENERAL FUND	\$ 3,185	\$ 637	\$ 708
DEBT SERVICE FUND	-	3,185	3,913
Budgeted Property Taxes	<u>\$ 3,185</u>	<u>\$ 3,822</u>	<u>\$ 4,621</u>
<b>BUDGETED PROPERTY TAXES</b>			
GENERAL FUND	\$ 3,185	\$ 650	\$ 708
DEBT SERVICE FUND	-	3,172	3,913
	<u>\$ 3,185</u>	<u>\$ 3,822</u>	<u>\$ 4,621</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**2018 BUDGET AS ADOPTED**  
**WITH 2016 ACTUAL AND 2017 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ (16,350)	\$ 359
REVENUES			
1 Property taxes	3,185	650	708
2 Specific ownership taxes	293	70	60
3 Developer advance	6,806	62,000	330,000
4 Net investment income	32	50	100
5 District Fees	-	-	20,000
Total revenues	10,316	62,770	350,868
Total funds available	10,316	46,420	351,227
EXPENDITURES			
General and administration			
6 Accounting	8,150	12,000	15,000
7 Audit	-	-	4,000
8 Contingency	-	-	5,499
9 County Treasurer's fees	48	10	10
10 District management	-	1,000	8,500
11 Dues and membership	309	309	350
12 Election	413	-	2,000
13 Insurance	2,488	2,242	2,700
14 Legal	15,258	30,000	25,000
15 Miscellaneous	-	500	500
Operations and maintenance			
16 Administrative expenses	-	-	4,145
17 Audit	-	-	1,500
18 Common Amenity Maintenance	-	-	15,000
19 Contingency	-	-	1,645
20 Fence Maintenance	-	-	10,584
21 Fertilization/Weed/Insect Control	-	-	1,998
22 Gas/Electricity	-	-	3,000
23 Grounds Improvements	-	-	2,350
24 Grounds maintenance	-	-	23,635
25 Grounds Repairs (other)	-	-	1,598
26 Grounds Repairs (Sprinkler)	-	-	2,174
27 Insurance	-	-	7,462
28 Legal	-	-	7,896
29 Lighting Maintenance	-	-	632
30 Management	-	-	13,628
31 Miscellaneous	-	-	1,500
32 Native Area Maintenance	-	-	10,206
33 Postage	-	-	829
34 Prairie Dog Mitigation	-	-	3,000
35 Shared Amenity Fee	-	-	39,480
36 Snow Removal	-	-	8,390
37 Social Activities	-	-	6,000
38 Taxes	-	-	100
39 Trash Removal	-	-	42,836
40 Water	-	-	6,072
41 Water - Native Grass	-	-	1,521
Clubhouse Facility			
42 Clubhouse maintenance	-	-	15,000
43 Fitness Equipment Lease	-	-	24,200
44 Gas/Electric	-	-	4,000
45 Grounds Improvements	-	-	500
46 Legal	-	-	1,613
47 Lighting Maintenance	-	-	81
48 Miscellaneous	-	-	403
49 Phone/IT	-	-	4,500
50 Pool Chemicals	-	-	3,700
51 Pool Maintenance	-	-	6,500
52 Pool Repairs	-	-	3,500
53 Pool Supplies	-	-	1,450
54 Snow Removal	-	-	1,190
55 Social Activities	-	-	2,000
56 Water	-	-	623
Total expenditures	26,666	46,061	350,000
Total expenditures and transfers out requiring appropriation	26,666	46,061	350,000
ENDING FUND BALANCES	\$ (16,350)	\$ 359	\$ 1,227
EMERGENCY RESERVE	\$ 200	\$ 100	\$ 700
TOTAL RESERVE	\$ 200	\$ 100	\$ 700

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 3,462
REVENUES			
1 Property taxes	-	3,172	3,913
2 Specific ownership taxes	-	340	313
Total revenues	-	3,512	4,226
TRANSFERS IN			
CAPITAL PROJECTS FUND	-	-	2,108,462
Total transfers in	-	-	2,108,462
Total funds available	-	3,512	2,116,150
EXPENDITURES			
Debt service			
3 Bond interest	-	-	372,982
4 County Treasurer's fees	-	50	60
5 Paying agent fees	-	-	3,000
Total expenditures	-	50	376,042
Total expenditures and transfers out requiring appropriation	-	50	376,042
ENDING FUND BALANCES	\$ -	\$ 3,462	\$ 1,740,108
Capitalized Interest Fund	\$ -	\$ -	\$ 1,035,480
Debt Service Reserve Fund	-	-	350,000
Surplus Fund	-	-	350,000
Reserve for future debt service	-	-	4,628
TOTAL RESERVE	\$ -	\$ -	\$ 1,740,108

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
1 Developer advance	-	-	-
2 Bond issuance	-	-	9,322,000
Total revenues	-	-	9,322,000
Total funds available	-	-	9,322,000
EXPENDITURES			
Capital projects			
3 Capital Outlay	-	-	6,865,528
4 Costs of issuance	-	-	348,010
Total expenditures	-	-	7,213,538
TRANSFERS OUT			
DEBT SERVICE FUND	-	-	2,108,462
Total transfers out	-	-	2,108,462
Total expenditures and transfers out requiring appropriation	-	-	9,322,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**STONE CREEK METROPOLITAN DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized on December 15, 2014 to provide financing for the design, acquisition, construction, installation, relocation, operation and maintenance of essential public-purpose facilities such as water, sanitation, streets, safety protection, park and recreation, transportation, mosquito control, and covenant control. The District will serve the public improvement needs of Stone Creek Ranch which is generally located at Scott Road and State Highway 83 (Parker Road) in Douglas County, Colorado.

Under the Service Plan, the District will provide essential public improvements and services for a new residential community located entirely within Douglas County. The District may, with agreement by the County, engage in other activities. The property in the District is anticipated to be developed consistent with the terms, requirements, and provisions of a Development Agreement.

On November 4, 2014, the District's electorate authorized general obligation debt in the total amount of \$234,000,000. The District's Service Plan limits the amount of debt issuance to \$18,000,000. A maximum total mill levy of 60 mills is authorized to support debt service and operations and maintenance. A maximum debt mill levy of 50 mills is authorized to support debt service, subject to the limitation of the maximum total mill levy. The maximum operations and maintenance mill levy of 10 mills is anticipated to initially support the District's operating costs.

The District anticipates to receive Developer advances to fund initial operating and administrative expenditures until other revenues are available to the District. Construction of certain public improvements within the boundaries of the District is expected to be financed by Developer advances until bonded debt is issued.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Under the Service Plan, the District is limited to the imposition of a mill levy in an amount not to exceed 60 mills, 10 mills for operations and maintenance and 50 mills for debt services; provided, however, that in the event the method of calculating assessed valuation is changed after the date of approval of the Service Plan, the mill levy limitation provided for the District will be automatically increased or decreased so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change

**STONE CREEK METROPOLITAN DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

in the method of calculating assessed valuation. On September 23, 2014, the date the Service Plan was approved, the ratio of actual valuation to assessed valuation for residential property was 7.96%, and currently the ratio is at 7.20%. Due to this ratio change, the District's debt service mill levy was increased to 50.277 mills.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.0%.

**District Fees**

To pay for costs associated with operating and maintaining District improvements, and to meet the costs of providing essential services, the District has determined that it is necessary to impose District Fees in the form of an Operation and Maintenance Fee (O&M Fee) and Administrative Fee on each lot and/or single family residential dwelling unit. The amount of District Fee is anticipated to be (i) based upon the completion of two neighborhood parks and the clubhouse facility, (ii) charged monthly, and (iii) payable quarterly.

**Developer Advance**

The District is in the development stage. As such, a significant portion of the District's operating and administrative expenditures will be funded by the Developer, as well as certain capital expenditures until bonds are issued. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property tax collected.

**General, Administration, Operations and Maintenance**

General and administration expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses. The General Fund's budget also include budgeted expenditures for the operations and maintenance of the clubhouse facility as well as the grounds within the District (e.g. utilities, snow removal, repairs, trash, etc.)

**STONE CREEK METROPOLITAN DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Capital Outlay**

In 2018, the District anticipates constructing public improvements and/or reimbursing the Developer for costs of public improvements.

**Debt and Leases**

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General Obligation Bonds (Bonds) are anticipated to be issued in 2018 in the principal amount of \$9,322,000 at an estimated fixed rate of 5.75%, maturing in 2047. The District will impose a mill levy 55.277 to pay principal and accrued interest of the Bonds. A Debt Service Reserve in the estimated amount of \$350,000 is required to be maintained on the Bonds. In addition, a required Surplus Fund in the amount of \$350,000 is expected to be maintained. The proceeds from the Bonds are expected to be used to pay and/or reimburse costs of public improvements, pay for costs of issuance, and to fund a Capitalized Interest Fund. The Bonds' debt service amortization schedule has not been finalized; hence, not included in the budget.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2018, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**Exhibit C**  
**(Bond Pricing and Redemption Schedule)**



**EXHIBIT C**

**BOND PRICING**

**Series 2018A Senior Bonds**

<b>Maturity Date</b>	<b>Principal Maturing</b>	<b>Price</b>	<b>Interest Rate</b>
December 1, 2047	\$8,275,000	100.00%	5.625%

**Series 2018B Subordinate Bonds**

<b>Maturity Date</b>	<b>Principal Maturing</b>	<b>Price</b>	<b>Interest Rate</b>
December 15, 2047	\$1,195,000	100.00%	7.875%

**Series 2018A Senior Bonds Redemption Provisions**

*Optional Redemption.* The Series 2018A Senior Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 1, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u><b>Date of Redemption</b></u>	<u><b>Redemption Premium</b></u>
December 1, 2023, to November 30, 2024	3.00%
December 1, 2024, to November 30, 2025	2.00
December 1, 2025, to November 30, 2026	1.00
December 1, 2026, and thereafter	0.00

*Mandatory Sinking Fund Redemption.* The Series 2018A Senior Bonds maturing on December 1, 2047, also are subject to mandatory sinking fund redemption prior to the maturity date of such Series 2018A Senior Bonds, in part, by lot, upon payment of par and accrued interest, without redemption premium, on December 1 in the years and amounts set forth below:

Year of Redemption	Redemption Amount
2022	\$ 10,000
2023	95,000
2024	110,000
2025	115,000
2026	135,000
2027	140,000
2028	160,000
2029	170,000
2030	195,000
2031	205,000
2032	225,000
2033	240,000
2034	265,000
2035	280,000
2036	310,000
2037	325,000
2038	360,000
2039	380,000
2040	410,000
2041	435,000
2042	475,000
2043	500,000
2044	540,000
2045	570,000
2046	620,000
2047 <sup>1</sup>	1,005,000

<sup>1</sup> final maturity, not a sinking fund redemption

With respect to each maturity of the Series 2018A Senior Bonds subject to mandatory sinking fund redemption, on or before 45 days prior to each sinking fund installment date for such maturity as set forth above, the Trustee is to select for redemption, by lot in such manner as the Trustee may determine, from the Outstanding Series 2018A Senior Bonds of that maturity, a principal amount of such Series 2018A Senior Bonds equal to the applicable sinking fund installment. The amount of the applicable sinking fund installment for any particular date and maturity may be reduced by the principal amount of any Series 2018A Senior Bonds of that maturity which prior to said date have been redeemed (otherwise than through the operation of the sinking fund) and cancelled and not theretofore applied as a credit against a sinking fund installment. Such reductions, if any, are to be applied in such year or years as may be determined by the District.

#### **Series 2018B Subordinate Bonds Redemption Provisions**

***Optional Redemption.*** In addition to the mandatory redemption provided for in the Subordinate Indenture in the section thereof entitled "Subordinate Bond Fund; Mandatory

Redemption,” the Series 2018B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<b>Date of Redemption</b>	<b>Redemption Premium</b>
December 15, 2023, to December 14, 2024	3.00%
December 15, 2024, to December 14, 2025	2.00
December 15, 2025, to December 14, 2026	1.00
December 15, 2026, and thereafter	0.00

***Mandatory Redemption.*** The Series 2018B Subordinate Bonds also are subject to mandatory redemption from Subordinate Pledged Revenue, if any, on deposit in the Subordinate Bond Fund, as provided in Subordinate Indenture in the section thereof entitled “Subordinate Bond Fund; Mandatory Redemption.”

**Exhibit D**  
**(Authorized and Unissued Debt)**

**Stone Creek Metropolitan District, Douglas County, Colorado**  
Updated: July 9, 2018

Q#	O&M/TABOR	Authorized 2014	Used 2018 \$8,275,000 GO Limited Tax Bonds, Series 2018A	Used 2018 \$1,195,000 Sub. GO Limited Tax Bonds, Series 2018B	Authorized [year]	Remaining
5A	O&M – Ad Valorem Tax Increase	\$1,000,000				\$1,000,000
5B	O&M – Fee Increase	\$1,000,000				\$1,000,000
5C	Multiple-FY IGA	\$1,000,000				\$1,000,000
5D	Regional IGA	\$1,000,000				\$1,000,000
5E	TABOR Exemptions (DeBrucing)	Yes				
<b>Q#</b>	<b>Public Improvement Debt</b>	<b>Authorized</b>	<b>Used</b>	<b>Used</b>	<b>Authorized</b>	<b>Remaining</b>
5F	Street	\$18,000,000	\$2,033,663	\$293,683	\$	\$15,672,654
5G	Parks and Recreation	\$18,000,000	\$530,468	\$76,605	\$	\$17,392,927
5H	Water	\$18,000,000	\$14,853	\$2,145	\$	\$17,983,002
5I	Sanitation	\$18,000,000	\$5,505,944	\$730,567	\$	\$12,210,489
5J	Transportation	\$18,000,000	\$0	\$0	\$	\$18,000,000
5K	Mosquito Control	\$18,000,000	\$0	\$0	\$	\$18,000,000
5L	Safety Protection	\$18,000,000	\$637,072	\$92,000	\$	\$17,270,928
5M	Fire Protection	\$18,000,000	\$0	\$0	\$	\$18,000,000
5N	Television Relay and Translation	\$18,000,000	\$0	\$0	\$	\$18,000,000
5O	Security	\$18,000,000	\$0	\$0	\$	\$18,000,000
	<b>Sub Totals – Public Improvement Debt</b>	<b>\$180,000,000</b>	<b>\$8,275,000</b>	<b>\$1,195,000</b>	<b>\$</b>	<b>\$170,530,000</b>
<b>Q#</b>	<b>Other</b>	<b>Authorized</b>	<b>Used</b>	<b>Used</b>	<b>Authorized</b>	<b>Remaining</b>
5P	O&M Debt	\$18,000,000	\$0	\$	\$	\$18,000,000
5Q	Refunding Debt	\$18,000,000	\$0	\$	\$	\$18,000,000
5R	IGAs as Debt	\$18,000,000	\$0	\$	\$	\$18,000,000
5S	Multiple-FY IGA	Yes			Yes / No	
5T	Regional Improvement ML	\$82,800,000		\$		
501	Organization of District	Yes				
502	Term Limits	Yes				
	<b>DEBT TOTALS (Improvements, O&amp;M, Refunding, IGAs)</b>					<b>\$224,530,000</b>

Service Plan Debt Limitation(s): \$18,000,000  
 Remaining Debt from Service Plan Limit: \$8,530,000 \$18,000,000 - \$8,275,000 Series 2018A - \$1,195,000 Series 2018B  
 Date of Organizational Election: 11/04/14  
 Date of Last Debt Election: 11/04/14  
 Notes:

**Exhibit E**  
**(Assessed Valuation)**

# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4565 - Stone Creek Metro District

IN DOUGLAS COUNTY ON 11/20/2017

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2017 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$63,700
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$70,780
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$70,780
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2017 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2017

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$584,589
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

### DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: →

\$0

**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2017**

Data Date: 11/20/2017

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of DOUGLAS COUNTY, Colorado.On behalf of the STONE CREEK METRO DISTRICT,  
(taxing entity)<sup>A</sup>the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>of the STONE CREEK METRO DISTRICT  
(local government)<sup>C</sup>Hereby officially certifies the following mills  
to be levied against the taxing entity's GROSS \$ 63,700  
assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)Note: If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a Tax  
Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 63,700  
calculated using the NET AV. The taxing entity's total  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of: (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10**Submitted: 12/01/2016 for budget/fiscal year 2017.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**

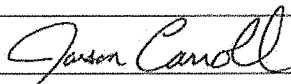
1. General Operating Expenses <sup>H</sup>	<u>10.000</u> mills	<u>\$ 637</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>10.000</u> mills	<u>\$ 637</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>50.000</u> mills	<u>\$ 3,185</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____

**TOTAL:** [Sum of General Operating  
Subtotal and Lines 3 to 7]60.000

mills

\$3,822Contact person:  
(print)Jason CarrollDaytime  
phone:(303) 779-5710

Signed:



Title:

Accountant for the DistrictInclude one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the  
Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form  
for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of  
Form DLG57 on the County Assessor's **FINAL** certification of valuation).



## CERTIFICATION OF TAX LEVIES, continued

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

### **CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

#### **BONDS<sup>J</sup>:**

1.	Purpose of Issue:	Public Infrastructure
	Series:	To be determined
	Date of Issue:	To be determined
	Coupon Rate:	To be determined
	Maturity Date:	To be determined
	Levy:	50.000
	Revenue:	\$3,185
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	

#### **CONTRACTS<sup>K</sup>:**

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of DOUGLAS COUNTY, Colorado.On behalf of the STONE CREEK METRO DISTRICT,  
(taxing entity)<sup>A</sup>the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>of the STONE CREEK METRO DISTRICT  
(local government)<sup>C</sup>

Hereby officially certifies the following mills

to be levied against the taxing entity's GROSS \$ 63,700

assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)Note: If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a TaxIncrement Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 63,700calculated using the NET AV. The taxing entity's total  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of:(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10Submitted: 12/10/2015 for budget/fiscal year 2016  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**

1. General Operating Expenses <sup>H</sup>	<u>50.000</u> mills	<u>\$ 3,185</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>50.000</u> mills	<u>\$ 3,185</u>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____

**TOTAL:** [ Sum of General Operating  
Subtotal and Lines 3 to 7 ]50.000

mills

\$ 3,185Contact person:  
(print)Jason CarrollDaytime  
phone:( 303 ) 779-5710

Signed:



Title:

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Form DLG57 on the County Assessor's FINAL certification of valuation).