

**CRYSTAL VALLEY METROPOLITAN DISTRICT NO. 1
TOWN OF CASTLE ROCK, COLORADO**

2018 ANNUAL REPORT

Pursuant to the Amended and Consolidated Service Plan, as amended, for Crystal Valley Metropolitan District No. 1 (the "District") dated November 21, 2001, the District is required to submit an annual report to the Town of Castle Rock, Colorado (the "Town") which reflects activity and financial events of the District through the preceding December 31 (the "report year") and includes the following:

To the best of our actual knowledge, for the year ending December 31, 2018, the District makes the following report:

A. A narrative summary of the progress of the District in implementing their service plan for the report year:

The District continues to implement the development schedule as contemplated in the Service Plan, as amended on May 6, 2014.

B. Except when an exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and the statement of operations (i.e. revenues and expenditures) for the report year:

The District is currently exempt from audit. A copy of the audit exemption application for the year ending December 31, 2018 is attached as **Exhibit A**.

C. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year:

As of December 31, 2018, there are only a few projects which remain to be completed relative to infrastructure required within Crystal Valley: the I-25 Interchange, which the District or CVRA LLC has funded 100% of its prorated share. It is anticipated that construction of the I-25 Interchange may begin in the next few years, as deemed appropriate by the Town of Castle Rock and Douglas County. It is expected that approximately \$5 million in privately funded expenditures through the District will be applied to future landscaping and irrigation needs. Crystal Valley Metropolitan District No. 1 completed the Sewer Line Upsizing project in 2018, using private funds that may be subject to refunding in the future. The District will not issue further debt for any additional infrastructure absent a determination to do so subject to a Service Plan Amendment.

A copy of the District's budget for the year ending December 31, 2018 is attached as **Exhibit B**.

D. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness or long-term obligations issued in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year:

For a summary of the financial obligations of the District as of December 31, 2018, see attached **Exhibit B**. It should be noted that the financial obligations of the District were substantially restructured in August 2014 pursuant to the financial proforma set forth in the First Amendment to the Amended and Restated Service Plan, as approved by the Town of Castle Rock on May 6, 2014.

The 2018 assessed valuation of all taxable properties within Crystal Valley Metropolitan District No. 1 is attached hereto as **Exhibit C**.

In 2018 the District imposed 60.284 mills for general operating expenses.

E. The District's budget for the calendar year in which the annual report is submitted:

A copy of the District's 2019 budget is attached as **Exhibit D**.

F. A summary of residential and commercial development that has occurred within the District for the report year:

No commercial or residential development has occurred within the District for the report year.

G. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:

A copy of the District's current fee resolution is attached as **Exhibit E**.

H. Certification of the Board that no action, event, or condition of Section 11.02.060 (Material Modification of Service Plan) of this chapter has occurred in the report year:

The Board of Directors of the District hereby certifies that as of December 31, 2018 and pursuant to the City Resolution No. 2008-51, no action, event or condition has taken place

constituting a material modification of the Amended and Restated Service Plan, as approved by the Town of Castle Rock on May 6, 2014.

I. The names, business addresses and phone numbers of all members of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the board:

Jerry Richmond, President
10864 Trotwood Way
Highlands Ranch, CO 80126
Telephone: (303) 267-6195

Paul “Joe” Knopinski, Vice President
7629 S. Platte Canyon Drive
Littleton, CO 80128
Telephone: (720) 480-9670

Gregory W. Brown, Treasurer
8031 Homesteader Drive
Morrison, CO 80465
Telephone: (303) 870-6300

Jim Mill, Secretary
1453 E. Fremont Circle
Centennial, CO 80122
Telephone: (720) 200-4577

General Counsel:

Blair M. Dickhoner, Esq.
White Bear Ankele Tanaka and Waldron, Attorneys at Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Telephone: (303) 858-1800

Regular Meetings:

Date: The first Wednesday of April, June, October, and November
Place: 2160 Fox Haven Drive, Castle Rock, CO
Time: 5:00 p.m.

EXHIBIT A
2018 Audit Exemption Application

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

For the Year Ended
12/31/2018
or fiscal year ended:

Crystal Valley Metropolitan District No. 1
c/o White Bear and Ankele, PC
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
Blair M. Dickhoner
303/858-1800
bdickhoner@wbapc.com
303/858-1801

NAME OF GOVERNMENT
ADDRESS

CONTACT PERSON
PHONE
EMAIL
FAX

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000 and that independent means someone who is separate from the entity.

NAME: Diane Wheeler
TITLE: District Accountant
FIRM NAME (if applicable): Simmons & Wheeler, P.C.
ADDRESS: 304 Inverness Way South, Suite 490, Englewood, CO 80112
PHONE: 303-689-0833
DATE PREPARED: 3/4/2019
RELATIONSHIP TO ENTITY: CPA engaged to prepare financial statements for the District

PREPARER (SIGNATURE REQUIRED)

Diane Wheeler

Has the entity filed for, or 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.)

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds	
		General Fund*	Capital Projects	Fund*	Fund*
Assets					
1-1	Cash & Cash Equivalents	8,890	5,393,017	-	-
1-2	Investments	-	-	-	-
1-3	Receivables	32	-	-	-
1-4	Due from Other Entities or Funds	10,474	-	-	-
	All Other Assets (specify...)	-	-	-	-
1-5	Special Assessment Fees	-	8,920	-	-
1-6		-	-	-	-
1-7		-	-	-	-
1-8		-	-	-	-
1-9		-	-	-	-
1-10		-	-	-	-
1-11	TOTAL ASSETS	19,396	5,401,837	-	-
1-12	TOTAL DEFERRED OUTFLOWS OF RESOURCES	4,191	-	-	-
1-13	TOTAL ASSETS AND DEFERRED OUTFLOWS	23,587	5,401,837	-	-
Liabilities					
1-14	Accounts Payable	19,396	-	-	-
1-15	Accrued Payroll and Related Liabilities	-	-	-	-
1-16	Accrued Interest Payable	-	-	-	-
1-17	Due to Other Entities or Funds	-	-	-	-
1-18	All Other Current Liabilities	-	-	-	-
1-19	TOTAL CURRENT LIABILITIES	19,396	-	-	-
1-20	All Other Liabilities (specify...)	-	-	-	-
1-21		-	-	-	-
1-22		-	-	-	-
1-23		-	-	-	-
1-24		-	-	-	-
1-25		-	-	-	-
1-26		-	-	-	-
1-27		-	-	-	-
1-28	TOTAL LIABILITIES	19,396	-	-	-
1-29	TOTAL DEFERRED INFLOWS OF RESOURCES	4,191	-	-	-
Fund Balance					
1-30	Nonspendable Prepaid	-	-	-	-
1-31	Nonspendable Inventory	-	-	-	-
1-32	Restricted T&OR	1,620	-	-	-
1-33	Restricted Debt Service	-	-	-	-
1-34	Restricted Capital Projects	-	5,401,837	-	-
1-35	Unassigned:	(1,620)	-	-	-
1-36	Add lines 1-30 through 1-35	-	-	-	-
	This total should be the same as line 3-33	-	-	-	-
	TOTAL FUND BALANCE	-	5,401,837	-	-
1-37	Add lines 1-28, 1-29 and 1-36	-	-	-	-
	This total should be the same as line 1-13	-	-	-	-
	TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	23,587	5,401,837	-	-

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		General Fund*	Capital Projects		Fund*	Fund*
Tax Revenue						
2-1	Property (include mills levied in Question 10-6)	\$ 3,145	-	Property (include mills levied in Question 10-6)	\$ -	-
2-2	Specific Ownership	\$ 335	-	Specific Ownership	\$ -	-
2-3	Sales and Use Tax	\$ -	-	Sales and Use Tax	\$ -	-
2-4	Other Tax Revenue (specify...)	\$ -	-	Other Tax Revenue (specify...)	\$ -	-
2-5		\$ -	-		\$ -	-
2-6		\$ -	-		\$ -	-
2-7		\$ -	-		\$ -	-
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 3,480	-	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	-
2-9	Licenses and Permits	\$ -	-	Licenses and Permits	\$ -	-
2-10	Highway Users Tax Funds (HUTF)	\$ -	-	Highway Users Tax Funds (HUTF)	\$ -	-
2-11	Conservation Trust Funds (Lottery)	\$ -	-	Conservation Trust Funds (Lottery)	\$ -	-
2-12	Community Development Block Grant	\$ -	-	Community Development Block Grant	\$ -	-
2-13	Fire & Police Pension	\$ -	-	Fire & Police Pension	\$ -	-
2-14	Grants	\$ -	-	Grants	\$ -	-
2-15	Donations	\$ -	-	Donations	\$ -	-
2-16	Charges for Sales and Services	\$ -	-	Charges for Sales and Services	\$ -	-
2-17	Rental Income	\$ -	-	Rental Income	\$ -	-
2-18	Fines and Forfeits	\$ -	-	Fines and Forfeits	\$ -	-
2-19	Interest/Investment Income	\$ 65	4,561	Interest/Investment Income	\$ -	-
2-20	Tap Fees	\$ -	-	Tap Fees	\$ -	-
2-21	Proceeds from Sale of Capital Assets	\$ -	-	Proceeds from Sale of Capital Assets	\$ -	-
2-22	All Other	\$ 35,474	641,355	All Other (specify...)	\$ -	-
2-23	Miscellaneous Income	\$ 49	-		\$ -	-
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 39,068	645,916	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ -	-
Other Financing Sources						
2-25	Debt Proceeds	\$ -	-	Debt Proceeds	\$ -	-
2-26	Developer Advances	\$ -	-	Developer Advances	\$ -	-
2-27	Other (specify...)	\$ -	-	Other (specify...)	\$ -	-
2-28	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$ -	-	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$ -	-
2-29	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 39,068	645,916	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	-
					GRAND TOTALS	\$ 684,984

Please use this space to provide explanation of any items on this page.

If GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES

Line #	Description	Governmental Funds		Capital Projects	Expenditures	Description	Proprietary/Fiduciary Funds	
		General Fund*	Special Fund*				Fund*	Fund*
3-1	General Government	\$ 54,038	\$ -	75	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	-	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	-	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	-	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	-	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	-	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	-	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	-	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	-	Supplies	\$ -	\$ -	
3-10	Transfers to other districts	\$ -	\$ -	-	Utilities	\$ -	\$ -	
3-11	Other [specify...]	\$ -	\$ -	-	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12		\$ -	\$ -	-	Other [specify...]	\$ -	\$ -	
3-13	Costs of City Improvements	\$ -	\$ -	69,967		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	10,668		\$ -	\$ -	
	Debt Service							
	Principal	\$ -	\$ -	-	Principal	\$ -	\$ -	
3-15	Interest	\$ -	\$ -	-	Interest	\$ -	\$ -	
3-16	Bond Issuance Costs	\$ -	\$ -	-	Bond Issuance Costs	\$ -	\$ -	
3-17	Developer Principal Repayments	\$ -	\$ -	-	Developer Principal Repayments	\$ -	\$ -	
3-18	Developer Interest Repayments	\$ -	\$ -	-	Developer Interest Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	-	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other [specify...]	\$ -	\$ -	-	All Other [specify...]	\$ -	\$ -	
3-21		\$ -	\$ -	-		\$ -	\$ -	
3-22	Add lines 3-1 through 3-21	\$ 54,038	\$ -	80,710	Add lines 3-1 through 3-21	\$ -	\$ -	
3-23	TOTAL EXPENDITURES				TOTAL EXPENDITURES			\$ 134,748
3-23	Interfund Transfers (In)	\$ -	\$ -	-	Net Interfund Transfers (In) Out	\$ -	\$ -	
3-24	Interfund Transfers Out	\$ -	\$ -	-	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenue)	\$ -	\$ -	-	Depreciation	\$ -	\$ -	
3-26		\$ -	\$ -	-	Other Financing Sources (uses)	\$ -	\$ -	
3-27		\$ -	\$ -	-	Capital Outlay	\$ -	\$ -	
3-28		\$ -	\$ -	-	Debt Principal	\$ -	\$ -	
3-29		\$ -	\$ -	-	(Line 3-26, plus line 3-27, less line 3-24, less line 3-25)	\$ -	\$ -	
3-30	TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	-	TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ (14,970)	\$ 565,206		Net Increase (Decrease) in Net Position	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ 14,970	\$ 4,836,631		Line 2-29, less line 3-22, plus line 3-28, plus line 3-23, less line 3-24	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -		Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-33	Fund Balance, December 31	\$ -	\$ -		Prior Period Adjustment (MUST explain)	\$ -	\$ -	
	Sum of Line 3-30, 3-31, and 3-32	\$ -	\$ 5,401,837		Net Position, December 31	\$ -	\$ -	
	This total should be the same as line 1-36.	\$ -	\$ -		Line 3-30 plus line 3-31	\$ -	\$ -	
		\$ -	\$ -		This total should be the same as line 1-36.	\$ -	\$ -	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 859-3000 for assistance.

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds	
		Debt Service Fund	Fund*	Fund*	Fund*
Assets					
1-1	Cash & Cash Equivalents	\$	117,303	\$	-
1-2	Investments	\$	-	\$	-
1-3	Receivables	\$	-	\$	-
1-4	Due from Other Entities or Funds	\$	-	\$	-
	All Other Assets (specify...)	\$	-	\$	-
1-5		\$	-	\$	-
1-6		\$	-	\$	-
1-7		\$	-	\$	-
1-8		\$	-	\$	-
1-9		\$	-	\$	-
1-10		\$	-	\$	-
1-11	TOTAL ASSETS	\$	117,303	\$	-
1-12	TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$	-	\$	-
1-13	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$	117,303	\$	-
Liabilities					
1-14	Accounts Payable	\$	-	\$	-
1-15	Accrued Payroll and Related Liabilities	\$	-	\$	-
1-16	Accrued Interest Payable	\$	-	\$	-
1-17	Due to Other Entities or Funds	\$	-	\$	-
1-18	All Other Current Liabilities	\$	-	\$	-
1-19	TOTAL CURRENT LIABILITIES	\$	-	\$	-
1-20	All Other Liabilities (specify...)	\$	-	\$	-
1-21		\$	-	\$	-
1-22		\$	-	\$	-
1-23		\$	-	\$	-
1-24		\$	-	\$	-
1-25		\$	-	\$	-
1-26		\$	-	\$	-
1-27		\$	-	\$	-
1-28	TOTAL LIABILITIES	\$	-	\$	-
1-29	TOTAL DEFERRED INFLOWS OF RESOURCES	\$	-	\$	-
Fund Balance					
1-30	Nonspendable Prepaid	\$	-	\$	-
1-31	Nonspendable Inventory	\$	-	\$	-
1-32	Restricted Debt Service	\$	117,303	\$	-
1-33	Committed (specify...)	\$	-	\$	-
1-34	Assigned (specify...)	\$	-	\$	-
1-35	Unassigned:	\$	-	\$	-
1-36		\$	-	\$	-
	Add lines 1-30 through 1-35				
	This total should be the same as line 3-33				
	TOTAL FUND BALANCE	\$	117,303	\$	-
1-37					
	Add lines 1-28, 1-29 and 1-36				
	This total should be the same as line 1-13				
	TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$	117,303	\$	-

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		Debt Service Fund	Fund*		Fund*	Fund*
Tax Revenue						
2-1	Property (include info in Question 10-6)	\$	-	\$	-	\$
2-2	Specific Ownership	\$	-	\$	-	\$
2-3	Sales and Use Tax	\$	-	\$	-	\$
2-4	Other Tax Revenue (specify...)	\$	-	\$	-	\$
2-5		\$	-	\$	-	\$
2-6		\$	-	\$	-	\$
2-7		\$	-	\$	-	\$
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$	-	\$	-	\$
Licenses and Permits						
2-9	Highway Users Tax Funds (HUTF)	\$	-	\$	-	\$
2-10	Conservation Trust Funds (Lottery)	\$	-	\$	-	\$
2-11	Community Development Block Grant	\$	-	\$	-	\$
2-12	Fire & Police Pension	\$	-	\$	-	\$
2-13	Grants	\$	-	\$	-	\$
2-14	Donations	\$	-	\$	-	\$
2-15	Charges for Sales and Services	\$	-	\$	-	\$
2-16	Rental Income	\$	-	\$	-	\$
2-17	Fines and Forfeits	\$	-	\$	-	\$
2-18	Interest/Investment Income	\$	-	\$	-	\$
2-19	Tap Fees	\$	-	\$	-	\$
2-20	Proceeds from Sale of Capital Assets	\$	-	\$	-	\$
2-21	All Other (specify...)	\$	-	\$	-	\$
2-22		\$	-	\$	-	\$
2-23		\$	-	\$	-	\$
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$	-	\$	-	\$
Other Financing Sources						
2-25	Debt Proceeds	\$	-	\$	-	\$
2-26	Developer Advances	\$	-	\$	-	\$
2-27	Other (specify...)	\$	-	\$	-	\$
2-28	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$	-	\$	-	\$
2-29	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$	-	\$	-	\$
GRAND TOTALS						

Please use this space to provide explanation of any items on this page.

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 -STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 859-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds	
		Debt Service Fund	Fund*	Fund*	Fund*
Expenditures					
3-1	General Government	\$ -	\$ -	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	\$ -
3-11	Other [specify...]	\$ -	\$ -	\$ -	\$ -
3-12		\$ -	\$ -	\$ -	\$ -
3-13		\$ -	\$ -	\$ -	\$ -
3-14	Capital Outlay	\$ -	\$ -	\$ -	\$ -
	Debt Service	\$ -	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -	\$ -
3-15	Interest	\$ -	\$ -	\$ -	\$ -
3-16	Bond Issuance Costs	\$ -	\$ -	\$ -	\$ -
3-17	Developer Principal Repayments	\$ -	\$ -	\$ -	\$ -
3-18	Developer Interest Repayments	\$ -	\$ -	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	\$ -
3-20	All Other [specify...]	\$ -	\$ -	\$ -	\$ -
3-21		\$ -	\$ -	\$ -	\$ -
3-22	Add lines 3-1 through 3-21	\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-23	Interfund Transfers (in)	\$ -	\$ -	\$ -	\$ -
3-24	Interfund Transfers out	\$ -	\$ -	\$ -	\$ -
3-25	Other Expenditures (Revenue):	\$ -	\$ -	\$ -	\$ -
3-26		\$ -	\$ -	\$ -	\$ -
3-27		\$ -	\$ -	\$ -	\$ -
3-28		\$ -	\$ -	\$ -	\$ -
3-29	(Add lines 3-23 through 3-28)	\$ -	\$ -	\$ -	\$ -
	TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ -	\$ -	\$ -	\$ -
	Line 2-29, less line 3-22, plus line 3-29	\$ -	\$ -	\$ -	\$ -
3-31	Fund Balance, January 1 from December 31 prior year report	\$ 117,303	\$ -	\$ -	\$ -
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	\$ -
3-33	Fund Balance, December 31	\$ -	\$ -	\$ -	\$ -
	Sum of Line 3-30, 3-31, and 3-32	\$ 117,303	\$ -	\$ -	\$ -
	This total should be the same as line 1-36.				
	IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$150,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-504, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.				

Please use this space to provide explanation of any items on this page

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Please use this space to provide any explanations or comments:

- 4-1 Does the entity have outstanding debt? YES NO
- 4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO
 N/A for District
- 4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO
 N/A for District

4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)

	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Leases	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

- 4-5 Please answer the following questions by marking the appropriate boxes.
- 4-5 Does the entity have any authorized, but unissued, debt? YES NO
- If yes
- How much? \$ _____
- Date the debt was authorized: _____
- 4-6 Does the entity intend to issue debt within the next calendar year? YES NO
- If yes
- How much? \$ _____
- 4-7 Does the entity have debt that has been refinanced that is still responsible for? YES NO
- If yes
- What is the amount outstanding? \$ _____
- 4-8 Does the entity have any lease agreements? YES NO
- 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? YES NO
- What are the annual lease payments? _____

PART 5 - CASH AND INVESTMENTS

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

Please use this space to provide any explanations or comments:

5-1 YEAR-END Total of ALL Checking and Savings accounts TOTAL

	AMOUNT	
	\$ 5,504,559	
	\$ -	
TOTAL CASH DEPOSITS	\$ 5,504,559	

5-2 Certificates of deposit

Investments (if investment is a mutual fund, please list underlying investments)

COLOTRUST	\$ 14,651	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
TOTAL INVESTMENTS	\$ 14,651	
TOTAL CASH AND INVESTMENTS	\$ 5,519,210	

- 5-3 Please answer the following question by marking in the appropriate box
- 5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? YES NO N/A
- 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.)? If no, MUST explain: YES NO

PART 6 - CAPITAL ASSETS

NO

YES

Please use this space to provide any explanations or comments:

Please answer the following question by marking in the appropriate box

- 6-1 Does the entity have capitalized 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: YES NO

6-3 Complete the following Capital Assets table for GOVERNMENTAL FUNDS:		Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land		\$ -	\$ -	\$ -	\$ -
Buildings		\$ -	\$ -	\$ -	\$ -
Machinery and equipment		\$ -	\$ -	\$ -	\$ -
Furniture and fixtures		\$ -	\$ -	\$ -	\$ -
Infrastructure		\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)		\$ 11,924,725	\$ 10,668	\$ -	\$ 11,935,393
Other (explain):		\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)		\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 11,924,725	\$ 10,668	\$ -	\$ 11,935,393
6-4 Complete the following Capital Assets table for PROPRIETARY FUNDS:		Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land		\$ -	\$ -	\$ -	\$ -
Buildings		\$ -	\$ -	\$ -	\$ -
Machinery and equipment		\$ -	\$ -	\$ -	\$ -
Furniture and fixtures		\$ -	\$ -	\$ -	\$ -
Infrastructure		\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)		\$ -	\$ -	\$ -	\$ -
Other (explain):		\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)		\$ -	\$ -	\$ -	\$ -
TOTAL		\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

PART 7 - PENSION INFORMATION

NO

YES

Please use this space to provide any explanations or comments:

Please answer the following question by marking in the appropriate box

- 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.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 17?

PART 8 - BUDGET INFORMATION

Please use this space to provide any explanations or comments:

N/A

NO

YES

Please answer the following question by marking in the appropriate box

- 8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain: YES NO N/A
- 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

If yes, Please indicate the amount budgeted for each fund for the year reported

Fund Name	Budgeted Expenditures
General Fund	\$ 811,804
Debt Service Fund	\$ -
Capital Projects Fund	\$ 8,408,021

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please use this space to provide any explanations or comments:

NO

YES

Please answer the following question by marking in the appropriate box

- 9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement. YES NO

PART 10 - GENERAL INFORMATION

Please use this space to provide any explanations or comments:

NO

YES

Please answer the following question by marking in the appropriate box

- 10-1 Is this application for a newly formed governmental entity? YES NO

If yes, Date of formation:

- 10-2 Has the entity changed its name in the past or current year? YES NO

If Yes, NEW name

- 10-3 Is the entity a metropolitan district? YES NO

10-4 Please indicate what services the entity provides:
Street, Parks & Recreation, Water, Sanitation, Fire Protection, Television Relay and Translation and Security.

- 10-5 Does the entity have an agreement with another government to provide services? YES NO

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

- 10-6 Does the entity have a certified mill levy? YES NO

If yes, Please provide the number of mills levied for the year reported (do not enter \$ amounts):

Bond Redemption mills	0.000
General/Other mills	60.284
Total mills	60.284

Please use this space to provide any additional explanations or comments not previously included.

PART 12 - GOVERNING BODY APPROVAL

YES NO

Please answer the following question by marking in the appropriate box

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

Office of the State Auditor --- Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

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.

Below is the certification and approval of the governing board. By signing the board member is certifying they are a duly elected or appointed officer of the local government. Governing board members may be verified. Also by signing, the board member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S. which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of all current governing board members below.

Board Member	Print Board Member's Name	A MAJORITY of the governing board members must complete and sign in the column below.
1	JERRY B. RICHMOND III	I, <u>JERRY B. RICHMOND III</u> , attest that 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>3/13/19</u> My term Expires: <u>MAY 2020</u>
2	JAMES MILLS	I, <u>JAMES MILLS</u> , attest that 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: <u>MAY 2020</u>
3	P. JOE KNOPINSKI	I, <u>P. JOE KNOPINSKI</u> , attest that 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>3/13/19</u> My term Expires: <u>MAY 2022</u>
4	GREGORY BROWN	I, <u>GREGORY BROWN</u> , attest that 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: <u>MAY 2022</u>
5	Print Board Member's Name	I, _____, attest that 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: _____
6	Print Board Member's Name	I, _____, attest that 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: _____
7	Print Board Member's Name	I, _____, attest that 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: _____

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box:

YES NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

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

Policy - Requirements

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- 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.

Below is the certification and approval of the governing board. By signing the board member is certifying they are a duly elected or appointed officer of the local government. Governing board members may be verified. Also by signing, the board member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of all current governing board members below.

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

Board Member	Print Board Member's Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
1	JERRY B. RICHMOND III	Signed _____ Date: _____ My term Expires: <u>MAY 2020</u>
2	JAMES MILLS	Signed _____ Date: _____ My term Expires: <u>MAY 2020</u>
3	P. JOE KNOPINSKI	Signed _____ Date: _____ My term Expires: <u>MAY 2022</u>
4	GREGORY BROWN	Signed <u>[Signature]</u> Date: <u>3/19/2019</u> My term Expires: <u>MAY 2022</u>
5		Signed _____ Date: _____ My term Expires: _____
6		Signed _____ Date: _____ My term Expires: _____
7		Signed _____ Date: _____ My term Expires: _____

EXHIBIT B
2018 Budget

CRYSTAL VALLEY METROPOLITAN DISTRICT NO. 1
2018
BUDGET MESSAGE

Attached please find a copy of the adopted 2018 budget for the Crystal Valley Metropolitan District No. 1.

The Crystal Valley Metropolitan District No. 1 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures; and a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the District.

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

The primary sources of revenue for the District in 2018 will be transfers from Crystal Valley Metropolitan District No. 2, system development fees and investor contributions. The District intends to impose a 60.284 mill levy on the property within the District for 2018, which will be dedicated to the General Fund.

Crystal Valley Metropolitan District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2018

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>6/30/2017</u>	Estimate <u>2017</u>	Adopted Budget <u>2018</u>
Beginning fund balance	<u>12,113</u>	<u>254,439</u>	<u>17,436</u>	<u>17,436</u>	<u>258,316</u>
Revenues:					
Property taxes	170	497	495	495	3,166
Specific ownership taxes	17	40	26	26	253
Transfer from District No. 2	<u>73,000</u>	<u>245,107</u>	<u>65,000</u>	<u>304,094</u>	<u>550,069</u>
Total revenues	<u>73,187</u>	<u>245,644</u>	<u>65,521</u>	<u>304,615</u>	<u>553,488</u>
Total funds available	<u>85,300</u>	<u>500,083</u>	<u>82,957</u>	<u>322,051</u>	<u>811,804</u>
Expenditures:					
Accounting / audit	27,312	35,000	14,703	29,406	35,000
Legal	37,060	35,000	13,024	31,048	35,000
Insurance	3,429	3,500	2,774	2,774	3,500
Miscellaneous	60	500	156	500	500
Treasurer fees	3	7	7	7	47
Contingency	-	423,856	-	-	735,537
Emergency reserve (3%)	-	<u>2,220</u>	-	-	<u>2,220</u>
Total expenditures	<u>67,864</u>	<u>500,083</u>	<u>30,664</u>	<u>63,735</u>	<u>811,804</u>
Ending fund balance	<u>17,436</u>	<u>-</u>	<u>52,293</u>	<u>258,316</u>	<u>-</u>
Assessed valuation		<u>49,740</u>			<u>52,520</u>
Mill Levy		<u>10.000</u>			<u>60.284</u>

Crystal Valley Metropolitan District No. 1
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2018

	Actual	Adopted	Actual	Estimate	Adopted
	<u>2016</u>	<u>2017</u>	<u>6/30/2017</u>	<u>2017</u>	<u>2018</u>
Beginning fund balance	<u>4,064,941</u>	<u>4,239,441</u>	<u>4,368,396</u>	<u>4,368,396</u>	<u>-</u>
Revenues:					
Interest income	2,226	1,000	548	1,500	1,000
System development fees (76 units @ 2205/SFE)	286,650	167,580	240,645	250,000	167,580
Investor contribution	<u>5,627,798</u>	<u>4,000,000</u>	<u>3,291,791</u>	<u>3,788,125</u>	<u>8,239,441</u>
Total revenues	<u>5,916,674</u>	<u>4,168,580</u>	<u>3,532,984</u>	<u>4,039,625</u>	<u>8,408,021</u>
Total funds available	<u>9,981,615</u>	<u>8,408,021</u>	<u>7,901,380</u>	<u>8,408,021</u>	<u>8,408,021</u>
Expenditures:					
Capital expenditures	5,613,219	8,406,021	3,243,124	8,406,021	8,406,021
Miscellaneous	<u>-</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total expenditures	<u>5,613,219</u>	<u>8,408,021</u>	<u>3,243,124</u>	<u>8,408,021</u>	<u>8,408,021</u>
Ending fund balance	<u><u>4,368,396</u></u>	<u><u>-</u></u>	<u><u>4,658,256</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

Crystal Valley Metropolitan District No. 1
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2018

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>6/30/2017</u>	Estimate <u>2017</u>	Adopted Budget <u>2018</u>
Beginning fund balance	<u>103,929</u>	<u>89,461</u>	<u>101,029</u>	<u>101,029</u>	<u>116,110</u>
Revenues:					
Property taxes	783	2,285	2,272	1,015	-
Specific ownership taxes	72	183	121	81	-
Fire station fees (60 * \$300/ISFE)	-	-	16,800	16,800	-
Transfer from Dist. No 2	225,000	317,483	-	5,687,921	-
Interest income	<u>242</u>	<u>-</u>	<u>1</u>	<u>200</u>	<u>-</u>
Total revenues	<u>226,097</u>	<u>319,951</u>	<u>19,194</u>	<u>5,706,017</u>	<u>-</u>
Total funds available	<u>330,026</u>	<u>409,412</u>	<u>120,223</u>	<u>5,807,046</u>	<u>116,110</u>
Expenditures:					
Series 2004B - Interest expense	225,985	317,483	-	-	-
Payoff Series 2004B Bonds	-	-	-	5,687,921	-
Treasurer fees	12	34	34	15	-
Transfer to Dist 2	-	-	-	-	-
Trustee / paying agent fees	<u>3,000</u>	<u>6,000</u>	<u>3,000</u>	<u>3,000</u>	<u>-</u>
Total expenditures	<u>228,997</u>	<u>323,517</u>	<u>3,034</u>	<u>5,690,936</u>	<u>-</u>
Ending fund balance	<u>101,029</u>	<u>85,895</u>	<u>117,189</u>	<u>116,110</u>	<u>116,110</u>
Assessed valuation		<u>49,740</u>			<u>52,520</u>
Mill Levy		<u>45.940</u>			<u>-</u>
Total Mill Levy		<u>55.940</u>			<u>60.284</u>

EXHIBIT C
2018 Assessed Valuation

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4200 - Crystal Valley Metro District 1

IN DOUGLAS COUNTY ON 11/21/2018

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 2018 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$52,520
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$69,520
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$69,520
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 2018 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2018

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$5,592
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, 2018

Data Date: 11/20/2018

EXHIBIT D
2019 Budget

CRYSTAL VALLEY METROPOLITAN DISTRICT NO. 1
2019
BUDGET MESSAGE

Attached please find a copy of the adopted 2019 budget for the Crystal Valley Metropolitan District No. 1.

The Crystal Valley Metropolitan District No. 1 has adopted three funds, a General Fund to provide for the payment of general operating expenditures; and a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the District, and a Debt Service Fund to provide for payments on the general obligation loans.

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

The primary sources of revenue for the District in 2019 will be transfers from Crystal Valley Metropolitan District No. 2, system development fees and investor contributions. The District intends to impose a 60.284 mill levy on the property within the District for 2019, which will be dedicated to the General Fund.

Crystal Valley Metropolitan District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2019

	Actual <u>2017</u>	Adopted Budget <u>2018</u>	Actual <u>6/30/2018</u>	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	<u>17,436</u>	<u>258,316</u>	<u>14,970</u>	<u>14,970</u>	<u>771,382</u>
Revenues:					
Property taxes	497	3,166	3,145	3,166	4,191
Specific ownership taxes	55	253	160	253	634
Transfer from District No. 2	65,000	550,069	8,800	811,815	442,376
Other income	-	-	49	49	-
Interest income	<u>-</u>	<u>-</u>	<u>12</u>	<u>50</u>	<u>-</u>
Total revenues	<u>65,552</u>	<u>553,488</u>	<u>12,166</u>	<u>815,333</u>	<u>447,201</u>
Total funds available	<u>82,988</u>	<u>811,804</u>	<u>27,136</u>	<u>830,303</u>	<u>1,218,583</u>
Expenditures:					
Accounting / audit	31,866	35,000	8,927	20,000	35,000
Legal	32,731	35,000	12,011	35,000	35,000
Insurance	3,028	3,500	3,374	3,374	7,000
Miscellaneous	386	500	90	500	500
Treasurer fees	7	47	47	47	63
Contingency	-	735,537	-	-	1,138,695
Emergency reserve (3%)	<u>-</u>	<u>2,220</u>	<u>-</u>	<u>-</u>	<u>2,325</u>
Total expenditures	<u>68,018</u>	<u>811,804</u>	<u>24,449</u>	<u>58,921</u>	<u>1,218,583</u>
Ending fund balance	<u>14,970</u>	<u>-</u>	<u>2,687</u>	<u>771,382</u>	<u>-</u>
Assessed valuation		<u>52,520</u>			<u>69,520</u>
Mill Levy		<u>60.284</u>			<u>60.284</u>

Crystal Valley Metropolitan District No. 1
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2019

	Actual <u>2017</u>	Adopted Budget <u>2018</u>	Actual <u>6/30/2018</u>	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	4,368,396	-	4,836,631	4,836,631	-
Revenues:					
Interest income	2,911	1,000	-	-	2,000
System development fees (180 units @ 2205/SFE)	520,980	167,580	425,265	637,898	396,900
Investor contribution	5,636,599	8,239,441	26,461	2,933,492	3,000,000
Total revenues	<u>6,160,490</u>	<u>8,408,021</u>	<u>451,726</u>	<u>3,571,390</u>	<u>3,398,900</u>
Total funds available	<u>10,528,886</u>	<u>8,408,021</u>	<u>5,288,357</u>	<u>8,408,021</u>	<u>3,398,900</u>
Expenditures:					
Capital expenditures	5,692,255	8,406,021	10,668	8,406,021	3,396,900
Miscellaneous	-	2,000	-	2,000	2,000
Total expenditures	<u>5,692,255</u>	<u>8,408,021</u>	<u>10,668</u>	<u>8,408,021</u>	<u>3,398,900</u>
Ending fund balance	<u>4,836,631</u>	<u>-</u>	<u>5,277,689</u>	<u>-</u>	<u>-</u>

Crystal Valley Metropolitan District No. 1
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2019

	Actual <u>2017</u>	Adopted Budget <u>2018</u>	Actual <u>6/30/2018</u>	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	<u>101,029</u>	<u>116,110</u>	<u>117,303</u>	<u>117,303</u>	<u>117,303</u>
Revenues:					
Property taxes	2,285	-	-	-	-
Specific ownership taxes	252	-	-	-	-
Fire station fees (60 * \$300/ISFE)	16,800	-	-	-	-
Transfer from Dist. No 2	5,695,455	-	-	-	-
Interest income	<u>1</u>	-	-	-	-
Total revenues	<u>5,714,793</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>5,815,822</u>	<u>116,110</u>	<u>117,303</u>	<u>117,303</u>	<u>117,303</u>
Expenditures:					
Payoff Series 2004B Bonds	5,695,485	-	-	-	-
Treasurer fees	34	-	-	-	-
Payoff developer notes	-	-	-	-	-
Transfer to Dist 2	-	-	-	-	117,303
Trustee / paying agent fees	<u>3,000</u>	-	-	-	-
Total expenditures	<u>5,698,519</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>117,303</u>
Ending fund balance	<u>117,303</u>	<u>116,110</u>	<u>117,303</u>	<u>117,303</u>	<u>-</u>
Assessed valuation		<u>52,520</u>			<u>69,520</u>
Mill Levy		<u>-</u>			<u>-</u>
Total Mill Levy		<u>60.284</u>			<u>60.284</u>

EXHIBIT E
Current Fee Resolution

**SECOND AMENDED AND RESTATED
JOINT RESOLUTION CONCERNING IMPOSITION OF DISTRICT
DEVELOPMENT FEE**

WHEREAS, pursuant to an order of District Court of Douglas County, Colorado, Crystal Valley Metropolitan District Nos. 1 and 2 (collectively, the "Districts") have been duly and validly created as metropolitan districts in accordance with all applicable law; and

WHEREAS, the Districts are authorized pursuant to C.R.S. Section 32-1-1001(1)(j) to fix fees, rates, tolls, charges and penalties for services or facilities provided by the Districts which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the Districts' Consolidated Service Plan ("Service Plan") similarly empowers the imposition of such fees and rates for services and facilities provided by the Districts; and

WHEREAS, on June 4, 2001, the Districts adopted and approved the Joint Resolution Concerning Imposition of District Development Fee (the "Resolution") which imposed certain development fees and charges against property within the boundaries of the Districts (the "Development Fees"), as recorded in the Douglas County Clerk and Recorders records at reception number 2003027696, which was amended and restated on or about December 2, 2009; and

WHEREAS, the Districts are parties to a District Facilities Construction and Services Agreement, dated as of June 4, 2001, as amended (the "Master IGA"), which Master IGA provides that District No. 1 shall own, operate, maintain, construct all public facilities benefitting the Districts and that District No. 2 will fund all such activities from the proceeds of bonds or property taxes; and

WHEREAS, pursuant to the Master IGA, all fees and charges are imposed by District No. 1 for services and facilities provided to or for the benefit of District No. 2; and

WHEREAS, the Board of Directors of District No. 1 desires to restate the provisions of the Resolution to provide for differential rates for single and multi-family products and further clarify the circumstances under which the Development Fee may be increased or decreased.

NOW, THEREFORE, be it resolved by the Board of Directors of the District No. 1 as follows:

COVENANTS AND AGREEMENTS

1. Amendment and Restatement of Fee Resolution. The Fee Resolution is hereby amended and restated in its entirety with this Resolution.

2. Imposition of Fees. As of the effective date hereto, District No. 1 authorizes imposition of all fees and charges established hereunder against all property as is now and in the future within the boundaries of District No. 1 and District No. 2, as such boundaries may be adjusted in the future (“Legal Boundaries”).

-
- a. Residential Property. A one-time “Development Fee” is hereby established for all residential dwelling units within the Legal Boundaries of the Districts.
 - i. Residential Detached Dwelling Units. The Development Fee for all residential detached dwelling units shall be set hereunder at the rate of \$2,100.
 - ii. Multi-family Attached Dwelling Units. The Development Fee for all multi-family attached dwelling units shall be set hereunder at the rate of \$1,260.
 - b. Commercial Property. A one-time “Development Fee” is hereby established for all property within the Legal Boundaries developed for commercial uses at an SFE rate of \$2,100 and shall be applied to all such commercial property on the basis of 4 SFEs per each acre of commercial property or \$8,400 per acre of zoned commercial property.
 - c. The Development Fees established hereunder shall be subject to increase at the discretion of the Board of Directors of District No. 1 on an annual basis as part of the next succeeding year’s budget. Any such increases shall be limited to five percent (5%) rounded to the nearest twenty-five dollars (\$25.00) on January 1 of each year commencing January 1, 2012 until no further single or multi-family dwelling units or commercial property remain to be constructed within the Districts.

3. Due at Building Permit. All Development Fees shall be due not later than the date a building permit is obtained by the owner of any portion of the property within the Districts upon which a dwelling unit or commercial property may be constructed. The amount of each Development Fee due hereunder shall be at the rate in effect at the time of that the building permit is obtained.

4. Penalties for Late Payment. Any Fee that is not paid in full within ten (10) days after the scheduled due date may be assessed a late fee of \$25 per month, not to exceed twenty-five percent (25%) of the amount due, pursuant to §29-1-1102(3), C.R.S. The District may also apply interest to the outstanding fee, exclusive of assessed late fees, at the rate of eighteen (18%) per annum pursuant to §29-1-1102(7), C.R.S.

5. Decrease of Development Fee. Development Fees established hereunder are intended for use in connection with costs of District facilities and services. The Districts are parties to a Prepaid Development Fee Agreement, dated as of December 15, 2005, under which Crystal Valley Development Company LLC (“CVDC”) has purchased and hold Certificates for 108 prepaid development fees (the “Prepaid Fees”). Development fees required to be paid hereunder shall first be applied for redemption of the Prepaid Fees by CVDC until no further Prepaid Fees are outstanding. By signature below, the Districts further acknowledge and represent that after

application of the Development Fees for redemption of the Prepaid Fees, the next \$300,000 of Development Fees collected shall be placed in an escrow account for necessary funding associated with construction of the I-25 Interchange at Crystal Valley Parkway (the "Interchange Escrow"). If the District determines in its sole discretion that funding of the Interchange Escrow is not necessary or is necessary in an amount less than \$300,000, all Development Fees thereafter received shall constitute a pledged revenue source for payment subordinate indebtedness of the Districts. Any decrease in the Development Fees established hereunder shall not be permitted without the prior written consent of at least 75% of subordinate bondholders, including those individuals or entities that hold multi-fiscal year loans, promissory notes or other financial obligations of the Districts. The lien of such pledge shall be valid, binding, and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the District irrespective of whether such persons have notice of the lien.

6. Perpetual Lien. All fees contemplated herein shall, until paid, constitute a perpetual lien on and against the property served or to be served by any improvements provided by the Districts. All such liens shall be in a senior position as against all other liens of record affecting the property served or benefited, or to be served or benefited by improvements of the Districts and shall run with the Property and remain in effect as to any portion of such property as to which the appropriate fee has not been paid. All liens contemplated herein may be foreclosed in any manner authorized by law at such time as the Districts may determine that Fees hereunder have not been paid as required.

7. Prepayment Agreements. The Districts may enter into agreements for the prepayment of Development Fees in order to permit property owners to avoid scheduled increases in the Development Fee. The rate for such prepaid Development fees shall be the rate of the then-current Development Fee at the time of prepayment rather than the rate in effect at the time a building permit is obtained for the dwelling unit to which such prepaid Development Fee shall be allocated.

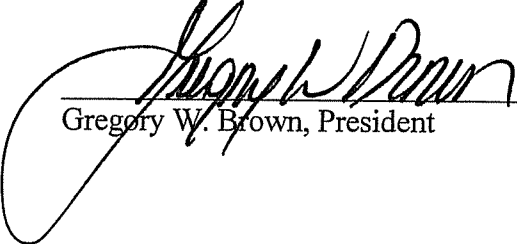
7. Amendment. The Districts may raise the amount of the Development Fee set hereunder when, in the Districts discretion, inflation or other budgetary factors so require.

8. Validity. Invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof in any given circumstance, shall not affect the validity of any other provision of this Resolution.

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ADOPTED AND APPROVED this 19 day of October 2011.

**CRYSTAL VALLEY METROPOLITAN
DISTRICT NO. 1**



Gregory W. Brown, President

ATTEST:



Secretary

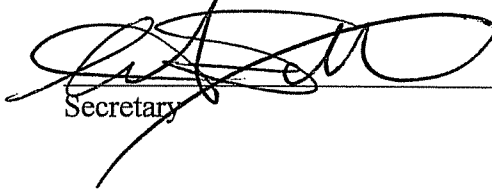
ACKNOWLEDGED AND AGREED TO:

**CRYSTAL VALLEY METROPOLITAN
DISTRICT NO. 2**



Gregory W. Brown, President

ATTEST:



Secretary