

**SERVICE PLAN**

**FOR**

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT**

**ADAMS COUNTY, COLORADO**

Prepared By  
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## I. INTRODUCTION

### A. Purpose and Intent.

The Creekside South Estates Metropolitan District (the “District”) is an independent unit of local government, separate and distinct from the County, and except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as such activities may deviate in a material way from the requirements of this Service Plan. It is intended that the District will provide a part or all of the Public Improvements necessary and appropriate for the development of properties within the District Boundaries. The Public Improvements will be constructed for the use and benefit of the public, generally and those residents and property owners within the District Boundaries, specifically. The primary purposes of the District will be: 1) to finance the construction of Public Improvements; 2) to operate and maintain such Public Improvements that are not otherwise dedicated or conveyed to the County or other governmental entities; and 3) to provide covenant enforcement and design review services within the District Boundaries.

The District is expected to manage and oversee the permitted District Activities, and to collect property taxes and other legally available revenues sufficient for the debt service requirements of Debt issued to cover the costs associated with financing, acquisition and/or construction of the Public Improvements.

### B. Need for District

There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

### C. Organizers and Consultants

This Service Plan has been prepared by the following:

#### Organizers

Creekside South Estates Homeowners  
Association, Inc.  
c/o Stan Martin  
2154 South Holly Street  
Denver, CO 80222

#### District’s Legal Counsel

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## II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Alternative Service Provider: means any other any other governmental service provider with jurisdiction over the Public Improvements.

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of Adams County, Colorado.

County: means Adams County, Colorado.

Cost Estimates: means the preliminary estimated cost of the Public Improvements, as represented in **Exhibit D**.

Debt: means general obligation bonds or other financial obligations issued by the District, which are not subject to annual appropriation, the repayment of which the District has promised to impose, collect and pledge an *ad valorem* property tax mill levy.

Debt Limitation: means the maximum amount of Debt that the District may issue. If a present value savings can be shown, increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall not count towards the Debt Limitation. The Debt Limitation may be increased pursuant to a future intergovernmental agreement with the County.

District Activities: means any and all functions undertaken by the District in accordance with this Service Plan and as permitted under applicable law in order to effectuate the purposes for which the District is organized.

District: means the Creekside South Estates Metropolitan District, a quasi-municipal corporation and political subdivision of the State.

District Boundaries: means the current boundaries of the District as described in **Exhibit A**, as may be amended from time to time as the same is permitted hereunder.

District Boundary Map: means the map attached hereto as **Exhibit B** depicting the current boundaries of the District.

Fees: means any fee, rate, toll, penalty or other charge imposed by the District and permitted by applicable law for services, programs, improvements, facilities, capital costs or operations costs provided by the District, or the payment of Debt, which may be adjusted by the District to account for annual budgetary needs.

Financial Plan: has the meaning assigned to such term in Section VI.A of this Service Plan. In addition, Section VI of this Service Plan describes the following to be considered with other revenues identified in this Service Plan: 1) how the Public Improvements are to be financed; 2) how the Debt is expected to be incurred; 3) the estimated operating revenue derived from Fees or taxes for the first budget year; and 4) proposed sources of revenue and projected expenses of the District.

HOA: means, the Creekside South Estates Homeowners' Association, Inc., a Colorado non-profit corporation, and its affiliates, successors or assigns.

Maximum Debt Mill Levy: means a mill levy for payment of Debt which exceeds 50% of the District's assessed valuation, which mill levy is not to exceed a total of ninety-one (91.000) mills imposed upon the taxable property of the District, as adjusted and more particularly described pursuant to Section VI.C, *infra*.

Maximum Net Effective Interest Rate: means the maximum net effective interest rate applicable to any issuance of Debt, which is 18% under this Service Plan.

Maximum Operations Mill Levy: means a mill levy for payment of administration, operations and maintenance expenses, which mill levy is not to exceed a total of one hundred (100.000) mills imposed upon the taxable property of the District, as adjusted and more particularly described pursuant to Section VI.C, *infra*.

Maximum Underwriting Discount: means the maximum underwriter's discount applicable to any issuance of Debt, which is 3% under this Service Plan.

Preliminary Engineering Survey: means that map shown in **Exhibit E**, which depicts all existing infrastructure and planned Public Improvements for the District.

Pro-Forma Financial Plan: means the pro-forma financial plan attached as **Exhibit F** hereto.

Public Improvements: means a part or all of the public improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, operated, maintained and/or financed, including necessary and appropriate landscaping, appurtenances and acquisition of real property to effect such improvements, as generally described in the Preliminary Engineering Survey, and as are necessary to serve the present and future taxpayers and inhabitants of the District Boundaries, as determined by the Board.

Service Plan: means this service plan for the District approved by the Board of County Commissioners, as may be amended or modified from time to time.

Service Plan Amendment: means an amendment to the Service Plan approved by the Board of County Commissioners in accordance with the County's policies and the applicable State law.

Services Proposed: means those services proposed to be provided by the District, as described in **Exhibit C-2**.

Special District Act: means Sections 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

TABOR: means Article X Section 20 of the Colorado Constitution, as the same may be amended from time to time.

Vicinity and 3-Mile Radius Maps: means the maps showing the general vicinity of the District within the County and the relative location of other existing special districts located within 3 miles of the District Boundaries, as represented in **Exhibit C-1**.

### **III. BOUNDARIES**

The area within the District Boundaries includes approximately 143.112 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit B**. Vicinity and 3-Mile Radius Maps are attached hereto as **Exhibit C-1**.

### **IV. PROPOSED LAND USE/POPULATION PROJECTION/ASSESSED VALUATION**

The property located within the District Boundaries is fully built-out at this time and consists of fifty-three (53) single-family residences and encompasses 143.112 acres. The current assessed valuation of the District Boundaries is \$1,746,350 as of January 1, 2017. The population contained within the District Boundaries is currently estimated to be approximately one hundred and fifty-six (156) persons, based on an average of 2.93 persons per residential unit. Listings of the property owners located within the District Boundaries and those property owners located directly adjacent to the District Boundaries, as provided by the Adams County Assessor on May 22, 2018, are attached hereto as **Exhibit G**.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District Boundaries nor of any of the Public Improvements.

### **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES**

#### **A. General Powers of the District/District Services.**

The District shall have the power and authority to acquire, construct, install, finance and operate and maintain the Public Improvements within and without the District Boundaries and undertake related District Activities within the District Boundaries, as such power and authority

is described in the Special District Act, other applicable statutes, the common law and the State Constitution, subject to the limitations set forth in this Service Plan. Further, the District shall have the power to provide any and all services necessary or incidental to the provision of the Public Improvements.

1. Storm Drainage. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of storm sewers, flood and surface drainage improvements including, but not limited to, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems.

2. Water. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation and maintenance of a complete potable water and non-potable irrigation and water system, including, but not limited to, water rights, water supply, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to said systems.

3. Covenant Enforcement. The District shall have the power and authority to provide covenant enforcement and design review services within the District.

If, after the Service Plan is approved, the State Legislature includes additional powers or grants new or broader powers for Title 32 districts by amendment of the Special District Act, to the extent permitted by law, any or all such powers shall be deemed to be a part hereof and available to or exercised by the District and shall not constitute a material modification of this Service Plan by the District.

The District shall be authorized to fund the District Activities from the proceeds of Debt to be issued by the District, and from other legally available revenues, including Fees. The District will construct the Public Improvements in compliance with the County's standards and requirements. The scope and specific Public Improvements that may be undertaken by the District shall be determined in the discretion of the Board, subject to the requirements of the County and other applicable service providers, and are anticipated to include those Public Improvements as generally set forth in **Exhibit D**.

## B. Limitations of the District Powers and Service Plan Amendment.

### 1. Operation and Maintenance Limitation

Unless otherwise required by separate intergovernmental agreement with the County or an Alternative Service Provider, it is anticipated that the District shall own some or all of the Public Improvements and operate and maintain the same from any legally-available revenues of the District. In the event that certain of the Public Improvements are for any reason conveyed to the



County or an Alternative Service Provider, to the extent that the District possesses sufficient property interests to do so, the District shall dedicate such Public Improvements to the County or such Alternative Service Provider, as appropriate. Notwithstanding the foregoing, the District shall be permitted to own, operate and maintain the storm drainage and water facilities and improvements contemplated herein without the requirement of any separate agreement.

The District is anticipated to be responsible for the ongoing operation and maintenance of potable and non-potable water transmission and distribution facilities within the District Boundaries. The District is also anticipated to be responsible for the operation and maintenance of certain storm drainage improvements, including detention ponds, within the District Boundaries, as well as be responsible for eventually taking over covenant enforcement and design review responsibilities from the HOA. The budget(s) adopted by the District will authorize expenditures from District revenues for the District's administration and the operation and maintenance of the Public Improvements not otherwise conveyed to the County or an Alternative Service Provider. In addition to property taxes, and in order to offset the expenses of the anticipated operations and maintenance costs, the District may also rely upon various other revenue sources authorized by law, which may include, without limitation, Fees. Any Fees imposed by the District shall be reasonably related to the District Activities provided by the District that such Fees fund.

2. Construction Standards Limitation. Construction of all Public Improvements shall be subject to applicable ordinances, codes and regulations of the County, as well as the applicable ordinances, codes and regulations of any other governmental service provider with jurisdiction over the Public Improvements. The District will ensure that the Public Improvements to be dedicated or maintained by the District are designed and constructed in accordance with the standards and specifications of the County, as well as the applicable standards of other governmental entities with jurisdiction over the specific Public Improvements. The District will obtain approval of civil engineering plans and permits for construction and installation of Public Improvements from the County or other governmental entity with jurisdiction, as appropriate.

3. Inclusion and Exclusion Limitation. The District shall be permitted to undertake inclusions and exclusions at its discretion and without further amendment to this Service Plan, so long as such inclusions are in accordance with the Special District Act. Notice of any such boundary adjustment shall be provided to the County pursuant to the requirements of the annual report required herein under Section VII. The County shall not be required to take any action to facilitate such boundary adjustments or obligations with respect to the same.

4. Debt Limitation. The District's Debt Limitation shall be Two Million Five Hundred Thousand Dollars (\$2,500,000). The obligations of the District set forth in any agreements concerning the funding and/or operations of the Public Improvements and District Activities, for which voter approval will be obtained to the extent required by law, shall not count against the Debt Limitation. Increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall also not count against the Debt Limitation if a present value savings can be shown.

5. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for amendments. Actions of the District that constitute material modifications to this Service Plan under the Special District Act shall entitle the County to all remedies available under applicable State and local law to enjoin such actions. Any violation of the Debt Limitation or the Maximum Debt Mill Levy without County approval, as set forth herein, shall constitute a material modification of this Service Plan and shall require an amendment to the Service Plan.

6. Overlapping Districts. The District Boundaries do not overlap with any other special districts providing similar services as those being proposed by the District. A listing of the mill levies of governmental entities that overlap with the District Boundaries, as of January 1, 2018, is attached hereto as **Exhibit H**.

C. Preliminary Engineering Survey/Site Plan.

A preliminary engineering survey setting forth the anticipated scope of Public Improvements and the initial estimated costs of the Public Improvements, which may be provided by or through the District is attached hereto as **Exhibit E**. The estimated costs of the Public Improvements total approximately One Million Seven Hundred Eighty-Six Thousand One Hundred Four Dollars (\$1,786,104). Actual Public Improvements costs will vary based in part upon the specific requirements and timing related to construction of the Public Improvements. Final planning and design of Public Improvements will depend upon the specific design specifications and plans adopted at the time of construction, and, therefore, the estimates and proposed scope presented herein are conceptual in nature. All Public Improvements will be designed in such a way as to assure that the facility and service standards will be compatible with those of the County and of other municipalities and special districts and any future subdivision improvement agreements which may be affected thereby.

## VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the District Activities from the proceeds of Debt to be issued by the District and from other legally available revenues, including grants and Fees. The plan of finance for the District shall be to issue, from time to time, such Debt as the District can reasonably pay from legally available revenues of the District (the "Financial Plan"), based upon the generation of the revenue sources depicted in the pro-forma financial plan, attached hereto as **Exhibit F** (the "Pro-Forma Financial Plan"). The Pro-Forma Financial Plan sets forth a projection currently associated with development within the District Boundaries. Timing associated with issuance of any permitted Debt shall be based upon the valuation of property located within the District Boundaries and shall take into account variables such as levels of interest rate, the interests and needs of the taxpayers and residents within the Service Plan, all within the reasonable determination of the Board. As a consequence, Debt that the District issues may be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan, and may be phased to best serve the District's

residents and taxpayers. The Pro-Forma Financial Plan provides an illustration of how the Public Improvements and other services of the District may be financed; however, the final terms of Debt financing are likely to be different and shall be determined by the District, subject to the key limiting parameters established within this Service Plan. Further, the Public Improvements may be financed in whole or in part by low-interest loans and/or grant proceeds received by the District. As further described in the Pro-Forma Financial Plan, the District anticipates issuing approximately Two Million One Hundred Ninety-Seven Thousand Dollars (\$2,197,000) of Debt. The actual amount of Debt may increase or decrease, depending upon the timing with respect to actual home property values and, ultimately, actual assessed value that is established within the District. Notwithstanding, the District shall not be permitted to issue Debt in excess of the Debt Limitation, and Debt which exceeds 50% of the District's assessed valuation shall be subject to the Maximum Debt Mill Levy established hereunder.

The District anticipates that it will be necessary to impose a debt service mill levy of approximately seventy (70.000) mills upon all taxable property of the District. Notwithstanding, mill levies may be certified by the District as necessary to cover debt service requirements, subject to the limitations of the Maximum Debt Mill Levy. The District will use its best efforts to keep the debt service mill levy as low as possible and, if possible or where appropriate, consider temporarily reducing the debt service mill levy if revenues are over-collected and not otherwise required pursuant to agreements pursuant to which Debt is issued.

B. Maximum Net Effective Interest Rate/Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued, but not to exceed the Maximum Net Effective Interest Rate. The underwriting discount on any Debt shall not exceed the Maximum Underwriting Discount. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then-applicable to the issuance of public securities. Interest rates and Debt terms will ultimately be determined within the limitations of this Service Plan, as well as the amounts and timing of Debt issuance.

C. Maximum Mill Levies.

The "Maximum Debt Mill Levy" authorized herein shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt which exceeds 50% of the District's assessed valuation, and shall be determined as follows: the Maximum Debt Mill Levy for payment of Debt which exceeds 50% of the District's assessed valuation shall be ninety-one (91.000) mills; provided that if, on or after January 1, 2018, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2018, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. The number of mills which equal the Maximum Debt Mill Levy is intended to adjust from time to time upon the occurrence of the changes described in this

paragraph.

For the portion of any Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate. For purposes of the foregoing, once Debt has been determined to be equal to or less than fifty percent (50%) of the District's assessed valuation, so that the District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, inclusive of refundings of the same, notwithstanding any subsequent change in such District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., as amended, and all other requirements of applicable State law.

The "Maximum Operations Mill Levy" authorized herein shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of administration, operations and maintenance expenses and shall be one hundred (100.000) mills; provided that if, on or after January 1, 2018, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such administration, operations and maintenance may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2018, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. The number of mills which equal the Maximum Operations Mill Levy is intended to adjust from time to time upon the occurrence of the changes described in this paragraph.

D. Debt Repayment Sources.

The District may rely upon various revenue sources authorized by law including, but not limited to, *ad valorem* property taxes, Fees and grants. The District shall have the authority to pledge revenue from its Fees to the repayment of Debt.

E. Security for Debt.

The District shall not pledge any revenue or property of the County as security for the Debt authorized in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

F. District's Operating Costs.

The estimated cost of engineering services, legal services and administrative services,

together with the estimated costs of the District's organization and initial operations, are included within assumptions contained in the Pro-Forma Financial Plan and are anticipated to be funded with any revenues legally available to the District, including Fees and property taxes.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be One Hundred Fifty Thousand Dollars (\$150,000), which is anticipated to be derived from available revenues of the District.

The District will use its best efforts to keep the operations and maintenance mill levy as low as possible and, if possible or where appropriate, consider temporarily reducing the operations and maintenance mill levy if revenues are over-collected and not otherwise required to meet the District's needs.

G. Debt Instrument Disclosure Requirement.

Debt instruments shall be required to include the following statement: "The [debt instrument] does not constitute a debt, financial obligation or liability of the County, and the County is not liable for payment of the principal of, premium if any, and interest on the [debt instrument]".

**VII. ANNUAL REPORT**

The District shall be responsible for submitting an annual report to the County pursuant to Section 32-1-207(3)(c), C.R.S., by June 1 of each year.

**VIII. CONSOLIDATION/DISSOLUTION**

The consolidation of the District with any other special district shall be subject to the approval of the County. The District will take all action necessary to dissolve pursuant to Sections 32-1-701, *et seq.*, C.R.S., as amended from time to time, at such time as it does not need to remain in existence to discharge its financial obligations or perform its services.

**IX. INTERGOVERNMENTAL AGREEMENTS**

Although none are anticipated at this time, the District may enter into one or more intergovernmental agreements with other governmental entities as may be necessary or appropriate for the District to provide District Activities.

## **X. ELECTION OF BOARD OF DIRECTORS**

The Board of Directors of the District is anticipated to have up to five (5) directors. The initial Board of Directors will be elected from a pool of eligible electors at an organizational election held as soon after approval of this Service Plan as practicable. At the organizational election, up to three (3) directors may be elected to serve an initial term of four (4) years, and up to two (2) directors may be elected to serve an initial term of two (2) years. Thereafter, pursuant to Section 1-13.5-111, C.R.S., as amended, the District shall hold regular elections pursuant to applicable Colorado law. At such regular elections, directors may be elected to any term of office available for election at such election.

## **XI. CONCLUSION**


It is submitted that this Service Plan, as required by Section 32-1-203(2) and Section 32-1-203(2.5), C.R.S., as amended, establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- B. The existing service in the area to be served by the District is inadequate for present and projected needs;
- C. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
- D. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
- E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
- F. The facility and service standards of the District are compatible with the facility and service standards of each county within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.
- G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to Section 30-28-106, C.R.S.
- H. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.
- I. The creation of the District is in the best interests of the area proposed to be served.

Therefore, it is hereby respectfully requested that the Board of County Commissioners, which has jurisdiction to approve this Service Plan by virtue of Section 32-1-203(2), C.R.S., as amended, adopt a resolution, which approves this “Service Plan for the Creekside South Estates Metropolitan District” as submitted.

Respectfully submitted this 6<sup>th</sup> day of July, 2018.

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law



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Jennifer Gruber Tanaka, Esq.  
Attorney for the Petitioners

**EXHIBIT A**

**Legal Description**



CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

BEING A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11, A 3 ¼" ALUMINUM CAP, LS 28056, AND THENCE SOUTH 68°17'57" WEST FOR 85.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°48'13" EAST ON THE NORTHEAST LINE OF LOT 10, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FILE 17, MAP 444, RECEPTION #1995030110214, FOR 28.06 FEET;

THENCE SOUTH 00°20'53" EAST ON THE EAST LINE OF SAID LOT 10, BLOCK 1 FOR 320.00 FEET;

THENCE CONTINUING SOUTH 00°20'53" EAST FOR 100.00 FEET TO THE EAST LINE OF LOT 1, BLOCK 2 OF CREEKSIDE ESTATES - FIRST FILING;

THENCE SOUTH 07°52'42" EAST ON THE EAST LINE OF SAID LOT 1, BLOCK 2 FOR 341.99 FEET;

THENCE CONTINUING SOUTH 07°52'42" EAST FOR 115.83 FEET, ON THE NORTHERLY LINE OF LOTS 5 AND 6 OF CREEKSIDE OUTLOT SUBDIVISION FILE 17, MAP 477, RECEPTION #CO138738, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°20'53" EAST ON SAID EAST LINE FOR 1532.96 FEET TO THE NORTHEAST CORNER OF OUTLOT 20, CREEKSIDE ESTATES - THIRD FILING;

THENCE THE FOLLOWING EIGHT COURSES ON THE PERIMETER OF OUTLOT 20, CREEKSIDE ESTATES - THIRD FILING:

1. THENCE CONTINUING SOUTH 00°20'53" EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 FOR 180.00 FEET TO THE CENTER OF SAID SECTION 11;
2. THENCE SOUTH 00°21'09" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FOR 4.08 FEET;
3. NORTH 88°17'09" WEST FOR 163.80 FEET;
4. SOUTH 70°15'21" WEST FOR 580.99 FEET;
5. NORTH 82°00'00" WEST FOR 275.00 FEET;
6. NORTH 02°00'00" WEST FOR 80.00 FEET;
7. NORTH 65°45'00" WEST FOR 127.54 FEET, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;
8. SOUTH 88°42'31" WEST ON SAID SOUTH LINE FOR 1485.02 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 20;

THENCE NORTH 00°26'16" WEST ON THE WEST LINE OF SAID OUTLOT 20, AND THE WEST LINE OF LOTS 17, 18, AND 19, BLOCK 1 OF CREEKSIDE ESTATES - THIRD FILING, FOR 714.89 FEET;

THENCE CONTINUING NORTH 00°26'16" WEST ON THE WEST LINE OF LOTS 1, 3, AND 4, BLOCK 2 OF CREEKSIDE ESTATES - SECOND FILING, FILE 17, MAP 483, RECEPTION #1996030141029, FOR 1258.68 FEET;

THENCE CONTINUING NORTH 00°26'16" WEST FOR 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING;

THENCE CONTINUING NORTH 00°26'16" WEST ON THE WEST LINE OF SAID LOT 1 AND LOT 2, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING, FOR 515.57 FEET;

THENCE NORTH 44°09'06" EAST ON THE NORTHWEST LINE OF SAID LOT 2, BLOCK 1 FOR 28.49 FEET;

THENCE NORTH 88°44'28" EAST ON THE NORTH LINE OF SAID LOT 2 AND LOT 3, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING, FOR 665.55 FEET;

THENCE SOUTH 04°27'55" EAST ON THE EAST LINE OF SAID LOT 3, BLOCK 1 FOR 331.21 FEET;

THENCE SOUTH 87°45'58" EAST ON THE NORTH LINE OF LOTS 3 AND 4, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FOR 307.85 FEET;

THENCE NORTH 00°00'00" EAST ON THE WEST LINE OF SAID LOT 4, BLOCK 1 FOR 349.53 FEET;

THENCE NORTH 88°44'28" EAST ON THE NORTH LINE OF SAID LOT 4, BLOCK 1 AND THE NORTH LINE OF LOTS 7, 8, 9, AND 10, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FOR 1492.26 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING ROADS LYING WITHIN THE ABOVE DESCRIBED PERIMETER:

1. E 159TH PLACE
2. JAMAICA DRIVE
3. HAVANA WAY
4. E 157TH COURT
5. E 158TH COURT
6. HAVANA COURT

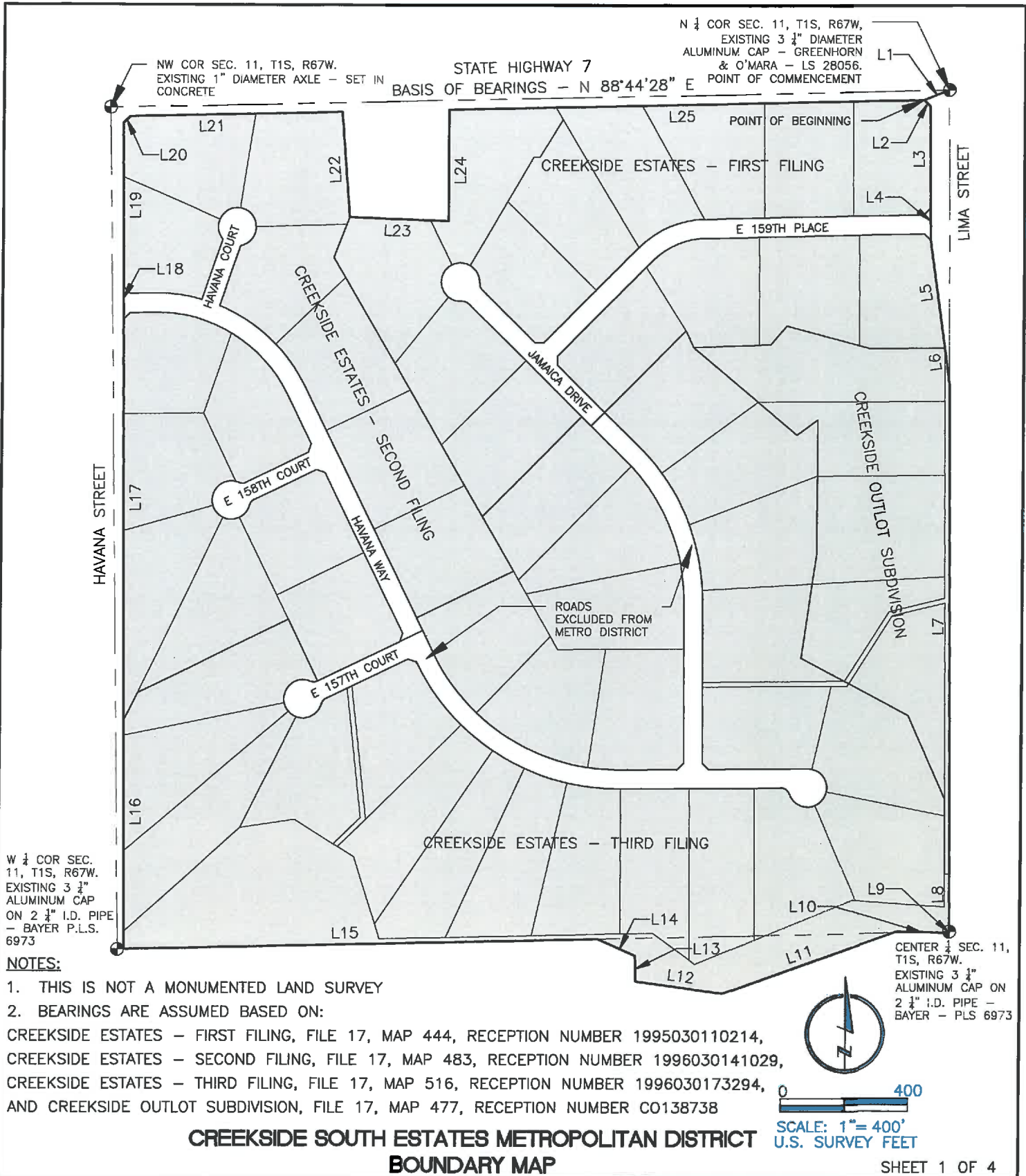
SAID PARCEL CONTAINS 143.112 ACRES, MORE OR LESS

**BASIS OF BEARING**

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, IS ASSUMED TO BEAR NORTH 88°44'28" EAST. MONUMENTED AT THE NORTHWEST CORNER BY AN EXISTING AXLE IN CONCRETE, AND AT THE NORTH QUARTER CORNER BY A 3 ¼" ALUMINUM CAP, LS 28056, AS SHOWN ON THE PLAT OF CREEKSIDE ESTATES - FIRST FILING, FILE 17, MAP 44, RECORD #1995030110214.

**EXHIBIT B**

**District Boundary Map**



**LAMP RYNEARSON**  
& ASSOCIATES

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Line Table		
Line #	Length	Direction
L1	85.89	S68° 17' 57"W
L2	28.06	S45° 48' 13"E
L3	320.00	S00° 20' 53"E
L4	100.00	S00° 20' 53"E
L5	341.99	S07° 52' 42"E
L6	115.83	S07° 52' 42"E
L7	1532.96	S00° 20' 53"E
L8	180.00	S00° 20' 53"E
L9	4.08	S00° 21' 09"E
L10	163.80	N88° 17' 09"W
L11	580.99	S70° 15' 21"W
L12	275.00	N82° 00' 00"W
L13	80.00	N02° 00' 00"W
L14	127.54	N65° 45' 00"W
L15	1485.02	S88° 42' 31"W
L16	714.89	N00° 26' 16"W
L17	1258.68	N00° 26' 16"W
L18	100.00	N00° 26' 16"W
L19	515.57	N00° 26' 20"W
L20	28.49	N44° 09' 06"E
L21	665.55	N88° 44' 28"E
L22	331.21	S04° 27' 55"E
L23	307.85	S87° 45' 58"E
L24	349.53	N00° 00' 00"E
L25	1492.26	N88° 44' 28"E

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
BOUNDARY MAP**

SHEET 2 OF 4



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**DATE**  
05-17-2018

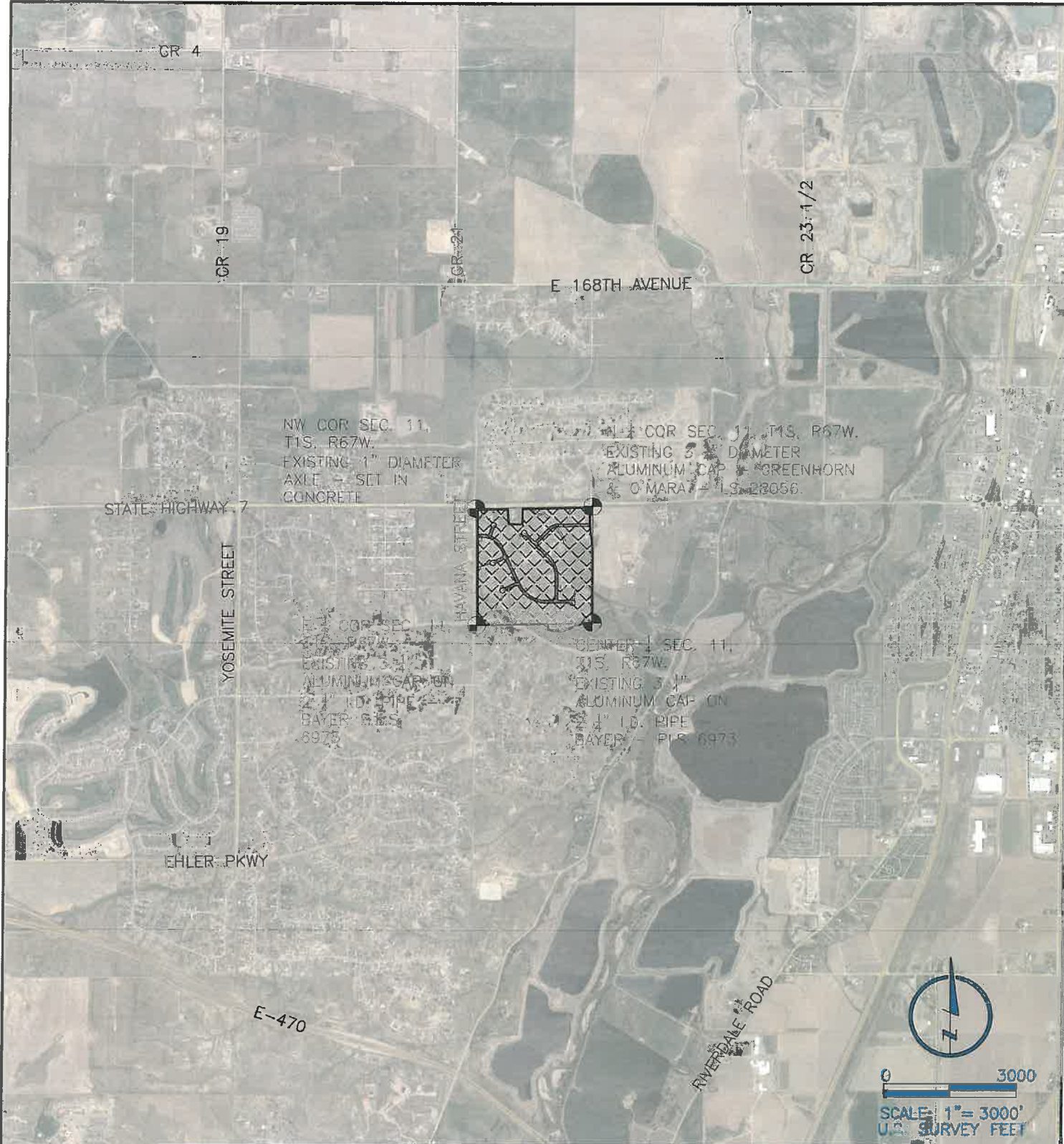
**BOOK AND PAGE**

**REVISIONS**

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**EXHIBIT C-1**

**Vicinity Map and 3-Mile Radius Maps**



**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
VICINITY MAP**

SHEET 1 OF 1

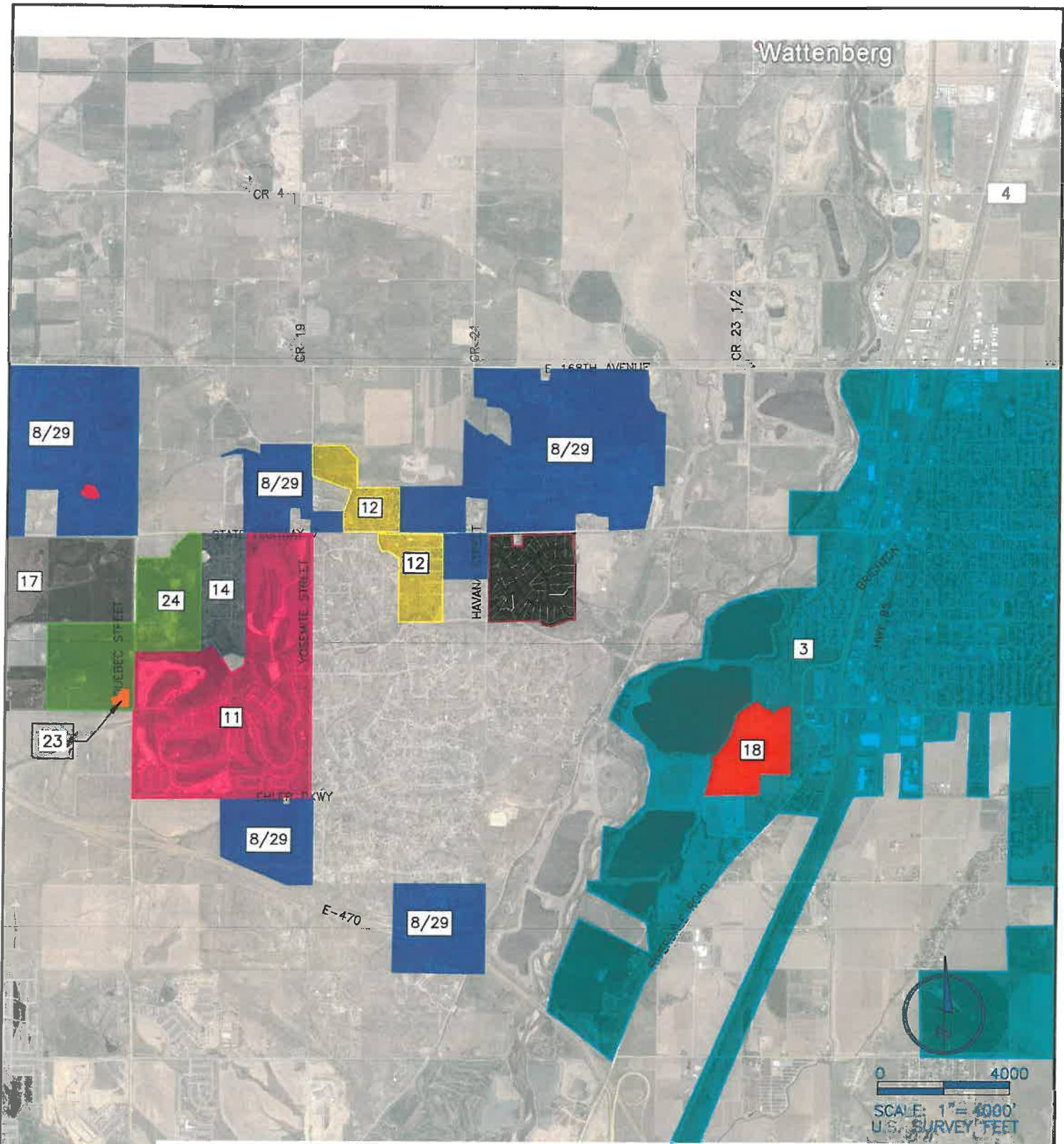


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**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
3 MILE DISTRICT EXHIBIT**

SHEET 1 OF 2



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## CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

1. ADAMS COUNTY	-	(NON PLOTTABLE)
2. ADAMS EAST METROPOLITAN DISTRICT	-	(OFF MAP)
3. BRIGHTON		
4. BRIGHTON URBAN RENEWAL AUTHORITY	-	(NON PLOTTABLE)
5. CENTRAL COLO GROUND WATER SUBD	-	(NON PLOTTABLE)
6. CENTRAL COLO WATER CONSERV	-	(NON PLOTTABLE)
7. CENTRAL COLO WELL AUGMENTATION	-	(NON PLOTTABLE)
8. EAGLE SHADOW METRO DIST NO 1		
9. FIRE DISTRICT 6 GREATER BRIGHTON	-	(NON PLOTTABLE)
10. FIRE DISTRICT 6 IGA	-	(NON PLOTTABLE)
11. HERITAGE TODD CREEK METRO DISTRICT		
12. HI-LAND ACRES WATER & SAN		
13. HI-LAND ACRES WATER&SAN BOND	-	(NON PLOTTABLE)
14. LAKEVIEW ESTATES WATER		
15. NORTH HOLLY METRO DISTRICT	-	(NON PLOTTABLE)
16. NORTH METRO FIRE BOND(FKA FD1B)	-	(NON PLOTTABLE)
17. NORTH METRO FIRE RESCUE FKA FIRE DIST.1		
18. PLATTE RIVER RANCH SOUTH METRO		
19. RANGEVIEW LIBRARY DISTRICT	-	(NON PLOTTABLE)
20. RIVERDALE PEAKS II METRO DISTRICT	-	(NON PLOTTABLE)
21. RTD	-	(NON PLOTTABLE)
22. School District 27-Brighton	-	(NON PLOTTABLE)
23. TALON POINTE COORDINATING METRO		
24. TALON POINTE METRO DIST		
25. THE LAKES METRO DIST NO 2	-	(NON PLOTTABLE)
26. THORNTON	-	(NON PLOTTABLE)
27. TIMBERLEAF METRO	-	(NON PLOTTABLE)
28. TODD CREEK FARMS 2	-	(NON PLOTTABLE)
29. TODD CREEK VILLAGE METRO		
30. TODD CREEK VILLAGE PARK & REC DISTRICT		
31. URBAN DRAINAGE & FLOOD CONTROL	-	(NON PLOTTABLE)
32. URBAN DRAINAGE SOUTH PLATTE	-	(NON PLOTTABLE)

### CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT 3 MILE DISTRICT EXHIBIT

SHEET 2 OF 2



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## EXHIBIT C-2

### Proposed Services

The District proposes to provide the following services:

- **Ongoing Water Services** –The District proposes to provide water services with respect to the operation and maintenance of its potable and non-potable water distribution and transmission system within the District Boundaries.
- **Ongoing Storm Drainage Services** – The District proposes to provide storm drainage services with respect to the operation and maintenance of storm sewers, flood and surface drainage improvements including but not limited to, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter within the District Boundaries. The District does not propose to provide storm drainage services with respect to any storm drainage improvements that are conveyed to the County or any other Alternative Service Provider.
- **Covenant Enforcement Services** –The District proposes to provide covenant enforcement and design review services within the District Boundaries in conformance with applicable State law.
- **Finance and Construction of Public Improvements** - The District proposes to provide for the financing and construction of all or a part of the Public Improvements described in **Exhibit D**.

**EXHIBIT D**

**Cost Estimates**



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**OPINION OF PROBABLE COST  
For  
CREEKSIDE SOUTH METROPOLITAN DISTRICT  
INFRASTRUCTURE IMPROVEMENTS COST**

PN 0417020.01  
2/26/2018  
TDS



**GROUNDWATER WELLS AND TREATMENT**

**\$1,074,364**

**POTABLE WATER DISTRIBUTION**

**\$711,740**

**TOTAL OPINION OF CONSTRUCTION COST**

**\$1,786,104**



*Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT*

**ENGINEERS SURVEYORS PLANNERS**

**OPINION OF PROBABLE COST  
For  
CREEKSIDE SOUTH METROPOLITAN DISTRICT  
INFRASTRUCTURE IMPROVEMENTS COST**

PN 0417045.02  
2/26/2018  
TDS



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CLASSIFICATION	QUANTITY	UNIT	UNIT COST	CONST COSTS	ENG SOFT COSTS	CONST SOFT COSTS	CONTINGENCY	TOTAL
					10.0%	9.5%	10%	
<b>GROUNDWATER WELLS AND TREATMENT</b>								
Well - 1000' Total Depth	2	EA	\$250,000	\$500,000	\$50,000	\$47,500	\$55,000	\$652,500
Well Pump and 30 HP Motor	2	EA	\$13,200	\$26,400	\$2,640	\$2,508	\$2,904	\$34,452
Variable Frequency Drive	2	EA	\$10,000	\$20,000	\$2,000	\$1,900	\$2,200	\$26,100
Column Pipe	1,750	ft	\$15	\$26,250	\$2,625	\$2,494	\$2,888	\$34,256
Pitless Adapter	2	EA	\$11,850	\$23,700	\$2,370	\$2,252	\$2,607	\$30,929
Well Level Transducer and Cabling	2	EA	\$3,000	\$6,000	\$600	\$570	\$660	\$7,830
Well Airline	1,750	ft	\$0.50	\$875	\$88	\$83	\$96	\$1,142
3" PVC - Sch 40	1,785	ft	\$25	\$44,625	\$4,463	\$4,239	\$4,909	\$58,236
Precast Concrete Vault	1	EA	\$21,000	\$21,000	\$2,100	\$1,995	\$2,310	\$27,405
3" Mechanical Flow Meter	3	EA	\$720	\$2,160	\$216	\$205	\$238	\$2,819
Hypochlorite Dosing Pump	2	EA	\$567	\$1,133	\$113	\$108	\$125	\$1,479
Dosing Pump Control Module	2	EA	\$279	\$557	\$56	\$53	\$61	\$727
25,000 Gallon Storage Tank	1	EA	\$115,383	\$115,383	\$11,538	\$10,961	\$12,692	\$150,575
Tank Level Transducer & Transmitter	1	EA	\$2,077	\$2,077	\$208	\$197	\$228	\$2,710
Electrical I&C	1	EA	\$13,106	\$13,106	\$1,311	\$1,245	\$1,442	\$17,104
Water Rights Determination	1	EA	\$20,000	\$20,000	\$2,000	\$1,900	\$2,200	\$26,100
				<b>GROUNDWATER SUBTOTAL</b>				<b>\$1,074,364</b>

<b>POTABLE WATER DISTRIBUTION</b>								
8" PVC - C900	8,255	ft	\$60	\$495,300	\$49,530	\$47,054	\$54,483	\$646,367
7.5 HP Booster Pump and VFD	2	EA	\$4,866	\$9,732	\$973	\$925	\$1,071	\$12,700
Pressure Transducer	2	EA	\$237	\$474	\$47	\$45	\$52	\$619
Gate Valve	18	EA	\$1,500	\$27,000	\$2,700	\$2,565	\$2,970	\$35,235
Blowoff Valve	6	EA	\$2,000	\$12,000	\$1,200	\$1,140	\$1,320	\$15,660
Electrical I&C	1	EA	\$889	\$889	\$89	\$84	\$98	\$1,160
				<b>DRINKING WATER SUBTOTAL</b>				<b>\$711,740</b>

				<b>TOTAL OPINION OF DEVELOPMENT COST</b>				<b>\$1,786,104</b>
--	--	--	--	--	--	--	--	--------------------

*Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT*

**ENGINEERS SURVEYORS PLANNERS**

**EXHIBIT E**

**Preliminary Engineering Survey and Location of Public Improvements**

NW COR SEC. 11,  
T1S, R67W.  
EXISTING 1" DIAMETER  
AXLE - SET IN  
CONCRETE

N 1/4 COR SEC. 11, T1S, R67W,  
EXISTING 3 1/4" DIAMETER  
ALUMINUM CAP - GREENHORN  
& O'MARA - LS 28056.

STATE HIGHWAY 7

CREEKSIDE ESTATES - FIRST FILING

E 159TH PLACE

HAVANA STREET

HAVANA COURT

CREEKSIDE ESTATES - SECOND FILING

E 158TH COURT

HAVANA WAY

JAMAICA DRIVE

CREEKSIDE OUTLOT SUBDIVISION

E 157TH COURT

CREEKSIDE ESTATES - THIRD FILING

E 1/4 COR SEC. 11,  
T1S, R67W.  
EXISTING 3 1/4"  
ALUMINUM CAP ON  
2 1/4" I.D. PIPE -  
BAYER P.L.S.  
6973

CENTER 1/4 SEC. 11,  
T1S, R67W.  
EXISTING 3 1/4"  
ALUMINUM CAP ON  
2 1/4" I.D. PIPE -  
BAYER - PLS 6973



0 400

SCALE: 1" = 400'  
U.S. SURVEY FEET

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
ROADWAY EXHIBIT**

SHEET 1 OF 1



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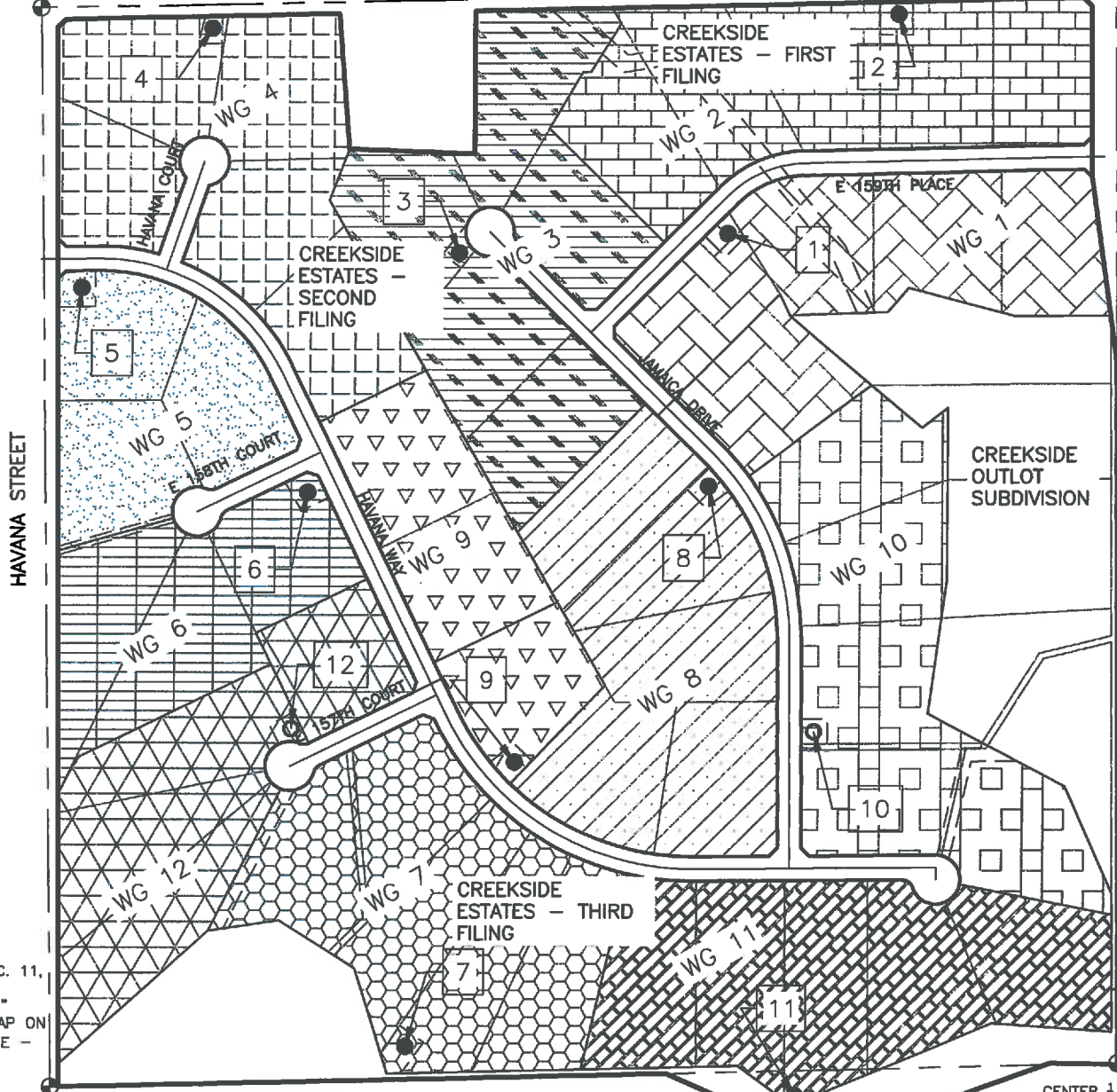
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NW COR SEC. 11,  
T1S, R67W.  
EXISTING 1" DIAMETER  
AXLE - SET IN  
CONCRETE

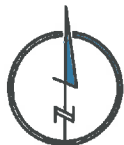
N 1/4 COR SEC. 11, T1S, R67W,  
EXISTING 3 1/4" DIAMETER  
ALUMINUM CAP - GREENHORN  
& O'MARA - LS 28056.

STATE HIGHWAY 7



E 1/4 COR SEC. 11,  
T1S, R67W.  
EXISTING 3 1/4" DIAMETER  
ALUMINUM CAP ON  
2 1/4" I.D. PIPE -  
BAYER P.L.S.  
6973

CENTER 1/4 SEC. 11,  
T1S, R67W.  
EXISTING 3 1/4" DIAMETER  
ALUMINUM CAP ON  
2 1/4" I.D. PIPE -  
BAYER - PLS 6973



SCALE: 1" = 400'  
U.S. SURVEY FEET

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
EXISTING WELLS, CISTERNS AND PUMPS**

WG - WELL GROUP (1-12)  
[x] - WELL NUMBER (1-12)

SHEET 1 OF 1



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NW COR SEC. 11,  
T1S, R67W.  
EXISTING 1" DIAMETER  
AXLE - SET IN  
CONCRETE

N 1/4 COR SEC. 11, T1S, R67W,  
EXISTING 3 1/2" DIAMETER  
ALUMINUM CAP - GREENHORN  
& O'MARA - LS 28056.

STATE HIGHWAY 7

EXISTING WELL TO  
BE ABANDONED  
(TYP)

CREEKSIDE ESTATES -  
FIRST FILING

E 159TH PLACE

CREEKSIDE  
ESTATES -  
SECOND FILING

PROPOSED  
WATER  
DISTRIBUTION  
LINE  
(TYP)

CREEKSIDE  
OUTLOT  
SUBDIVISION

HAVANA STREET

E 158TH COURT

JAMAICA DRIVE

NEW 100  
GPM WELL

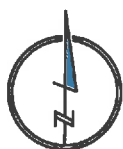
NEW 100 GPM  
WELL, CHLORINE  
DOSING PUMP,  
AND 25,000 GAL  
STORAGE TANK.

3" RAW WATER  
COLLECTION LINE

CREEKSIDE  
ESTATES - THIRD  
FILING

E 1/4 COR SEC. 11,  
T1S, R67W.  
EXISTING 3 1/2"  
ALUMINUM CAP ON  
2 1/2" I.D. PIPE -  
BAYER P.L.S.  
6973

CENTER 1/4 SEC. 11,  
T1S, R67W.  
EXISTING 3 1/2"  
ALUMINUM CAP ON  
2 1/2" I.D. PIPE -  
BAYER - PLS 6973



SCALE: 1" = 400'  
U.S. SURVEY FEET

[X] - WELL NUMBER (1-12)  
TO BE ABANDONED

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
PROPOSED WATER DISTRIBUTION SYSTEM**

SHEET 1 OF 1



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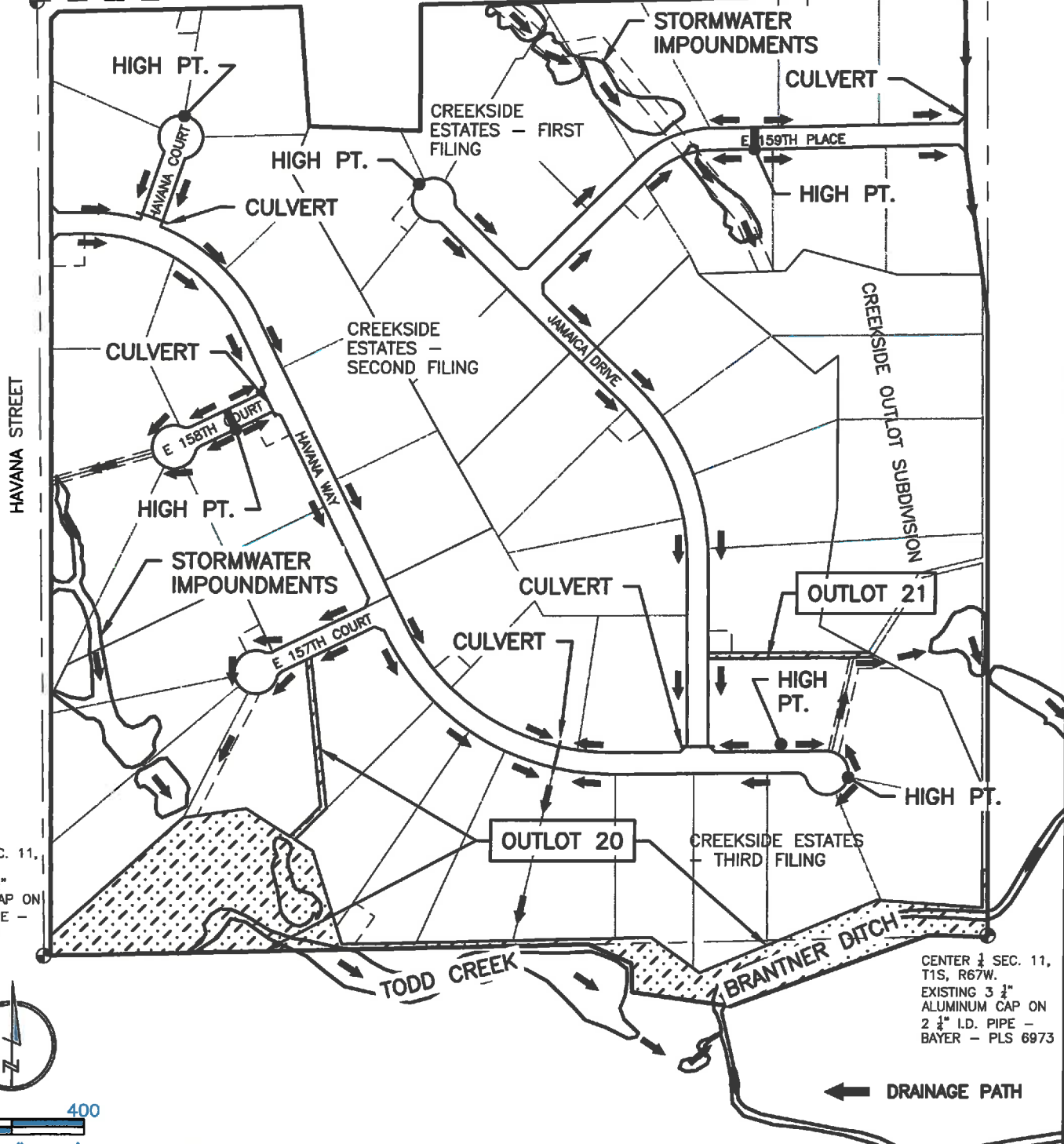
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NW COR SEC. 11,  
T1S, R67W.  
EXISTING 1" DIAMETER  
AXLE - SET IN  
CONCRETE

N 1/4 COR SEC. 11, T1S, R67W,  
EXISTING 3 1/2" DIAMETER  
ALUMINUM CAP - GREENHORN  
& O'MARA - LS 28056.

STATE HIGHWAY 7



E 1/4 COR SEC. 11,  
T1S, R67W.  
EXISTING 3 1/2" ALUMINUM CAP ON  
2 1/2" I.D. PIPE -  
BAYER P.L.S.  
6973

CENTER 1/4 SEC. 11,  
T1S, R67W.  
EXISTING 3 1/2" ALUMINUM CAP ON  
2 1/2" I.D. PIPE -  
BAYER - PLS 6973



0 400

SCALE: 1" = 400'  
U.S. SURVEY FEET

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
STORM SEWER EXHIBIT**

SHEET 1 OF 1



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**EXHIBIT F**

**Pro-Forma Financial Plan**





**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT**

Development Projection at 70.000 (target) District Mills for Debt Service -- 09/10/2018

Series 2019, L.T.G.O. Bonds, Non-Rated, \$1,786,104 Project, 130x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2019 \$2,197,000 Par [Net \$1.786 MM] Net Debt Service	Annual Surplus	Surplus Release @ to \$219,700	Cumulative Surplus \$219,700 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Cov. of Net DS: @ 70.000 target
2016								
2017	\$0					0%	0%	0%
2018	0					0%	0%	0%
2019	126,988	\$82,388	44,600		44,600	123%	9%	154%
2020	128,850	128,850	0	0	44,600	122%	9%	101%
2021	127,900	127,900	0	0	44,600	119%	8%	101%
2022	130,950	130,950	0	0	44,600	118%	8%	101%
2023	130,800	130,800	0	0	44,600	114%	8%	101%
2024	133,600	133,600	0	0	44,600	112%	8%	101%
2025	133,200	133,200	0	0	44,600	109%	8%	101%
2026	135,750	135,750	0	0	44,600	107%	8%	101%
2027	136,100	136,100	0	0	44,600	103%	7%	101%
2028	139,350	139,350	0	0	44,600	101%	7%	101%
2029	139,350	139,350	0	0	44,600	97%	7%	101%
2030	141,250	141,250	0	0	44,600	95%	7%	101%
2031	141,950	141,950	0	0	44,600	90%	6%	101%
2032	144,500	144,500	0	0	44,600	88%	6%	101%
2033	144,800	144,800	0	0	44,600	83%	6%	101%
2034	147,950	147,950	0	0	44,600	80%	6%	101%
2035	147,800	147,800	0	0	44,600	75%	5%	101%
2036	150,500	150,500	0	0	44,600	72%	5%	101%
2037	149,900	149,900	0	0	44,600	67%	5%	101%
2038	153,150	153,150	0	0	44,600	63%	4%	101%
2039	153,050	153,050	0	0	44,600	58%	4%	101%
2040	156,750	156,750	0	0	44,600	53%	4%	101%
2041	156,050	156,050	0	0	44,600	48%	3%	101%
2042	159,150	159,150	0	0	44,600	43%	3%	101%
2043	159,850	159,850	0	0	44,600	37%	3%	101%
2044	162,250	162,250	0	0	44,600	32%	2%	101%
2045	163,250	163,250	0	0	44,600	26%	2%	101%
2046	165,900	165,900	0	0	44,600	20%	1%	101%
2047	166,100	166,100	0	0	44,600	14%	1%	101%
2048	168,850	168,850	0	44,600	0	0%	0%	101%
	4,395,838	4,351,238	44,600	44,600				

[DMay2218 19nrifD]



**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT**

**Operations Revenue and Expense Projection -- 09/10/2018**

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mills
2016						
2017						
2018						
2019	\$1,746,350	100.000	171,142	10,269	\$181,411	170.000
2020	1,781,277	100.000	174,565	10,474	185,039	169.634
2021	1,781,277	100.000	174,565	10,474	185,039	169.121
2022	1,816,903	100.000	178,056	10,683	188,740	169.381
2023	1,816,903	100.000	178,056	10,683	188,740	169.302
2024	1,853,241	100.000	181,618	10,897	192,515	169.397
2025	1,853,241	100.000	181,618	10,897	192,515	169.190
2026	1,890,305	100.000	185,250	11,115	196,365	169.131
2027	1,890,305	100.000	185,250	11,115	196,365	169.310
2028	1,928,112	100.000	188,955	11,337	200,292	169.573
2029	1,928,112	100.000	188,955	11,337	200,292	169.573
2030	1,966,674	100.000	192,734	11,564	204,298	169.139
2031	1,966,674	100.000	192,734	11,564	204,298	169.482
2032	2,006,007	100.000	196,589	11,795	208,384	169.343
2033	2,006,007	100.000	196,589	11,795	208,384	169.487
2034	2,046,127	100.000	200,520	12,031	212,552	169.607
2035	2,046,127	100.000	200,520	12,031	212,552	169.536
2036	2,087,050	100.000	204,531	12,272	216,803	169.418
2037	2,087,050	100.000	204,531	12,272	216,803	169.141
2038	2,128,791	100.000	208,622	12,517	221,139	169.255
2039	2,128,791	100.000	208,622	12,517	221,139	169.210
2040	2,171,367	100.000	212,794	12,768	225,562	169.493
2041	2,171,367	100.000	212,794	12,768	225,562	169.183
2042	2,214,794	100.000	217,050	13,023	230,073	169.174
2043	2,214,794	100.000	217,050	13,023	230,073	169.478
2044	2,259,090	100.000	221,391	13,283	234,674	169.138
2045	2,259,090	100.000	221,391	13,283	234,674	169.565
2046	2,304,272	100.000	225,819	13,549	239,368	169.308
2047	2,304,272	100.000	225,819	13,549	239,368	169.391
2048	2,350,357	100.000	230,335	13,820	244,155	169.157
			5,978,463	358,708	6,337,171	

**SOURCES AND USES OF FUNDS**

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2019  
\$1,786,104 Project  
Non-Rated, 30-yr. Maturity  
[ Preliminary -- for discussion only ]**

Dated Date                   03/01/2019  
Delivery Date               03/01/2019

**Sources:**

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Bond Proceeds:	
Par Amount	2,197,000.00
	<hr/>
	2,197,000.00
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**Uses:**

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Project Fund Deposits:	
Project Fund	1,786,104.00
Other Fund Deposits:	
Debt Service Reserve Fund	166,100.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	43,940.00
Other Uses of Funds:	
Rounding Amount	856.00
	<hr/>
	2,197,000.00
	<hr/> <hr/>

## BOND SUMMARY STATISTICS

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2019  
\$1,786,104 Project  
Non-Rated, 30-yr. Maturity  
[ Preliminary -- for discussion only ]**

Dated Date	03/01/2019
Delivery Date	03/01/2019
First Coupon	06/01/2019
Last Maturity	12/01/2048
Arbitrage Yield	5.000615%
True Interest Cost (TIC)	5.164344%
Net Interest Cost (NIC)	5.094685%
All-In TIC	5.978487%
Average Coupon	5.000000%
Average Life (years)	21.123
Weighted Average Maturity (years)	21.123
Duration of Issue (years)	12.594
Par Amount	2,197,000.00
Bond Proceeds	2,197,000.00
Total Interest	2,320,337.50
Net Interest	2,364,277.50
Bond Years from Dated Date	46,406,750.00
Bond Years from Delivery Date	46,406,750.00
Total Debt Service	4,517,337.50
Maximum Annual Debt Service	334,950.00
Average Annual Debt Service	151,843.28
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2048	2,197,000.00	100.000	5.000%	21.123	04/14/2040	3,383.38
	2,197,000.00			21.123		3,383.38

	TIC	All-In TIC	Arbitrage Yield
Par Value	2,197,000.00	2,197,000.00	2,197,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-43,940.00	-43,940.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	2,153,060.00	1,953,060.00	2,197,000.00
Target Date	03/01/2019	03/01/2019	03/01/2019
Yield	5.164344%	5.978487%	5.000615%





**NET DEBT SERVICE**

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2019  
\$1,786,104 Project  
Non-Rated, 30-yr. Maturity  
[ Preliminary -- for discussion only ]**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>	<b>Debt Service Reserve Fund</b>	<b>Net Debt Service</b>
12/01/2019		82,387.50	82,387.50		82,387.50
12/01/2020	19,000	109,850.00	128,850.00		128,850.00
12/01/2021	19,000	108,900.00	127,900.00		127,900.00
12/01/2022	23,000	107,950.00	130,950.00		130,950.00
12/01/2023	24,000	106,800.00	130,800.00		130,800.00
12/01/2024	28,000	105,600.00	133,600.00		133,600.00
12/01/2025	29,000	104,200.00	133,200.00		133,200.00
12/01/2026	33,000	102,750.00	135,750.00		135,750.00
12/01/2027	35,000	101,100.00	136,100.00		136,100.00
12/01/2028	40,000	99,350.00	139,350.00		139,350.00
12/01/2029	42,000	97,350.00	139,350.00		139,350.00
12/01/2030	46,000	95,250.00	141,250.00		141,250.00
12/01/2031	49,000	92,950.00	141,950.00		141,950.00
12/01/2032	54,000	90,500.00	144,500.00		144,500.00
12/01/2033	57,000	87,800.00	144,800.00		144,800.00
12/01/2034	63,000	84,950.00	147,950.00		147,950.00
12/01/2035	66,000	81,800.00	147,800.00		147,800.00
12/01/2036	72,000	78,500.00	150,500.00		150,500.00
12/01/2037	75,000	74,900.00	149,900.00		149,900.00
12/01/2038	82,000	71,150.00	153,150.00		153,150.00
12/01/2039	86,000	67,050.00	153,050.00		153,050.00
12/01/2040	94,000	62,750.00	156,750.00		156,750.00
12/01/2041	98,000	58,050.00	156,050.00		156,050.00
12/01/2042	106,000	53,150.00	159,150.00		159,150.00
12/01/2043	112,000	47,850.00	159,850.00		159,850.00
12/01/2044	120,000	42,250.00	162,250.00		162,250.00
12/01/2045	127,000	36,250.00	163,250.00		163,250.00
12/01/2046	136,000	29,900.00	165,900.00		165,900.00
12/01/2047	143,000	23,100.00	166,100.00		166,100.00
12/01/2048	319,000	15,950.00	334,950.00	166,100	168,850.00
	2,197,000	2,320,337.50	4,517,337.50	166,100	4,351,237.50

## BOND SOLUTION

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2019  
\$1,786,104 Project  
Non-Rated, 30-yr. Maturity  
[ Preliminary -- for discussion only ]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2019		82,388		82,388	126,988	44,600	154.13453%
12/01/2020	19,000	128,850		128,850	129,527	677	100.52568%
12/01/2021	19,000	127,900		127,900	129,527	1,627	101.27235%
12/01/2022	23,000	130,950		130,950	132,118	1,168	100.89186%
12/01/2023	24,000	130,800		130,800	132,118	1,318	101.00756%
12/01/2024	28,000	133,600		133,600	134,760	1,160	100.86844%
12/01/2025	29,000	133,200		133,200	134,760	1,560	101.17135%
12/01/2026	33,000	135,750		135,750	137,455	1,705	101.25632%
12/01/2027	35,000	136,100		136,100	137,455	1,355	100.99592%
12/01/2028	40,000	139,350		139,350	140,205	855	100.61325%
12/01/2029	42,000	139,350		139,350	140,205	855	100.61325%
12/01/2030	46,000	141,250		141,250	143,009	1,759	101.24506%
12/01/2031	49,000	141,950		141,950	143,009	1,059	100.74579%
12/01/2032	54,000	144,500		144,500	145,869	1,369	100.94728%
12/01/2033	57,000	144,800		144,800	145,869	1,069	100.73814%
12/01/2034	63,000	147,950		147,950	148,786	836	100.56519%
12/01/2035	66,000	147,800		147,800	148,786	986	100.66725%
12/01/2036	72,000	150,500		150,500	151,762	1,262	100.83849%
12/01/2037	75,000	149,900		149,900	151,762	1,862	101.24211%
12/01/2038	82,000	153,150		153,150	154,797	1,647	101.07552%
12/01/2039	86,000	153,050		153,050	154,797	1,747	101.14156%
12/01/2040	94,000	156,750		156,750	157,893	1,143	100.72925%
12/01/2041	98,000	156,050		156,050	157,893	1,843	101.18110%
12/01/2042	106,000	159,150		159,150	161,051	1,901	101.19445%
12/01/2043	112,000	159,850		159,850	161,051	1,201	100.75130%
12/01/2044	120,000	162,250		162,250	164,272	2,022	101.24621%
12/01/2045	127,000	163,250		163,250	164,272	1,022	100.62602%
12/01/2046	136,000	165,900		165,900	167,557	1,657	100.99905%
12/01/2047	143,000	166,100		166,100	167,557	1,457	100.87744%
12/01/2048	319,000	334,950	-166,100	168,850	170,909	2,059	101.21917%
	2,197,000	4,517,338	-166,100	4,351,238	4,436,020	84,782	

**EXHIBIT G**

**List of Property Owners and Adjacent Owners**



Adjacent Property Owner Listing  
 Creekside South Estates Metropolitan District

PARCEL NO	ACCOUNTING	ADDRESS1	ADDRESS2	CITY	STATE CODE	ZIP CODE	PROVINCE	COUNTRY	STREET NO	PREDIRECTION	STREET NAME	STREET TYPE	UNIT NAME
7	R0106704	15725 HAVANA ST		BRIGHTON	CO	8			15725		HAVANA	ST	
6	R0106703	15686 HAVANA ST		BRIGHTON	CO	80002			15686		HAVANA	ST	
1	R0152673	500 S 4TH AVE 3RD FL		BRIGHTON	CO	5			15959		HAVANA	ST	
0	R0114780		55946 E RD 46	STRASSBURG	CO	5			15785		HAVANA	ST	
5	R0175400	9200 E MINERAL AVE STE 306		CENTENNIAL	CO	9			10450	E	159TH	CT	
0	R0168893	7501 VILLAGE SQUARE DR STE 205		CASTLE PINES	CO	0			0				
1	R0168903	7501 VILLAGE SQUARE DR STE 205		CASTLE PINES	CO	0			0				
0	R0168736	PO BOX 201553		DENVER	CO	3			0				
1	R0168737	PO BOX 201553		DENVER	CO	3			0				
2	R0168738	10750 E 161ST AVE		BRIGHTON	CO	8			10750	E	161ST	AVE	
3	R0168739	10800 E 161ST AVE		BRIGHTON	CO	8			10800	E	161ST	AVE	
4	R0168740	10840 E 161ST AVE		BRIGHTON	CO	8			10840	E	161ST	AVE	
5	R0168741	10880 E 161ST AVE		BRIGHTON	CO	8			10880	E	161ST	AVE	
6	R0168742	PO BOX 201553		DENVER	CO	3			10620	E	161ST	AVE	
7	R0168743	PO BOX 201553		DENVER	CO	3			10960	E	161ST	AVE	
8	R0168744	PO BOX 201553		DENVER	CO	3			11040	E	161ST	AVE	
9	R0168745		11080 E 161ST AVE	BRIGHTON	CO	7			11080	E	161ST	AVE	
1	R0114773	15635 HAVANA ST		BRIGHTON	CO	80602			15635		HAVANA	ST	
0	R0192471	15655 RIVERDALE RD		BRIGHTON	CO	6			15655		RIVERDALE	RD	
5	R0117574	4430 SOUTH ADAMS COUNTY PKWY	5TH FLOOR SUITE C6000A	BRIGHTON	CO	4			0				
6	R0175481		1401 FOCH ST STE 140	FORT WORTH	TX	8			10200	E	159TH	CT	
1	R0192472	15825 RIVERDALE RD		BRIGHTON	CO	6			15825		RIVERDALE	RD	

**EXHIBIT H**  
**Mill Levy of Overlapping Entities**

<b>Name</b>	<b>Tax Collection Year</b>	<b>Mill Levy</b>
ADAMS COUNTY	2018	26.929
FIRE DISTRICT 6 GREATER BRIGHTON	2018	11.795
RANGEVIEW LIBRARY DISTRICT	2018	3.669
RTD	2018	0.000
School District 27-Brighton	2018	49.164
URBAN DRAINAGE & FLOOD CONTROL	2018	0.500
URBAN DRAINAGE SOUTH PLATTE	2018	0.057
<b>Total</b>		<b>92.114</b>