BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8 CITY OF BRIGHTON, STATE OF COLORADO

ANNUAL REPORT FOR FISCAL YEAR 2020

Pursuant to the Consolidated Service Plan (the "Service Plan") for Brighton Crossing Metropolitan District Nos. 5-8 (the "Districts"), the Districts are required to provide an annual report to the City of Brighton (the "City") with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2020, the District makes the following report:

1. <u>Boundary Changes made or proposed to any District's boundary as of December 31 of the prior year.</u>

The following boundary changes occurred in 2020:

- a. District No. 6; Order for Inclusion (Encroachment Lots), recorded December 16, 2020, attached hereto as Exhibit A-1.
- b. District No. 8; Order for Inclusion (Multi Family Parcels), recorded June 24, 2019, attached hereto as Exhibit A-1.
- c. District No. 7; Order for Exclusion (Brookfield, Brighton Crossing Residential, Cordova, Lennar and Melody Overlap Lots), recorded July 21, 2020, attached hereto as Exhibit A-2.
- d. District No. 7; Order for Exclusion (Dream Finder and Duennerman Overlap Lots), recorded December 15, 2020, attached hereto as Exhibit A-2.
- e. District No. 7; Order for Exclusion (Lot 8, Block 8), recorded December 16, 2020, attached hereto as Exhibit A-2.
- f. District No. 6; Order for Exclusion (Multi Family Parcels), recorded December 16, 2020, attached hereto as Exhibit A-2.
- g. District No. 5; Order for Exclusion (Encroachment Lots), recorded December 16, 2020, attached hereto as Exhibit A-2.
- 2. <u>Copy of the Districts' budget resolutions for the current year and any budget amendments from the prior year.</u>

The 2021 budget resolutions are attached hereto as **Exhibit B**.

3. Copy of the Districts' rules and regulations, if any, as of December 31 of the prior year.

The Districts did not adopt any rules and regulations as of December 31, 2020.

4. <u>Copy of any Resolutions or Fee Schedules adopted by any District relating to the imposition of Fees, Public Improvement fees, or Special Assessments by any District.</u>

Resolution of the Board of Directors of the Brighton Crossing Metropolitan District No. 5 Concerning the Imposition of Facilities Fees is attached hereto as **Exhibit C-1** and Resolution of the Board of Directors of the Brighton Crossing Metropolitan District No. 6 Concerning the Imposition of Facilities Fees is attached hereto as **Exhibit C-2**.

5. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year

To the best of our actual knowledge, based on review of the court records in Adams County, there is no litigation involving the Districts as of December 31, 2020.

6. <u>Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.</u>

There were no Public Improvements constructed by the Districts in 2020.

7. A list of all Public Improvements that have been dedicated to and accepted by the City as of December 31 of the prior year.

All improvements have been constructed by the Developer.

8. A list of all Public Improvements that are owned and/or operated and maintained by any District, including identification of the standards by which the Public Improvements are required to be operated and maintained.

The Districts did not own, operate or maintain any Public Improvements in 2020.

9. Notice of any uncured events of default by any District, which continue beyond a ninety (90) day period, under any Debt instrument.

There are no uncured events of default by any District, which continues beyond a ninety (90) day period, under any Debt instrument.

10. Any inability of any District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

The Districts have been able to pay their obligations as they come due.

11. <u>Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.</u>

There were no alterations or revisions of the proposed schedule of Debt issuance in 2020.

EXHIBIT A-1 Orders for Inclusion

12/16/2020 at 2:52 PM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



PORTINGE RECORDS

DISTRICT COURT, ADAMS COUNTY, COLORADO			
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED:	December 14, 20)20 10:19 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	3		
		∆ cou	RT USE ONLY 🛆
		Case Number: 20	018CV31642
_		Division: W	Courtroom:
Order:Order for Inclusion (Encre	oachment Lots	s), District No. 6	3

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020

SHARON D HOLBROOK District Court Judge

COMBINED COURT
Adam's County, Colorado

DATE
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correct copy of the proposit in my
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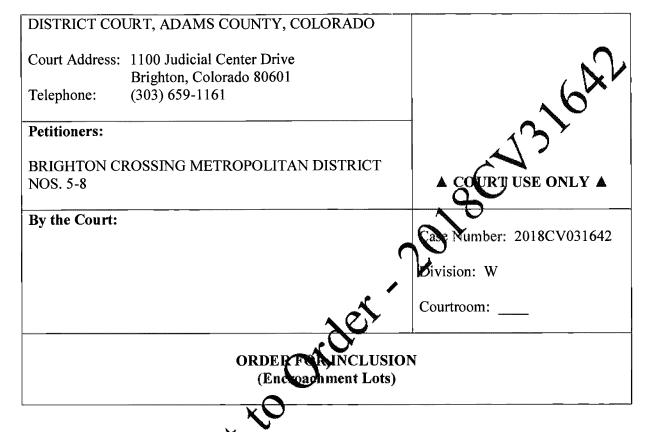
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By

Page1 of1

12/16/2020 at 2:52 PM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Brighton Crossing Metropolitan District No. 6, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the frameses, and there being no objection filed by any person, hereby ORDERS:

- 1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District
- 2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
- 3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.

12/16/2020 at 2:52 PM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

4.	In	accordance	with §	32-1-402(1)(f),	C.R.S.	, the	District's	facility	and	service
standards	which	are applied	within the	he include	d area	shall	be co	mpatible	with the	facili	ity_and
service sta	andards	of adjacent	municipa	alities.						·	$^{\prime}$

5. C.R.S.

The District shall file this order in accordance with the provisions of § 32, 1105,

AND EFFECTIVE THIS _____ DAY OF ______ 2020.

BY THE COURT: _____ DONE AND EFFECTIVE THIS _____ DAY OF

District Court Judge

12/16/2020 at 2:52 PM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Inclusion Property)

Attachment to Order LOTS 1 THROUGH 4 OF BLOCK 8, LOTS 1 THROUGH 3 OF BLOCK 9 AND LOTS THROUGH 12 OF BLOCK 19, BRIGHTON CROSSING FILING NO. 7, COUNTY OF ADAMS, STATE OF COLORADO

12/16/2020 at 2:52 PM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

*DO NOT REMOVE STAPLE
*REMOVAL VOIDS CERTIFICATION

CERTIFIED RECORI

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601 DATE FILED	December 14, 2020 10:17 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	
	△ COURT USE ONLY △
	Case Number: 2018CV31642
	Division: W Courtroom:
Order:Order for Inclusion (Multi-Family Parce	els), District No. 8

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020

SHARON D HOLBROOK District Court Judge

COMBINED COURT
Adams County Colorado

DATE

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Deputy Clark

12/16/2020 at 2:52 PM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

	ORDER FOR INCLUSION (Encroachment Lots)	
		Division: W Courtroom:
By the Court:		Case Number: 2018CV031642
NOS. 5-8	ROODING METROLOGITATIV DIGITATE I	▲ COURT USE ONLY ▲
Petitioners:	ROSSING METROPOLITAN DISTRICT	
Telephone:	Brighton, Colorado 80601 (303) 659-1161	- 16 ¹
	1100 Judicial Center Drive	
DISTRICT CO	URT, ADAMS COUNTY, COLORADO	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Brighton Crossing Metropolitan District No. 8, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the property, and there being no objection filed by any person, hereby ORDERS:

- 1. That the real property set forth in Exhibit A, attached hereto and incorporated herein by this preference (the "Property"), shall be and is hereby included within the boundaries of the District
- 2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
- 3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.

12/16/2020 at 2:52 PM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

standar service	4. ds whi standa	In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service ch are applied within the included area shall be compatible with the facility and rds of adjacent municipalities.
C.R.S.	5.	The District shall file this order in accordance with the provisions of § 30, 103,
	DONE	AND EFFECTIVE THIS DAY OF2020:
		BY THE COURT:
		District Court audge
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12/16/2020 at 2:52 PM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Inclusion Property)

LOT 1 IN BLOCK 32, LOT 1 IN BLOCK 33, AND TRACT P, BRIGHTON CROSSING FILING NO. 7, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO

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EXHIBIT A-2 Orders for Exclusion

7/21/2020 at 10:49 AM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

CERTIFIED RECORDS

DO NOT REMOVE STAPLE

MOVAL VOIDS CERTIFICATION*

DISTRICT COURT, ADAMS COUNTY, COLORADO

Court Address:
1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601

In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8

A COURT USE ONLY A Case Number: 2018CV31642
Division: W Courtroom:

Order:Order for Exclusion Brighton Crossing Metropolitan District No. 7 (Brookfield, Brighton Crossing Residential, Cordova, Lennar and Melody Overlap Lots)

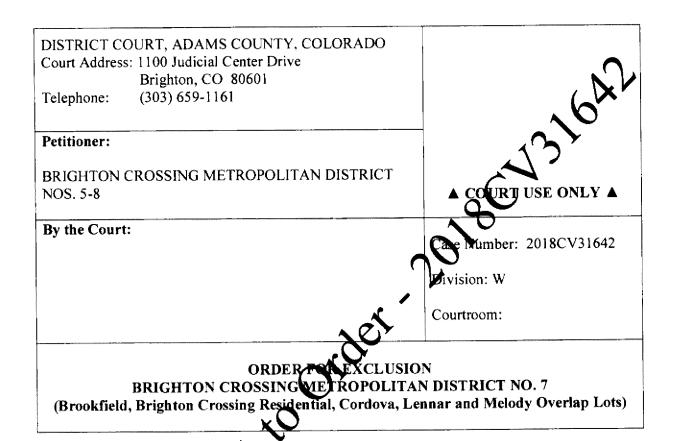
The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 6/15/2020

SHARON D HOLBROOK District Court Judge

7/21/2020 at 10:49 AM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Brighton Crossing Metropolitan District No. 7, City of Exighton, Adams County, Colorado (the "District"). This Court, being fully advised in the memises, and there being no objection filed by any person, hereby ORDERS:

- 1. Mat the real property set forth in **Exhibit A**, attached hereto and incorporated herein to this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.
- 2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
- 3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

Electronically Recorded RECEPTION#: 2020000068056, 7/21/2020 at 10:49 AM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

C.R.S.	4.	The District shall file this or	der in accordance with	the provisions of § 32-1-10
	DONE	E AND EFFECTIVE THIS	day of	_ ^{2020.}
			BY THE COURT:	
			District Court Judge	3
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7/21/2020 at 10:49 AM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Exclusion Property)

LOT 4, BLOCK 3, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, CIT BRIGHTON, ADAMS COUNTY, COLORADO

LOTS 17 AND 22 IN BLOCK 6, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO.

LOTS 1 AND 20 IN BLOCK 2, LOT 19 IN BLOCK 3, ANIO 27 24 IN BLOCK 4, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT COUNTY OF ADAMS, STATE OF COLORADO

LOT 7 IN BLOCK 4, LOTS 2 AND 8 IN BLOCK 5, LOTS 1 AND 22 IN BLOCK 6, AND LOT 21 IN BLOCK 8, BRIGHTON CROSSING FILING NOW 2, 5TH AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO

LOTS 3 AND 15, BLOCK 7, BRIGHTON CROSSING FILING NO. 2, 5TH AMENDMENT, COUNTY OF ADAMS, STATE OF COLOR AND

Attachment

12/15/2020 at 9:38 AM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

DO NOT REMOVE STAPLE MOVAL VOIDS CERTIFICATION*

DISTRICT COURT, ADAMS COUNTY, COLORADO			
Court Address:		}	
1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE EL	FD: Anoust 5	2020 10:52 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8		,	2020 10102 1111
		Δ coυ	RT USE ONLY Δ
		Case Number: 2	018CV31642
		Division: W	Courtroom:
Order:Order for Exclusion, Brighton Crossing MD No. 7 (I	Dream Fin	ders and Duen	nerman Overlap Lots)

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 8/5/2020

SHARON D HOLBROOK District Court Judge

COMBINE COURT
Adams Councy Colorado

DATE

Certified to be a full true and correct copy of the original in my custody

By

Daniely Clerk

12/15/2020 at 9:38 AM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

DISTRICT COURT, ADAMS COUNTY, COLORADO

Court Address: 1100 Judicial Center Drive

Brighton, CO 80601

Telephone:

(303) 659-1161

Petitioner:

BRIGHTON CROSSING METROPOLITAN DISTRICT

NOS. 5-8

▲ COURT USE ONLY ▲

By the Court:

Case Number: 2018CV31642

Division: W

Courtroom:

ORDER FOR EXCLUSION
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7
(Dream Finders and Duennerman Overlap Lots)

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Brighton Crossing Metropolitan District No. 7, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

- 1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.
- 2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
- 3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

C.R.S.	4. The District shall file this of	order in accordance with	the provisions of § 32-1-105
	DONE AND EFFECTIVE THIS _	day of	_2020.
		BY THE COURT:	
		District Court Judge	
,			

Electronically Recorded RECEPTION#: 2020000131058, 12/15/2020 at 9:38 AM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

12/15/2020 at 9:38 AM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Exclusion Property)

LOTS 1 AND 2, BLOCK 1, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO.

LOT 5, BLOCK 6, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO.

12/16/2020 at 2:52 PM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

*REMOVAL VOIDS CERTIFICATION

CERTIFIED RECOR

DISTRICT COURT, ADAMS COUNTY, COLORADO

Court Address:
1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601

DATE_FILED:

December 14, 2020 10:13 AM

In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8

A COURT USE ONLY A Case Number: 2018CV31642
Division: W Courtroom:

Order:Order for Exclusion (Lot 8, Block 8), District No. 7

The motion/proposed order attached hereto: SO ORDERED.

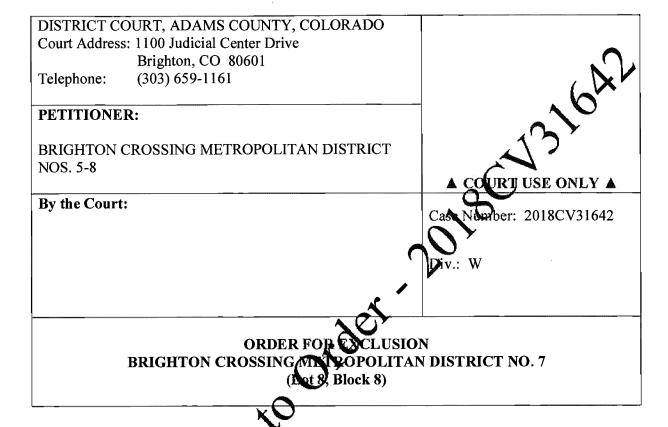
Issue Date: 12/14/2020

SHARON D HOLBROOK District Court Judge

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12/16/2020 at 2:52 PM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Brighton Crossing Metropolitan District No. 7, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the property, and there being no objection filed by any person, hereby ORDERS:

- 1. On at the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District
- 2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
- 3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

12/16/2020 at 2:52 PM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

C.R.S.	4. The District shall file this order in accordance with the provisions of § 32-1-105
	DONE AND EFFECTIVE THIS day of 2020.
	BY THE COURT:
	District Court Judge
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12/16/2020 at 2:52 PM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Exclusion Property)

Lot 8, Block 8, Brighton Crossing Filing No. 2, 5th Amendment, City of Brighton, Allens County.

12/16/2020 at 2:52 PM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

REMOVAL VOIDS CERTIFICATION

CERTIFIED RECORDS

DISTRICT COURT, ADAMS COUNTY, COLORADO			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED:	December 14,	2020 10:14 AM	
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND	8			
		Δ cοι	JRT USE ONLY 🗘	
		Case Number:	2018CV31642	
		Division: W	Courtroom:	
Order:Order for Exclusion (Multi-Family Parcels), District No. 6				

The motion/proposed order attached hereto: SO ORDERED.

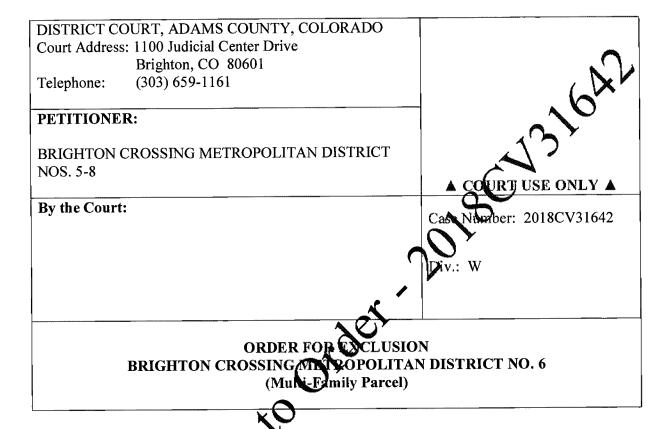
Issue Date: 12/14/2020

SHARON D HOLBROOK District Court Judge

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12/16/2020 at 2:52 PM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Brighton Crossing Metropolitan District No. 6, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the proprises, and there being no objection filed by any person, hereby ORDERS:

- 1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.
- 2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
- 3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

 ${\bf Electronically\ Recorded\ RECEPTION\#:\ 2020000132387,}$

12/16/2020 at 2:52 PM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

C.R.S	4. The District shall file this order S.	r in accordance with	the provisions of § 32-1-105,
	DONE AND EFFECTIVE THIS	_ day of	_2020.
	В	Y THE COURT:	
	$\overline{\mathbb{D}}$	District Court Judge	180
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12/16/2020 at 2:52 PM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Exclusion Property)

Lot 1 in Block 32, Lot 1 in Block 33, and Tract P, Brighton Crossing Filing No. 7, Care of Brighton, Adams County.

12/16/2020 at 2:52 PM, 1 OF 4,

REC: \$28.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



Order:Order for Exclusion (Encroachment Lots), District No. 5				
		Case Number: 20 Division: W	018CV31642 Courtroom:	
		∆ cou	RT USE ONLY $igtriangle$	
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND	8		•	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED:	December 14, 20	020 10:17 AM	
DISTRICT COURT, ADAMS COUNTY, COLORADO				

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020

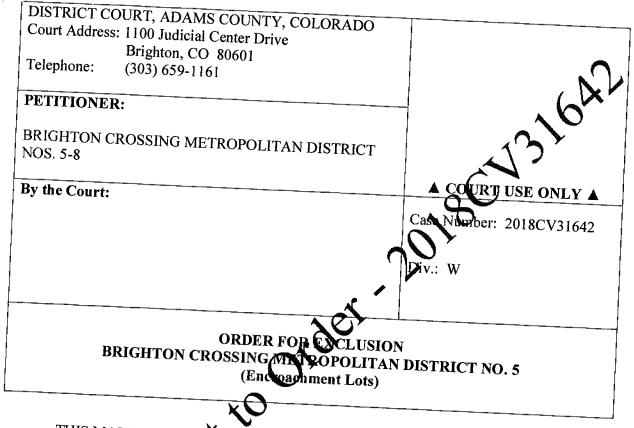
SHARON D HOLBROOK District Court Judge

Page1 of1

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12/16/2020 at 2:52 PM, 2 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Brighton Crossing Metropolitan District No. 5, City of Brighton, Adams County, Colorado (the "District"). This Court, being fully advised in the properses, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in Exhibit A, attached hereto and incorporated herein by this efference (the "Property"), shall be and is hereby excluded from the boundaries of the District

- 2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
- 3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

12/16/2020 at 2:52 PM, 3 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

4. C.R.S.	The District shall file this order in accordance with the provisions of § 32-1-105,
DON	E AND EFFECTIVE THIS day of 2020.
	BY THE COURT:
	District Court Judge
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X	achinent to Order.

12/16/2020 at 2:52 PM, 4 OF 4,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A (Legal Description of Exclusion Property)

Lots 1 through 4 of Block 8, Lots 1 through 3 of Block 9, and Lots 1 through 12 of Block 9, Brighton Crossing Filing No. 7, City of Brighton, Adams County.

EXHIBIT B 2021 Budget Resolutions

RESOLUTION ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

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The Board of Directors of Brighton Crossing Metropolitan District No. 5 (the "**Board**"), City of Brighton, Colorado (the "**District**") held a regular meeting held via teleconference on Tuesday, December 1, 2020, at the hour of 4:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

Pinnacle Consulting Group, Inc.** 550 W. Eisenhower Blvd Loveland CO 80537

Description: Pub Notice Amend 2020 & Prop 2021 Budget Brighton Crossing 5-8

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/18/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Brighton Standard Blade

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/18/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-600799

Carla Bethke Notary Public My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

Public Notice NOTICE AS TO PROPOSED 2020 AMENDED BUDGETS AND THE 2021 BUDGETS

NOTICE IS HEREBY GIVEN that proposed amended 2020 budgets and proposed 2021 budgets have been submitted to Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 8. A copy of such proposed budgets have been filed at the offices of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the Districts at a regular meeting on Tuesday, December 1, 2020 beginning at 4:30 p.m. via virtual meeting. Virtual meeting attendance information is posted at least 24-hours prior to the meeting www.brightoncrossings-connect.com. Any interested elector of Brighton Crossing

interested elector of Brighton Crossing Metropolitan District No. 5, Brighton Crossings Metropolitan District No. 6, Brighton Crossings Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 8. may inspect the proposed budgets at the office of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at www.brightoncorssings-connect.com and file or register any objections at any time prior to the final adoption of the budgets.

BY ORDER OF THE BOARD OF DIRECTORS:

BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.5
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.6
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.7
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.8

By: /s/ Andrew Kunkel, District Administrator

Publish In: Brighton Standard Blade Publish On: November 18, 2020 A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its consultants to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. <u>Adoption of Budget</u>. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

- Section 2. <u>Levy for General Operating Expenses</u>. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 10.070 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 3. <u>Levy for Debt Service Obligations</u>. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of

9993.0015; 466468

50.349 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

- Section 4. <u>Levy for Contractual Obligation Expenses</u>. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 5. <u>Levy for Capital Project Expenses</u>. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 6. <u>Certification to County Commissioners</u>. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.
- Section 7. <u>Appropriations</u>. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.
- Section 8. <u>Filing of Budget and Budget Message</u>. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.
- Section 9. <u>Budget Certification</u>. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 1st DAY OF DECEMBER, 2020.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5

Docusigned by:

Mil Simpson

934803BBE2F1498...

Officer of the District

ATTEST:

— DocuSigned by:

Lisa Albers
— 137CE06E51EA4AD

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

DocuSigned by:

EW Wasto

General Counsel to the District

STATE OF COLORADO COUNTY OF ADAMS DISTRICT NO. 5

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via Zoom Webinar on December 1, 2020, at 4:30 p.m. as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of December 2020.

Docusigned by:
Chekey Green

R19825C56914467

Recording Secretary

EXHIBIT A CERTIFICATION OF TAX LEVIES BUDGET DOCUMENT BUDGET MESSAGE

DOLA LGID/SID 67005 /

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of Adams County		, Colorado.
On behalf of the Brighton Crossing Metropolitan Distri		,
	(taxing entity) ^A	
the Board of Directors	R	
	(governing body) ^B	
of the Brighton Crossing Metropolitan Dis	(local government) ^C	
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 16,090)	F
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be \$ 16,090	D assessed valuation, Line 2 of the Certification of the Certification, Line 4 of the Certification and Line	
Submitted: 12/14/2020 fr (not later than Dec. 15) (mm/dd/yyyy) fr	or budget/fiscal year	<u>2021</u> . (yyyy)
PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	mills	\$ 162.00
2. <minus></minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u> </u>	<u>\$ < > </u>
SUBTOTAL FOR GENERAL OPERATING:	10.070 mills	\$ 162.00
3. General Obligation Bonds and Interest ^J	50.349mills	\$ 810.00
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify):	mills	\$
	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.419 mills	\$ 1,036.00
Contact person: (print) Amanda Castle	Daytime phone: (970) 669-36	511
Signed: Amanda Kar Caster	Title: District Acco	ountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

² Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

Page 1 of 4 Form DLG 70 (rev 7/08)

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ^J :	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	·
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^k :	
3.	Purpose of Contract:	Transfer of funds for debt service issued for repayment of costs related to
	1	infrastructure improvements
	Title:	To be determined
	Date:	To be determined
	Principal Amount:	To be determined
	Maturity Date:	To be determined
	Levy:	50.349
	Revenue:	\$810.00
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

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

Form DLG 70 (rev 7/08) Page 2 of 4



Management Budget Report

BOARD OF DIRECTORS BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

January 21, 2021

BRIGHTON CROSSING METROPOLITAN	DISTRICT NO). 5		
STATEMENT OF REVENUES & EXPEND				
December 31, 2019 Actual, 2020 Adopted	d Budget and F	Projected Actua		
2021 Adopted Budget				
	M	odified Accrual	Budgetary Bas	sis
GENERAL FUND	2019	2020	2020	2021
OLIVICIAL I OND	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 33	\$ 33	\$ 162
Specific Ownership Taxes	_	3	4	11
Interest & Other	_	50	_	
Total Revenues	\$	\$ 86	\$ 37	\$ 173
			,	
Expenditures				
Treasurer's Fees	\$ -	\$ -	\$ -	\$ 2
Service Fees to District No. 6	-	36	37	171
Contingency	-	50	•	-
Total Expenditures	\$ -	\$ 86	\$ 37	\$ 173
	A	<u></u>	A	*
Revenues Over/(Under) Exp	\$ -	-	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	-	\$ -	\$ -
	0040	1 0000	2020	2024
DEBT SERVICE FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 167	\$ 167	\$ 810
Specific Ownership Taxes		13	13	53
Interest & Other		50	-	-
Total Revenues	\$ -	\$ 230	\$ 180	\$ 863
Expenditures				
Treasurer's Fees	\$ -	\$ 3	\$ 3	\$ 12
Transfer to District No. 6	_	177	177	851
Contingency	-	50	_	-
Total Expenditures	\$ -	\$ 230	\$ 180	\$ 863
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
, , ,				
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
	<u></u>	•	C	•
Ending Fund Balance	\$ -	-	-	\$ -

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5 2021 BUDGET MESSAGE

Brighton Crossing Metropolitan District No. 5 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established as part of a "Multiple District Structure" in the City of Brighton, Colorado. The District was organized to provide financing for the planning, design, acquisition, construction, installation, relocation and redevelopment of the public improvements from the proceeds of debt to be issued and to provide for the operations and maintenance of a portion of the public improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2021 budget, the following goals are foremost for the District:

- Provide financing to Brighton Crossing Metropolitan District No. 6 for the operations and maintenance of the District.
- Provide financing to Brighton Crossing Metropolitan District No. 6 for the District's debt obligations.

General Fund

Revenues

The District has an assessed value of \$16,090 and certified a mill levy of 10.070 mills which will produce property taxes of \$162. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$11for combined revenues of \$173.

Expenditures

Total budgeted expenditures are \$173. With exception of the county treasurer's fees, expenditures consist of service fees to Brighton Crossing Metropolitan District No. 6 to partially cover operating costs.

Fund Balance/Reserves

The District transfers all its net revenues to the Brighton Crossing Metropolitan District No. 6. Therefore, the TABOR emergency reserve related to this District is held in Brighton Crossing Metropolitan District No. 6.

Debt Service Fund

Revenues

The District has an assessed value of \$16,090 and certified a mill levy of 50.349 mills which will produce property taxes of \$810. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$53, for combined revenues of \$863.

Expenditures

Total budgeted expenditures are \$863. With exception of the county treasurer's fees, expenditures consist of transfers to Brighton Crossing Metropolitan District No. 6 to partially cover debt obligations.

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 466 - BRIGHTON CROSSING METRO NO 5

IN ADAMS COUNTY ON 11/29/2020

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 2020 IN ADAMS COUNTY, COLORADO

	VALUATION FOR ASSESSMENT FOR THE TAXABLE TEAR 2020 IN ADAMS COUNTT, COLORADO	
1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,320
2.	CURRENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	\$16,090
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	<u>\$0</u>
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$16,090
5.	NEW CONSTRUCTION: **	\$0
6.	INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7.	ANNEXATIONS/INCLUSIONS:	\$8,690
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	<u>\$0</u>
	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
	is value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. ew construction is defined as: Taxable real property structures and the personal property connected with the structure.	
	risdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value ulation.	es to be treated as growth in the limit
## J	urisdiction 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	
	ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. TAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 2	
1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$42,128
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3.	ANNEXATIONS/INCLUSIONS:	\$29,962
4.	INCREASED MINING PRODUCTION: %	<u>\$0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	<u>\$0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
٠.	(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	
	DELETIONS FROM TAXABLE REAL PROPERTY:	
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
9.	DISCONNECTIONS/EXCLUSION:	<u>\$0</u>
10.	PREVIOUSLY TAXABLE PROPERTY:	\$0
@ T	his includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real prope	erty.
! Co	nstruction is defined as newly constructed taxable real property structures.	
% In	cludes production from new mines and increases in production of existing producing mines.	
	ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES 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 DECE	<u> </u>

Data Date: 11/29/2020

RESOLUTION ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2021)	١
(2021)	,

The Board of Directors of Brighton Crossing Metropolitan District No. 6 (the "**Board**"), City of Brighton, Colorado (the "**District**") held a regular meeting held via teleconference on Tuesday, December 1, 2020, at the hour of 4:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

Pinnacle Consulting Group, Inc.** 550 W. Eisenhower Blvd Loveland CO 80537

Description: Pub Notice Amend 2020 & Prop 2021 Budget Brighton Crossing 5-8

AFFIDAVIT OF **PUBLICATION**

State of Colorado County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/18/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Brighton Standard Blade

State of Colorado County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/18/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-600799

Carla Bethke Notary Public My commission ends April 11, 2022

CARLA BETHKE **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 20004025550 MY COMMISSION EXPIRES APRIL 11, 2022 Public Notice NOTICE AS TO PROPOSED 2020 AMENDED BUDGETS AND THE 2021

NOTICE IS HEREBY GIVEN that proposed amended 2020 budgets and proposed 2021 budgets have been submitted to Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 8. A copy of such proposed budgets have been filed at the offices of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the Districts at a regular meeting on Tuesday, December 1, 2020 beginning at 4:30 p.m. via virtual meeting. Virtual meeting attendance information is posted at least 24-hours prior to meeting www.brightoncrossings-connect.com. Any interested elector of Brighton Crossing Metropolitan District No. 5, Brighton Crossings Metropolitan District No. 6, Brighton Crossings Metropolitan District No. 7, Brighton Crossings Metropolitan District No. 8.may inspect the proposed budgets at the office of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at

register any objections at any time prior to the BY ORDER OF THE BOARD OF DIRECTORS:

www.brightoncorssings-connect.com and file or

BRIGHTON CROSSING METROPOLITAN DISTRICT NO.5 BRIGHTON CROSSING METROPOLITAN DISTRICT NO.6 BRIGHTON CROSSING METROPOLITAN DISTRICT NO.7 **BRIGHTON CROSSING** METROPOLITAN DISTRICT NO.8

final adoption of the budgets.

By: /s/ Andrew Kunkel, District Administrator

Publish In: Brighton Standard Blade Publish On: November 18, 2020

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its consultants to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. <u>Adoption of Budget</u>. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

- Section 2. <u>Levy for General Operating Expenses</u>. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 10.070 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 3. <u>Levy for Debt Service Obligations</u>. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of

9993.0015; 466468

50.349 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

- Section 4. <u>Levy for Contractual Obligation Expenses</u>. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 5. <u>Levy for Capital Project Expenses</u>. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 6. <u>Certification to County Commissioners</u>. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.
- Section 7. <u>Appropriations</u>. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.
- Section 8. <u>Filing of Budget and Budget Message</u>. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.
- Section 9. <u>Budget Certification</u>. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

9993.0015; 466468

ADOPTED THIS 1st DAY OF DECEMBER, 2020.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

Docusigned by:

Nul Simpson

9348038BE2F1498...

Officer of the District

ATTEST:

—DocuSigned by: Lisa Albers

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

DocuSigned by:

EW VLASCO

5582C036FFC44E4

General Counsel to the District

STATE OF COLORADO COUNTY OF ADAMS DISTRICT NO. 6

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via Zoom Webinar on December 1, 2020, at 4:30 p.m. as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of December 2020.

Docusigned by:
Chekey Green

Recording Secretary

EXHIBIT A CERTIFICATION OF TAX LEVIES BUDGET DOCUMENT BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Co	ommissioners ¹ of Adams County		PERCEPULATION STATES OF A PROPERTY		, Colorado.
On behalf of th	e Brighton Crossing Metropolitan Distric				·
		(taxing entity) ^A			
th	Board of Directors				
		(governing body) ^B			
of th	e Brighton Crossing Metropolitan Dist				
		local government) ^C			
•	by certifies the following mills inst the taxing entity's GROSS $\frac{55,730}{(GROSS)^D}$ on of:	assessed valuation, Line	2 of the Certifica	ation of Val	uation Form DLG 57 ^E)
(AV) different than Increment Financin calculated using the property tax revenu	e will be derived from the mill levy	assessed valuation, Line	4 of the Certificat	tion of Valu	ation Form DLG 57)
Submitted: (not later than Dec. 15)	he NET assessed valuation of:	r budget/fiscal y		2021 (yyyy)	
PURPOSE	(see end notes for definitions and examples)	LEVY ²		R	EVENUE ²
1. General Ope	erating Expenses ^H	10.070	mills	\$	561.00
	emporary General Property Tax Credit/ Mill Levy Rate Reduction ¹	<	> mills	<u>\$ < </u>	>
SUBTOT	TAL FOR GENERAL OPERATING:	10.070	mills	\$	561.00
3. General Obl	ligation Bonds and Interest ^J	50.349	mills	\$	2,806.00
4. Contractual	Obligations ^K		mills	\$	
5. Capital Exp	enditures ^L		mills	\$	
6. Refunds/Ab	atements ^M		mills	\$	
7. Other ^N (spec	cify):		mills	\$	
			mills	\$	
	TOTAL: [Sum of General Operating] Subtotal and Lines 3 to 7]	60.419	mills	\$	3,367.00
Contact person:		Daytime	70) ((0, 0, 1	1	
(print)	Amanda Castle	phone:(97	70) 669-361	1	
Signed:	Mmanda Kai Castel	Title: Dis	strict Accou	ıntant	

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

Form DLG 70 (rev 7/08) Page 1 of 4

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ^J :	
1.	Purpose of Issue:	Financing and refinancing public improvements, paying the cost of
		issuance, funding a reserve fund and partially funding a surplus fund
	Series:	2020A Bonds
	Date of Issue:	To be determined
	Coupon Rate:	To be determined
	Maturity Date:	To be determined
	Levy:	50.349
	Revenue:	\$2,806.00
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^k :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
т.	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	<u> </u>	
	Revenue:	

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

Form DLG 70 (rev 7/08) Page 2 of 4



Management Budget Report

BOARD OF DIRECTORS BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Hmandacker Cabbe.
Pinnacle Consulting Group, Inc.

January 21, 2021

BRIGHTON CROSSING METROPOLITAN I								
STATEMENT OF REVENUES & EXPENDIT								
December 31, 2019 Actual, 2020 Adopted	Budg	get and Pro	ojec	ted Actual				
2021 Adopted Budget			<u> </u>					
			Mo	dified Accrua	al B	udgetary Bas	IS	
		0010	ļ	0000		0000		2021
GENERAL FUND		2019 naudited	ļ <u>.</u>	2020		2020		Adopted
			<u> </u>	Adopted		Projected Actual		Budget
Revenues	\$	Actual	\$	Budget 250	\$	250	\$	<u>Биадег</u> 561
Property Taxes	Ф	_	ф	20	Ф	250	Φ_	36
Specific Ownership Taxes		_	ļ			37		
Service Fees from District No. 5			ļ	36				171
Service Fees from District No. 7		293,796	ļ	494,616		326,727		382,650
Service Fees from District No. 8		-	ļ	469		466		8,895
Developement Fees		-				54,860	***********	-
Operating Advances		103,699		-		-		
Interest & Other			<u> </u>	-	_	-		
Total Revenues	\$	397,496	\$	495,391	\$	382,364	\$	392,313
			ļ					
Expenditures			<u> </u>					
Accounting and Finance	\$	16,848	\$	21,840	\$	21,840	\$	25,200
District Management		19,291		33,480		33,480		33,720
Audit		-		6,000		-		6,000
Èlection		: -		1,500		1,000		-
Insurance		5,717		7,500		9,082		9,000
Legal		43,658		50,000		50,000		60,000
Office, Dues, Newsletters & Other		1,111		1,250		4,021		2,500
Treasurer's Fees		_		4		4		8
Contingency		-		_		_		15,000
Transfer to BC Operations Board		292,974		362,955		269,363		240,587
Total Expenditures	\$	379,599	\$	484,529	\$	388,790	\$	392,015
Revenues Over/(Under) Exp	\$	17,897	\$	10,862	\$	(6,426)	\$	298
Beginning Fund Balance		=		8,818		17,897		11,471
Ending Fund Balance	\$	17,897	\$	19,680	\$	11,471	\$	11,769
See Accompanying Accountant's Report				Pg 1		A Management of the Control of the C		

BRIGHTON CROSSING METROPOLITAN	DISTRICT NO. 6	ŝ		
STATEMENT OF REVENUES & EXPENDI				
December 31, 2019 Actual, 2020 Adopted	Budget and Pro	ojected Actual		
2021 Adopted Budget				
		Modified Accr	ual Budgetary Ba	3is
DEBT SERVICE FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 1,251		\$ 2,806
Specific Ownership Taxes	-	100		182
Transfer from District No. 5	-	177		851
Transfer from District No. 7	•	415,831	1 413,183	445,738
Interest Income		172,500	O -	125,000
Total Revenues	\$ -	\$ 589,859	9 \$ 414,691	\$ 574,577
Expenditures				
Bond Interest - Series 2020	- \$	\$ 1,568,296	6 \$ -	\$ 2,366,400
Paying Agent Fees	_	8,000		8,000
Treasurer's Fees	_	19		42
Contingency		50,000	o -	-
Total Expenditures	\$ -	\$ 1,626,31		\$ 2,374,442
Revenues Over/(Under) Exp	\$ -	\$ (1,036,456	6) \$ 414,672	\$ (1,799,865)
Other Financing Sources				
Transfer from Capital Projects	\$ -	\$ 7,735,688	8 \$ 11,043,200	
Total Other Financing Sources	\$ -	\$ 7,735,688	8 \$ 11,043,200	\$ -
Revenues and Other Financing				
Sources Over/(Under) Exp	\$ -	\$ 6,699,232	2 \$ 11,457,872	\$ (1,799,865)
Beginning Fund Balance	-		-	11,457,872
Ending Fund Balance	\$ -	\$ 6,699,232	2 \$ 11,457,872	\$ 9,658,007
		n	- 2	
See Accompanying Accountant's Report		Pg	3 4	

BRIGHTON CROSSING METROPOLITAN								
STATEMENT OF REVENUES & EXPENDIT	TURE:	S WITH BU	IDG	ETS		a better the second sec		
December 31, 2019 Actual, 2020 Adopted	Budg	et and Pro	jec	ted Actual				
2021 Adopted Budget								
			Мο	dified Accrua	ıl B	udgetary Bas	is	
				and the second				
CAPITAL PROJECTS FUND		2019		2020		2020		2021
	Ur	audited		Adopted		Projected		Adopted
Revenues		Actual		Budget		Actual		Budget
Developer Advances	\$	61,619	\$	28,570,000	\$	21,450,806		14,045,777
Total Revenues	\$	61,619	\$	28,570,000	\$	21,450,806	\$	14,045,777
Expenditures								
Engineering	\$	6,149	\$	50,000	\$	50,000	\$	50,000
Legal		20,238		50,000		50,000		50,000
Capital Services		10,125		50,000		50,000		50,000
Repay Developer Advances		-		23,274,463		23,274,463		
Capital Reserve Study		_		25,000		-		25,000
PA8N Infrastructure		-		4,800,000		5,872,088		-
PA8N Landscaping	anna madana	-		290,000		339,569		-
PA7 Infrastructure		-		7,100,000		6,729,223		370,777
PA7 Landscaping		-		2,100,000		-		2,100,000
Baseline Road		-		3,700,000		4,243,021		-
Bridge Street Phase 2	7 .	-		-		1,868,381		* -
PA8S Infrastructure		-		3,600,000		-		3,600,000
Venture Center		-		-		6,232,061		-
Venture Park		-		3,200,000		_		3,200,000
Volley Park		-		1,000,000		-		1,000,000
Monument Signs		-		100,000		-		100,000
Speer Canal Crossing		-		500,000		-		500,000
PA 12/13 Infrastructure		-		2,000,000		-		2,000,000
Contingency		-		1,000,000		-		1,000,000
Total Expenditures	\$	36,512	\$	52,839,463	\$	48,708,806	\$	14,045,777
Revenues Over/(Under) Exp	\$	25,107	\$	(24,269,463)	\$	(27,258,000)	\$	
Revenues Over/(Onder) Exp	Ψ	23,107	Ψ	(24,203,400)	Ψ	(21,200,000)	Ψ	
Other Financing Sources/(Uses)								
Bond proceeds	\$	-	\$	33,020,000	\$	39,440,000	\$	
Cost of Issuance		(25,107)		(1,014,849)		(1,138,800)		_
Transfer to Debt Service Fund		-		(7,735,688)		(11,043,200)		_
Total Other Financing Sources/(Uses)	\$	(25,107)	\$	24,269,463	\$	27,258,000	\$	=
Revenues and Other Financing				30821.55.2771.7771.7771.777.777.777.777.777.777.				
Sources/(Uses) Over/(Under) Exp	\$	=	\$	-	\$	-	\$	Ħ
Beginning Fund Balance				=		Ħ		=
Ending Fund Balance	\$		\$	=	\$	ш	\$	-
See Accompanying Accountant's Report				Pg 3				

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6 2021 BUDGET MESSAGE

Brighton Crossing Metropolitan District No. 6 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established as part of a "Multiple District Structure" in the City of Brighton, Colorado. The District was organized to provide financing for the planning, design, acquisition, construction, installation, relocation and redevelopment of the public improvements from the proceeds of debt to be issued and to provide for the operations and maintenance of a portion of the public improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2021 budget, the following goals are foremost for the District:

- Provide the level of operational support necessary in order to maintain the District's compliance with state statute.
- Provide financing to Brighton Crossings Operations Board for operations and maintenance.
- Provide for and comply with the District's debt obligations.

General Fund

Revenues

The District has an assessed value of \$55,730 and certified a mill levy of 10.070 mills, which will produce property taxes of \$561. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$36. Service fees from District Nos. 5, 7 and 8 are budgeted at \$391,716. Total amount of revenues budgeted is \$392,313.

Expenditures

The District's general fund expenditures consist of administrative and operations costs of \$392,015, a decrease of \$92,514 from the 2020 adopted budget. The primary reason for the decrease is the transfer to the Brighton Crossings Operations Board in the amount of \$240,587.

Fund Balance/Reserves

The ending fund balance for 2021 is estimated at \$11,769 which includes the required 3% TABOR emergency reserve.

Debt Service Fund

Revenues

The District has an assessed value of \$55,730 and certified a mill levy of 50.349 mills which will produce property taxes of \$2,806. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$182. The District budgeted transfers from Nos. 5 and 7 in the amount of \$446,589. The District also estimates \$125,000 in interest and other revenue for combined revenues of \$574,577.

Expenditures

Total budgeted expenditures are \$2,374,442. With exception of the county treasurer's fees of \$42, expenditures are related to the estimated interest payment on the Series 2020 Bonds in the amount of \$2,366,400 and paying agent fees of \$8,000.

Debt

On December 23, 2020, the District issued \$43,570,000 Limited Tax General Obligation Bonds, Series 2020A(3) ("Series 2020A Bonds") for the purpose of financing and refinancing public improvements and paying the cost of issuance of the Bonds, and funding a reserve fund and partially funding a surplus fund.

The Series 2020A Bonds bear interest at the rate of 5.0%, payable semiannually on June 1 and December 1, and mature on December 1, 2059.

Capital Projects Fund

Revenues

The District budgeted \$14,045,777 in developer advances in 2021.

Expenditures

Total budgeted expenditures are \$14,045,777 which are largely related to various capital projects.

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 467 - BRIGHTON CROSSING METRO NO 6

IN ADAMS COUNTY ON 11/29/2020

New Entity: No

<u>\$0</u>

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 2020 IN ADAMS COUNTY, COLORADO

,	ALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY. COLORADO	
1. F	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$24,840
2. (CURRENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	\$55,730
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. (CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	<u>\$55,730</u>
5. 1	NEW CONSTRUCTION: **	\$0
6. I	NCREASED PRODUCTION OF PRODUCING MINES: #	<u>\$0</u>
7. /	NNEXATIONS/INCLUSIONS:	\$0
8. F	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	<u>\$0</u>
10. 7	AXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. 7	AXES 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
	s value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. w construction is defined as: Taxable real property structures and the personal property connected with the structure.	
	sdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the valu- lation.	es to be treated as growth in the limit
## Ju	risdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit	t calculation.
	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
IN A	CCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. AL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST	. THE ASSESSOR CERTIFIES THE 25, 2020
1. (CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$56,806
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
3.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
4.	INCREASED MINING PRODUCTION: %	<u>\$0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	<u>\$0</u>
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	
	DELETIONS FROM TAXABLE REAL PROPERTY:	
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
9.	DISCONNECTIONS/EXCLUSION:	\$29,962
10.	PREVIOUSLY TAXABLE PROPERTY:	\$0
@ Th	is includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real prop	erty.
! Con	struction is defined as newly constructed taxable real property structures.	
% Inc	ludes production from new mines and increases in production of existing producing mines.	
INI A	CCORDANCE WITH 30-5-128/1) C.R.S. AND NO.LATER THAN ALIGUST 25. THE ASSESSOR CERTIFIES	٦

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/29/2020

TO SCHOOL DISTRICTS: 1, TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:------

RESOLUTION ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2021)		

The Board of Directors of Brighton Crossing Metropolitan District No. 7 (the "**Board**"), City of Brighton, Colorado (the "**District**") held a regular meeting held via teleconference on Tuesday, December 1, 2020, at the hour of 4:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

Pinnacle Consulting Group, Inc.** 550 W. Eisenhower Blvd Loveland CO 80537

Description: Pub Notice Amend 2020 & Prop 2021 Budget Brighton Crossing 5-8

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/18/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Brighton Standard Blade

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/18/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-600799

Carla Bethke Notary Public My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

Public Notice
NOTICE AS TO PROPOSED
2020 AMENDED BUDGETS AND THE 2021
BUDGETS

NOTICE IS HEREBY GIVEN that proposed amended 2020 budgets and proposed 2021 budgets have been submitted to Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 8. A copy of such proposed budgets have been filed at the offices of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the Districts at a regular meeting on Tuesday, December 1, 2020 beginning at 4:30 p.m. via virtual meeting. Virtual meeting attendance information is posted at least 24-hours prior to the meeting at

the microsing www.brightoncrossings-connect.com. Any interested elector of Brighton Crossing Metropolitan District No. 5, Brighton Crossings Metropolitan District No. 6, Brighton Crossings Metropolitan District No. 7, Brighton Crossings Metropolitan District No. 8, may inspect the proposed budgets at the office of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at www.brightoncorssings-connect.com and file or register any objections at any time prior to the final adoption of the budgets.

BY ORDER OF THE BOARD OF DIRECTORS:

BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.5
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.6
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.7
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.8

By: /s/ Andrew Kunkel, District Administrator

Publish In: Brighton Standard Blade Publish On: November 18, 2020 A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its consultants to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. <u>Adoption of Budget</u>. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. <u>Levy for General Operating Expenses</u>. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 10.070 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. <u>Levy for Debt Service Obligations</u>. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of 50.349 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

9993.0015; 466468

- Section 4. <u>Levy for Contractual Obligation Expenses</u>. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 5. <u>Levy for Capital Project Expenses</u>. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 6. <u>Certification to County Commissioners</u>. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.
- Section 7. <u>Appropriations</u>. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.
- Section 8. <u>Filing of Budget and Budget Message</u>. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.
- Section 9. <u>Budget Certification</u>. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

4

[Remainder of page intentionally left blank.]

ADOPTED THIS 1st DAY OF DECEMBER, 2020.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7

Docusigned by:

Mil Simpson

934B03BBE2E149B

Officer of the District

ATTEST:

DocuSigned by:
Lisa Albers
1376F06F51FA4AD

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

Docusigned by:

EW VLLASCO

5582C036FFC44E4

General Counsel to the District

STATE OF COLORADO COUNTY OF ADAMS DISTRICT NO. 7

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via Zoom Webinar on December 1, 2020, at 4:30 p.m. as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of December 2020.

Docusigned by:
Chekey Aveen
B19825656914467...

Recording Secretary

EXHIBIT A CERTIFICATION OF TAX LEVIES BUDGET DOCUMENT BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commiss	sioners ¹ of Adams County						, Colorado.	
On behalf of the Brig	hton Crossing Metropolitan Dis						,	
		(taxi	ng entity) ^A					
the Board of Directors								
(governing body) ^B								
of the Brig	hton Crossing Metropolitan D		l government) ^C					
to be levied against the assessed valuation of: Note: If the assessor certification (AV) different than the GRU Increment Financing (TIF) calculated using the NET A	fied a NET assessed valuation OSS AV due to a Tax Area ^F the tax levies must be $$\frac{8,43}{(NE)}$$ W. The taxing entity's total e derived from the mill levy	1,400 SS ^D asse 1,400	essed valuation,				nation Form DLG 57 ^E) ation Form DLG 57)	
Submitted: (not later than Dec. 15)	ibmitted: 12/14/2020 for budget/fiscal year 2021						·	
PURPOSE (see end n	notes for definitions and examples)		LEVY	Y ²		R	EVENUE ²	
1. General Operating	Expenses ^H	_	10.0′	70	mills	\$	84,904.00	
-	ary General Property Tax Credit evy Rate Reduction ¹		<	>	mills	\$ <	>	
SUBTOTAL FO	OR GENERAL OPERATING:		10.07	70	mills	\$	84,904.00	
3. General Obligation	n Bonds and Interest ^J	_	50.3	49	mills	\$	424,513.00	
4. Contractual Obligations ^k					mills	\$		
5. Capital Expenditures ^L					mills	\$		
6. Refunds/Abatements ^M					mills	\$		
7. Other ^N (specify):					mills	\$		
					mills	\$		
	TOTAL: [Sum of General Operation Subtotal and Lines 3 to 7	ng]	60.4	19	mills	\$	509,417.00	
Contact person: (print) Am	nanda Castle		Daytime phone:	(970) 6	669-361	1		
Signed: Amanda Kai Caster			Title:	Distric	t Accou	ntant		

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

Page 1 of 4 Form DLG 70 (rev 7/08)

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ^J :	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TD A CTCV.	
	TRACTS ^K :	The Court of a section of the section of a section of the section
3.	Purpose of Contract:	Transfer of funds for debt service issued for repayment of costs related to
	T:41	infrastructure improvements To be determined
	Title:	To be determined To be determined
	Date:	
	Principal Amount:	To be determined
	Maturity Date:	To be determined
	Levy:	50.349
	Revenue:	\$424,513.00
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

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

Form DLG 70 (rev 7/08) Page 2 of 4



Management Budget Report

BOARD OF DIRECTORS BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

January 21, 2021

BRIGHTON CROSSING METROPOLITA									
STATEMENT OF REVENUES & EXPEN						3354 (1374)			
December 31, 2019 Actual, 2020 Adopte	d Bu	udget and F	roj	ected Actua	<u> </u>				
2021 Adopted Budget									
	Modified Accrual Budgetary Basis								
GENERAL FUND		2019 Unaudited		2020 Adopted		2020 Projected		2021 Adopted	
Property Taxes	\$	2,869	\$	78,090	\$	78,090	\$	84,904	
Specific Ownership Taxes		212		6,247		5,677		5,519	
Development Fees		290,758		411,450		244,127		293,501	
Interest & Other		-		50,000		5		5	
Total Revenues	\$	293,839	\$	545,787	\$	327,899	\$	383,929	
Expenditures									
Treasurer's Fees	\$	43	\$	1,171	\$	1,172	\$	1,274	
Service Fees to District No. 6		293,796		494,616		326,727	<u>'</u>	382,650	
Contingency				50,000				5	
Total Expenditures	\$	293,839	\$	545,787	\$	327,899	\$	383,929	
Revenues Over/(Under) Exp	\$		\$		\$	=	\$		
Beginning Fund Balance			<u> </u>	=					
								j .	
Ending Fund Balance	\$		\$	-	\$		\$	-	
DEBT SERVICE FUND		2019		2020		2020		2021	
		Unaudited		Adopted		Projected		Adopted	
Revenues		Actual		Budget		Actual		Budget	
Property Taxes	\$	-	\$	390,452	\$	390,452	\$	424,513	
Specific Ownership Taxes		_	·	31,236	· ·	28,387		27,593	
Interest & Other	İ	_		50,000		204		23	
Total Revenues	\$		\$	471,688	\$	419,043	\$	452,129	
Total Neverlands	۳		Ψ	11 1,000	Y	,	7	,	
Expenditures									
Treasurer's Fees	\$	_	\$	5,857	\$	5,860	\$	6,368	
Transfer to District No. 6		_		415,831		413,183		445,738	
Contingency				50,000		-		23	
Total Expenditures	\$	-	\$	471,688	\$	419,043	\$	452,129	
Revenues Over/(Under) Exp	\$	#	\$	Dir.	\$	741	\$	las .	
Beginning Fund Balance		in .	\$		\$		\$		
	-		_		<u></u>		•		
Ending Fund Balance	\$	-	\$		\$	=	\$	-	
See Accompanying Accountant's Report									

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7 2021 BUDGET MESSAGE

Brighton Crossing Metropolitan District No. 7 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established as part of a "Multiple District Structure" in the City of Brighton, Colorado. The District was organized to provide financing for the planning, design, acquisition, construction, installation, relocation and redevelopment of the public improvements from the proceeds of debt to be issued and to provide for the operations and maintenance of a portion of the public improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2021 budget, the following goals are foremost for the District:

- Provide financing to Brighton Crossing Metropolitan District No. 6 for the operations and maintenance of the District.
- Provide financing to Brighton Crossing Metropolitan District No. 6 for the District's debt obligations.

General Fund

Revenue

The District has an assessed value of \$8,431,400 and certified a mill levy of 10.070 mills which will produce property taxes of \$84,904. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$5,519. Development fees are budgeted at \$293,501. The District also estimates \$5 in interest and other revenue for combined revenues of \$383,929.

Expenditures

Total budgeted expenditures are \$383,929. With exception of the county treasurer's fees and a contingency, expenditures consist of service fees to Brighton Crossing Metropolitan District No. 6 to partially cover operating costs.

Fund Balance/Reserves

The District transfers all its net revenues to the Brighton Crossing Metropolitan District No. 6. Therefore, the TABOR emergency reserve related to this District is held in Brighton Crossing Metropolitan District No. 6.

Debt Service Fund

Revenues

The District has an assessed value of \$8,431,400 and certified a mill levy of 50.349 mills which will produce property taxes of \$424,513. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$27,593. The District also estimates \$23 in interest and other revenue for combined revenues of \$452,129.

Expenditures

Total budgeted expenditures are \$452,129. With exception of the county treasurer's fees and a contingency, expenditures consist of transfers to Brighton Crossing Metropolitan District No. 6 to partially cover debt obligations.

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 468 - BRIGHTON CROSSING METRO NO 7

IN ADAMS COUNTY ON 11/29/2020

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 TO	TAL
VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO	

VA	LUATION FOR ASSESSMENT FOR THE TAXABLE TEAR 2020 IN ADAMS COUNTT, COLUMDO	
1. PRE	EVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,754,750
2. CUI	RRENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	\$8,431,400
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	<u>\$0</u>
4. CUI	RRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,431,400
5. NE\	W CONSTRUCTION: **	\$932,750
• INC	DEACED PRODUCTION OF PRODUCING MINES. #	Φ0
	REASED PRODUCTION OF PRODUCING MINES: #	\$0
	NEXATIONS/INCLUSIONS:	\$0
0.	EVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
	V PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAX	(ES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAX	(ES 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
	alue reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. onstruction is defined as: Taxable real property structures and the personal property connected with the structure.	
# Jurisdi	ction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value	es to be treated as growth in the limit
	iiction 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	
	ORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 2	
1, CUI	RRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$41,464,617
А	DDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$13,045,872
3.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
4.	INCREASED MINING PRODUCTION: %	<u>\$0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	<u>\$0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	<u>\$0</u>
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	ed property.)
D	ELETIONS FROM TAXABLE REAL PROPERTY:	
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
9.	DISCONNECTIONS/EXCLUSION:	\$0
10.	PREVIOUSLY TAXABLE PROPERTY:	\$0
	ncludes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property	
	iction is defined as newly constructed taxable real property structures.	,
	es production from new mines and increases in production of existing producing mines.	
P		٦
IN ACC	ORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES HOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:>	\$

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/29/2020

RESOLUTION ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2021)		

The Board of Directors of Brighton Crossing Metropolitan District No. 8 (the "**Board**"), City of Brighton, Colorado (the "**District**") held a regular meeting held via teleconference on Tuesday, December 1, 2020, at the hour of 4:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

Pinnacle Consulting Group, Inc.** 550 W. Eisenhower Blvd Loveland CO 80537

Description: Pub Notice Amend 2020 & Prop 2021 Budget Brighton Crossing 5-8

AFFIDAVIT OF PUBLICATION

State of Colorado County of Adams

} ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/18/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Brighton Standard Blade

State of Colorado County of Adams

ss {

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/18/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-600799

Carla Bethke Notary Public My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

Public Notice NOTICE AS TO PROPOSED 2020 AMENDED BUDGETS AND THE 2021 BUDGETS

NOTICE IS HEREBY GIVEN that proposed amended 2020 budgets and proposed 2021 budgets have been submitted to Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, Brighton Crossing Metropolitan District No. 8. A copy of such proposed budgets have been filed at the offices of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the Districts at a regular meeting on Tuesday, December 1, 2020 beginning at 4:30 p.m. via virtual meeting, Virtual meeting attendance information is posted at least 24-hours prior to the meeting at elector. Of Brighton Crossing interested

www.brightoncrossings-connect.com. Any interested elector of Brighton Crossings Metropolitan District No. 5, Brighton Crossings Metropolitan District No. 6, Brighton Crossings Metropolitan District No. 7, Brighton Crossings Metropolitan District No. 8, may inspect the proposed budgets at the office of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at www.brightoncorssings-connect.com and file or register any objections at any time prior to the final adoption of the budgets.

BY ORDER OF THE BOARD OF DIRECTORS:

BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.5
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.6
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.7
BRIGHTON CROSSING
METROPOLITAN DISTRICT NO.8

By: /s/ Andrew Kunkel, District Administrator

Publish In: Brighton Standard Blade Publish On: November 18, 2020 A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its consultants to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. <u>Adoption of Budget</u>. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

- Section 2. <u>Levy for General Operating Expenses</u>. For the purpose of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 60.419 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 3. <u>Levy for Debt Service Obligations</u>. For the purposes of meeting all debt service obligations of the District during the 2021 budget year, there is hereby levied a tax of 0

9993.0015; 466468

mills upon each dollar of the total valuation of assessment of all taxable property within the District.

- Section 4. <u>Levy for Contractual Obligation Expenses</u>. For the purposes of meeting all contractual obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 5. <u>Levy for Capital Project Expenses</u>. For the purposes of meeting all capital project obligations of the District during the 2021 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District.
- Section 6. <u>Certification to County Commissioners</u>. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.
- Section 7. <u>Appropriations</u>. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.
- Section 8. <u>Filing of Budget and Budget Message</u>. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.
- Section 9. <u>Budget Certification</u>. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

9993.0015; 466468 4

ADOPTED THIS 1st DAY OF DECEMBER, 2020.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 8

Docusigned by:

Mil Simpson
934803BBE2E149B

Officer of the District

ATTEST:

— Docu§igned by:

Lisa Albers
— 137CF06F51EA4AD...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

DocuSigned by:

General Counsel to the District

STATE OF COLORADO COUNTY OF ADAMS DISTRICT NO. 8

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via Zoom Webinar on December 1, 2020, at 4:30 p.m. as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of December 2020.

DocuSigned by:
Chekey Aveen
B19825C58914467

Recording Secretary

EXHIBIT A CERTIFICATION OF TAX LEVIES BUDGET DOCUMENT BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commis	sioners ¹ of Adams County						, Colorado.
On behalf of the Brig	ghton Crossing Metropolitan D						,
		(ta	ixing entity) ^A				
the Boa	ard of Directors						
afda Dui	alitan Guassina Matuan alitan		overning body) ^B				
of the Bri	ghton Crossing Metropolitan		cal government)	:			
	ifies the following mills e taxing entity's GROSS $\frac{14}{60}$	0,200			of the Certifica	tion of Valu	nation Form DLG 57 ^E)
(AV) different than the GR Increment Financing (TIF) calculated using the NET A	Area ^F the tax levies must be $\frac{14}{6}$ AV. The taxing entity's total be derived from the mill levy	0,200 NET ^G ass	sessed valuation,	Line 4 o	f the Certificat	ion of Valua	ation Form DLG 57)
Submitted: (not later than Dec. 15)	12/14/2020 (mm/dd/yyyy)	for	budget/fisc	al yea		2 <i>021</i> (уууу)	•
PURPOSE (see end	notes for definitions and examples)		LEV	Y ² ,		R	EVENUE ²
1. General Operating	g Expenses ^H		60.4	19	mills	\$	8,471.00
•	rary General Property Tax Credevy Rate Reduction ¹	lit/	<	>	mills	<u>\$ <</u>	>
SUBTOTAL F	OR GENERAL OPERATING:		60.4	19	mills	\$	8,471.00
3. General Obligatio	n Bonds and Interest ^J				mills	\$	
4. Contractual Oblig	ations ^K				uki sependansa		
5. Capital Expenditu	res ^L		·		mills	\$	
6. Refunds/Abateme	nts ^M				mills	\$	
7. Other ^N (specify):					mills	\$	
, <u>-</u>					mills	\$	
	TOTAL: [Sum of General Opera	iting]	60.4	19	mills	\$	8,471.00
Contact person: (print) An	nanda Castle		Daytime phone:	(970)) 669-361	1	
Signed:	nanda Kai Captei		Title:	Distr	rict Accou	ntant	

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

Form DLG 70 (rev 7/08) Page 1 of 4

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ³ :	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	†:
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^k :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

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

Form DLG 70 (rev 7/08) Page 2 of 4



Management Budget Report

BOARD OF DIRECTORS BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 8

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

January 21, 2021

NDITURES				•			
oted Budge	et and F	rojec	tad Aatiia				
		****	ieu Actua	1			
1							
	M	odifie	d Accrual	Budg	etary Ba	sis	
20	19		2020	2	2020		2021
		Ac	dopted				dopted
Act	ual	A COPPLET AND ADDRESS OF THE PARTY OF THE PA					udget
\$	-	\$	441	\$	441	\$	8,471
	-		35		32		551
	-		100		-		-
\$	-	\$	576	\$	473	\$	9,022
					,		,
\$	-	\$	7	\$	7	\$	127
	-		469		466		8,895
	-		100		-		-
\$	-	\$	576	\$	473	\$	9,022
\$	1	\$	-	\$	=	\$	
	-		=		=		
\$	=	\$	-	\$	=	\$	=
							2021
							dopted
	ual	В	udget		ctual		udget
\$	-	\$	-	\$	_	\$	_
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BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 8 2021 BUDGET MESSAGE

Brighton Crossing Metropolitan District No. 8 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established as part of a "Multiple District Structure" in the City of Brighton, Colorado. The District was organized to provide for the operations and maintenance of a portion of the public improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2021 budget, the following goal is foremost for the District:

• Provide financing to Brighton Crossing Metropolitan District No. 6 for the operations and maintenance of the District.

General Fund

Revenues

The District has an assessed value of \$140,200 and certified a mill levy of 60.419 mills which will produce property taxes of \$8,471. Specific ownership tax is estimated at 6.5% of property taxes in the amount of \$551 for combined revenues of \$9,022.

Expenditures

Total budgeted expenditures are \$9,022. With exception of the county treasurer's fees, expenditures consist of service fees to Brighton Crossing Metropolitan District No. 6 to partially cover operating costs.

Fund Balance/Reserves

The District transfers all its net revenues to the Brighton Crossing Metropolitan District No. 6. Therefore, the TABOR emergency reserve related to this District is held in Brighton Crossing Metropolitan District No. 6.

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 469 - BRIGHTON CROSSING METRO NO 8

IN ADAMS COUNTY ON 11/29/2020

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 2020 IN ADAMS COUNTY, COLORADO

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	<u>\$7,300</u>
2.	CURRENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	\$140,200
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	<u>\$0</u>
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$140,200
5.	NEW CONSTRUCTION: **	<u>\$0</u>
_	INOREAGED PROPHOTION OF PROPHONIC MINES.	20
	INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
	ANNEXATIONS/INCLUSIONS:	\$0
	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.):	<u>\$0</u>
10.	TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	<u>\$0.00</u>
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
	his value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. Iew construction is defined as: Taxable real property structures and the personal property connected with the structure.	
# J	urisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value	s to be treated as growth in the limit
	oulation. Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit	calculation
D. I	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	THE ACCECOOD CERTIFIES THE
	ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. TAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 2	
1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	<u>\$6,919</u>
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	<u>\$0</u>
3.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
4.	INCREASED MINING PRODUCTION: %	\$0
5.	PREVIOUSLY EXEMPT PROPERTY:	<u> </u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
o. -		\$0
۱.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (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.)	
	DELETIONS FROM TAXABLE REAL PROPERTY:	o proporty.)
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>

9.	DISCONNECTIONS/EXCLUSION:	<u>\$0</u>
10.		<u>\$0</u>
_	This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property plus the actual value of religious, private schools, and charitable real property	rty.
	onstruction is defined as newly constructed taxable real property structures.	
	ncludes production from new mines and increases in production of existing producing mines.	1
IN TC	ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:>	\$0
		ı <u>40</u> 1

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

EXHIBIT C-1 District No. 5 Facilities Fee Resolution

10/20/2020 at 2:05 PM, 1 OF 27,

REC: \$143.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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RESOLUTION OF THE BOARD OF DIRECTORS OF THE BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5

CONCERNING THE IMPOSITION OF FACILITIES FEES

WHEREAS, the City of Brighton, Colorado (the "City") approved that certain Service Plan for Brighton Crossing Metropolitan District Nos. 5-8 on March 6, 2018, as amended by that certain First Amendment to Service Plan for Brighton Crossing Metropolitan District Nos. 5-8, as approved by the City on July 7, 2020 (collectively, the "Service Plan"); and

WHEREAS, Brighton Crossing Metropolitan District No. 5 (the "District") was formed pursuant to §§ 32-1-101, et seq., C.R.S., as amended (the "Special District Act"), by order of the District Court for Adams County ("County"), Colorado, and after approval of the District's eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "Board") shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to finance, acquire and construct, certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include streets, parks and recreation, water, sanitation/storm sewer, transportation, safety control and security improvements, facilities, appurtenances and rights-of-way (collectively, the "Facilities"); and

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

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, and reconstruction of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement (collectively, the "Facilities Costs") in order that the Facilities may be properly provided and maintained; and

WHEREAS, as presented in the Service Plan, the estimated total Facility Costs necessary to serve the Project (as defined in the Service Plan), including property within the District, is approximately \$101,113,000, as described in **Exhibit A**, attached hereto and incorporated herein by this reference; and

10/20/2020 at 2:05 PM, 2 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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WHEREAS, based on the projected financial plan described in **Exhibit B**, attached hereto and incorporated herein by this reference, which is subject to change based on market conditions, the District estimates that it can contribute to the financing of a total of \$39,440,000 of the Facility Costs from bond proceeds; and

WHEREAS, the revenue derived from the District's current *ad valorem* property taxes is insufficient to pay the entirety of Facility Costs; and

WHEREAS, the establishment of a fair and equitable fee (the "Facilities Fee") to provide a source of funding to pay for a portion of the Facilities Costs, which Facilities Costs are generally attributable to each Lot (defined below), and other property in the District, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants; and

WHEREAS, the District finds that the Facilities Fee, as set forth in this **Exhibit C**, attached hereto and incorporated herein by this reference, as may be amended from time to time by the Board, is reasonably related to the overall cost of providing the Facilities and paying a portion of the Facilities Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, be it resolved by the Board as follows:

- 1. <u>DEFINITIONS</u>. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:
 - "District Boundaries" means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, et seq., C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.
 - "Due Date" means the date by which the respective Facilities Fees are due, which each respective Due Date is reflected on the Schedule of Fees.
 - "**End User**" means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.
 - "Fee Schedule" or "Schedule of Fees" means the schedule of Facilities Fees set forth in Exhibit C, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.
 - "Lot" means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.
 - "Residential Unit" means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District.

10/20/2020 at 2:05 PM, 3 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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"Transfer" or "Transferred" shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

"Vacant Lot" means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units is situated and specifically excluding any parcel owned by the District.

2. FACILITIES FEE

- a. A one-time Facilities Fee is hereby established and imposed upon each Residential Unit within the District Boundaries.
- b. The Facilities Fee shall be first due and owing as outlined in **Exhibit C**. The amount of each Facilities Fee due hereunder may be adjusted from time to time in the Board's discretion and shall be at the rate in effect at the time of payment.
- c. The Board does hereby determine that the Facilities Fee is reasonably related to the overall cost of providing the Facilities, and is imposed on those who are reasonably likely to benefit from or use the Facilities.
- d. The revenues generated by the Facilities Fee will be accounted for separately from other revenues of the District. The Facilities Fee revenue will be used solely for the purpose of paying Facilities Costs, and may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Facilities Fee revenue shall be absolute and without qualification.
- e. All Facilities Fees shall be due and owing not later than ten (10) days after which a building permit is obtained by the owner of a Lot. The amount of each Facilities Fee due hereunder shall be at the rate in effect at the time of payment.
- **3. LATE FEES AND INTEREST**. Pursuant to § 29-1-1102(3), C.R.S., the Facilities Fees, if not paid within ten (10) days after the scheduled Due Date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00). Interest will also accrue on any outstanding Facilities Fees, exclusive of assessed late fees, penalties, interest and any other costs of collection, specifically including, but not limited to, attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District reserves the right to waive any late fee or interest in its sole discretion. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.
- **4. PAYMENT**. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable

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to "Brighton Crossing Metropolitan District No. 5" and sent to the address indicated on the Fee Schedule. The District may change the payment address from time to time and such change shall not require an amendment to this Resolution.

- 5. <u>LIEN</u>. The Facilities Fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Adams County, Colorado.
- **6. SEVERABILITY**. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.
- 7. <u>THE PROPERTY</u>. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow].

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ADOPTED this 14th day of Octob	per, 2020.
	BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5, a quasi-municipal corporation and political subdivision of the State of Colorado Colorado C
ATTEST: Docusigned by: Usuley tarufuli 9E3D7E7BBB6B474	
APPROVED AS TO FORM: WHITE BEAR ANKELE TANAKA & W Attorneys At Law	'ALDRON

Signature Page to Resolution Concerning the Imposition of Facilities Fees

—Docusigned by: Eve Velasco

General Counsel to the District

Electronically Recorded RECEPTION#: 2020000107117,

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10/20/2020 at 2:05 PM, 5 OF 27,

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EXHIBIT A

Facilities Costs

2092,0007: 1076446

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Brighton Crossing

Service Plan Cost Summary

Opinion of Probable Cost Estimate

Date: 30-Oct-17 JN: _ 11015

Brighton Crossing Metro District - Land Development Cash Flow (2017\$)

TOTAL

COST

Land Development Costs

Development Soft Costs

District Organizational Costs (Service Plan, Election, etc.) \$600,000

Development Hard Costs

 Community Improvements
 \$10,515,000

 Parks/Open Space/Trails/Irrigation (PA7, PA8, PA12/13, PA11)
 \$10,515,000

 Rec Center (PA12/13)
 \$8,470,000

 Beach Club Expansion
 \$7,903,000

 Monumentation
 \$929,000

 17ac Community Park
 \$4,476,000

 Fencing & other Title 32 Eligible Improvements
 \$851,000

Horizontal Site Work

 Sanitary Sewer
 \$5,640,000

 Storm Sewer
 \$3,433,000

 Potable Water
 \$4,849,000

 Curb, Gutter, and Sidewalk
 \$5,745,000

 Roadway pavement
 \$9,535,000

 Soft Costs + Grading & Erosion Control & other Title 32 Eligible Improvements
 \$22,661,000

Drainage Improvements

Drainage & other Title 32 Eligible Improvements (PA11, PA12/P13, PA8) \$4,062,000

Off-Site Improvements

Baseline Road Roadway Improvements\$4,552,000Bridge Street Roadway Improvements (East of 50th Ave)\$1,794,00045th Avenue Roadway Improvements\$970,000Longs Peak St Roadway Improvements\$1,783,000Tower Road Roadway Improvements\$994,000Southern Drive Roadway Improvements\$601,000Traffic Signals (3) & other Title 32 Eligible Improvements\$750,000

Total Infrastructure Cost \$101,113,000

Notes:

- 1) District Organizational Cost coordinated with White Bear Ankele Tanaka & Waldron
- 2) Development Hard Costs based on Estimated Unit Pricing for Similar Projects. See specific Notes
- 3) Park & Open space estimated by Redland at \$3.58 per sf
- 4) Horizontal Site Work Estimated from development concept prepared by Redland.
- 5) Drainage Improvements Estimated from per acre foot of total volume published in the Bromley Park Master Drainage Plan
- 6) Offsite Improvements based on evaluation of Construction remaining as of October 2017

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EXHIBIT B

Financial Plan

2092,0007: 1076446

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 9 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



P ared b D Davidson & Cc. on ly, not or estor disclosure

	MD#5 Total	MD#6 Total	MD#7 Total	[Nos. 5-7] Total	Debt Svc Mill Levy	Total	S.O. Taxes	Total
	Collected	Collected	Collected	Collected	[50.349 target]	Collections	Collected	Available
YEAR	Assessed Value	Assessed Value	Assessed Value	Assessed Value	[50.349 Cap]	%86 ©	%9®	Revenue
2017								
2018								0
2019	260	28,180	47,830	76,270	0.000			0
2020	3,320	24,840	7,754,750	7,782,910	50.349	384,024	23,041	407,066
2021	12,010	16,180	8,162,980	8,191,170	50.349	404,169	24,250	428,419
2022	0	16,180	10,935,735	10,951,915	50.349	540,390	32,423	572,813
2023	638,395	967,228	14,330,843	15,936,466	50.349	786,337	47,180	833,518
2024	2,275,957	3,840,476	17,895,551	24,011,984	50.349	1,184,800	71,088	1,255,888
2025	3,946,270	8,029,150	20,325,947	32,301,368	50.349	1,593,815	95,629	1,689,444
2026	5,932,346	13,973,474	22,959,028	42,864,848	50.349	2,115,038	126,902	2,241,940
2027	8,056,267	20,121,011	23,598,907	51,776,185	50.349	2,554,742	153,284	2,708,026
2028	10,050,334	25,202,704	25,130,453	60,383,491	50.349	2,979,443	178,767	3,158,210
2029	10,050,334	25,202,704	25,130,453	60,383,491	50.349	2,979,443	178,767	3,158,210
2030	10,653,354	26,714,866	26,637,589	64,005,809	50.349	3,158,176	189,491	3,347,666
2031	10,653,354	26,714,866	26,637,589	64,005,809	50.349	3,158,176	189,491	3,347,666
2032	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,347,632	200,858	3,548,490
2033	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,347,632	200,858	3,548,490
2034	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,548,456	212,907	3,761,363
2035	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,548,456	212,907	3,761,363
2036	12,688,315	31,817,833	31,723,592	76,229,740	50.349	3,761,329	225,680	3,987,009
2037	12,688,315	31,817,833	31,723,592	76,229,740	50.349	3,761,329	225,680	3,987,009
2038	13,449,614	33,726,903	33,626,318	80,802,833	50.349	3,986,975	239,218	4,226,193
2039	13,449,614	33,726,903	33,626,316	80,802,833	50.349	3,986,975	239,218	4,226,193
2040	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,226,159	253,570	4,479,729
2041	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,226,159	253,570	4,479,729
2042	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,479,695	268,782	4,748,476
2043	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,479,695	268,782	4,748,476
2044	16,018,705	40,169,281	40,047,278	96,235,264	50.349	4,748,442	284,907	5,033,349
2045	16,018,705	40,169,281	40,047,278	96,235,264	50.349	4,748,442	284,907	5,033,349
2046	16,979,827	42,579,438	42,449,422	102,008,688	50.349	5,033,315	301,999	5,335,314
2047	16,979,827	42,579,438	42,449,422	102,008,688	50.349	5,033,315	301,999	5,335,314
2048	17,998,617	45,134,204	44,995,696	108,128,517	50.349	5,335,279	320,117	5,655,396
2049	17,998,617	45,134,204	44,995,696	108,128,517	50.349	5,335,279	320,117	5,655,396
2050	19,078,534	47,842,257	47,694,748	114,615,537	50.349	5,655,362	339,322	5,994,684
			_			104,428,482	6,265,709	110,694,191
_								

Development Projection at 50.349 (target) Mills for Debt Service -- 07/16/2020 BRIGHTON CROSSING METROPOLITAN DISTRICT #6 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

10/20/2020 at 2:05 PM, 10 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



['] Assumes \$3.944M Deposit @ Closing (tbd.)

Net D/S Coverage Net D/S Coverage @ Target Debt/ Assessed Ratio 4,351,066 4,779,485 5,598.2198 6,608.1147 4,418,319 4,201,147 4,418,319 5,150,124 5,150,124 5,180,000 7,888,000 Cumulative Surplus* 363,957 819,690 819,690 869,063 924,709 924,709 978,893 1,037,129 1,105,749 1,105,749 1,105,749 1,125,414 1,255,614 1,306,096 1,306 1,306,096 1,306 1,306 1,306 1,306 1,306 1,306 1,306 1,306 1,306 23,745,691 Surplus Release @ 00288.000 572,813 636,318 (1,110,512) (676,956) (124,460) 341,626 731,810 730,410 820,990 819,890 889,063 924,709 924,709 976,8193 1,037,129 1,165,490 1,156,249 1,156,404 1,156,404 1,156,404 1,156,404 1,137,406 1,130,406 1,130,406 1,130,406 1,130,406 773,766 776,666 9,801,691 Annual Surplus \$0 197,200 2,386,400 2,386,400 2,386,400 2,428,400 2,428,400 2,427,800 2,427,800 2,427,800 2,427,800 2,427,800 2,427,800 2,427,800 2,427,800 2,427,800 3,442,800 3,442,800 3,442,800 3,442,800 3,442,800 3,442,800 3,442,800 3,442,800 3,442,800 4,400,900 4,442,900 4,449,900 4,449,900 4,449,900 4,449,900 8,544,200 90,892,500 Ser. 2020 \$39,440,000 Par [Net \$27.258 MM] Net Debt Service [TJul1620 M20a3nrt] 407.066 428.419 5725.888 1.255.888 1.255.888 1.256.020 3.158.210 3.168.210 3 10,594,191 Net Available YEAR

BRIGHTON CROSSING METROPOLITAN DISTRICT #6 Development Projection at 50.349 (target) Mills for Debt Service - 07/16/2020

Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

P ared b D Davidson & Cc. on ly, not or estor disclosure Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 11 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



P ared b D Davidson & Co. on ly; not or estor disclosure

	Total		Total	S.O. Taxes	Total	
YEAR	Assessed	Oper'ns Mill Levy	Collections @ 98%	Collected @ 6%	Available For O&M	Total
2017		,))		
2018						
2019	76,270	7.000	523	31	555	7.000
2020	7,782,910	7.000	53,391	3,203	56,594	57.349
2021	8,191,170	7.000	56,191	3,371	59,563	57.349
2022	10,951,915	7.000	75,130	4,508	79,638	57.349
2023	15,936,466	7.000	109,324	6,559	115,884	57.349
2024	24,011,984	7.000	164,722	9,883	174,606	57.349
2025	32,301,368	7.000	221,587	13,295	234,883	57.349
2026	42,864,848	7.000	294,053	17,643	311,696	57.349
2027	51,776,185	7.000	355,185	21,311	376,496	57.349
2028	60,383,491	7.000	414,231	24,854	439,085	57.349
2029	60,383,491	7.000	414,231	24,854	439,085	57.349
2030	64,005,809	7.000	439,080	26,345	465,425	57.349
2031	64,005,809	7.000	439,080	26,345	465,425	57.349
2032	67,845,465	7.000	465,420	27,925	493,345	57.349
2033	67,845,465	7.000	465,420	27,925	493,345	57.349
2034	71,915,502	7.000	493,340	29,600	522,941	57.349
2035	71,915,502	7.000	493,340	29,600	522,941	57.349
2036	76,229,740	7.000	522,936	31,376	554,312	57.349
2037	76,229,740	7.000	522,936	31,376	554,312	57.349
2038	80,802,833	7.000	554,307	33,258	587,566	57.349
2039	80,802,833	7.000	554,307	33,258	587,566	57.349
2040	85,650,311	7.000	587,561	35,254	622,815	57.349
2041	85,650,311	7.000	587,561	35,254	622,815	57.349
2042	90,788,638	7.000	622,810	37,369	921,099	57.349
2043	90,788,638	7.000	622,810	37,369	921,099	57.349
2044	96,235,264	7.000	660,174	39,610	699,784	57.349
2045	96,235,264	7.000	560,174	39,610	599,784	57.349
2046	102,008,688	7.000	082,780	41,987	741,766	57.349
2047	102,008,688	7.000	699,780	41,987	741,766	57.349
2048	108,128,517	7.000	741,762	44,506	786,267	57.349
2049	108,128,517	7.000	741,762	44,506	786,267	57.349
2050	114,615,537	7.000	786,263	47,176	833,438	57.349
			14,519,171	871,150	15,390,321	
-	_					

BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Operations Revenue and Expense Projection

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 12 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



P are b D Davidson Co. on ly; of or estordisc sure

	v	< < < < < < Resi	< < < < < Kesidential >>>>>	^	< Platted/Developed Lots >	oped Lots >	
		Mkt value Biennial		As ed value:		As ed value	Total
	Total	Reasses'mt	Cumulative	of Market	Cumulative	of Market	Collected
YEAR	Res'l Units	%0°9	Market Value	(2-yr lag)	Market Value	(2-yr lag)	Assessed Value
2017	0		0		897		
2018	0		0		11,448		
2019	0		0	0	41,414	260	260
2020	0	0	0	0	O	3,320	3,320
2021	0		0	0	2,201,362	12,010	12,010
2022	48	0	22,902,966	0	2,201,362	0	0
2023	48		46,263,991	0	2,201,362	638,395	638,395
2024	48	2,775,839	72,868,077	1,637,562	2,490,617	638,395	2,275,957
2025	54		100,366,499	3,307,875	3,034,697	638,395	3,946,270
2028	99	6,021,990	140,564,108	5,210,067	0	722,279	5,932,346
2027	0		140,564,108	7,176,205	0	880,062	8,056,267
2028	0	8,433,846	148,997,955	10,050,334	0	0	10,050,334
2029	0		148,997,955	10,050,334	0	0	10,050,334
2030	0	8,939,877	157,937,832	10,653,354	0	0	10,653,354
2031	0		157,937,832	10,653,354	0	0	10,653,354
2032	0	9,476,270	167,414,102	11,292,555	0	0	11,292,555
2033	0		167,414,102	11,292,555	0	0	11,292,555
2034	0	10,044,846	177,458,948	11,970,108	0	0	11,970,108
2035	0		177,458,948	11,970,108	0	0	11,970,108
2038	0	10,647,537	188,106,485	12,688,315	0	0	12,688,315
2037	0		188,106,485	12,688,315	0	0	12,688,315
2038	0	11,286,389	199,392,874	13,449,614	0	0	13,449,614
2039	0		199,392,874	13,449,614	0	0	13,449,614
2040	0	11,963,572	211,356,446	14,256,590	0	0	14,256,590
2041	0		211,356,446	14,256,590	0	0	14,256,590
2042	0	12,681,387	224,037,833	15,111,986	0	0	15,111,986
2043	0		224,037,833	15,111,986	0	0	15,111,986
2044		13,442,270	237,480,103	16,018,705	0	0	16,018,705
2045			237,480,103	16,018,705	0	0	16,018,705
2048		14,248,806	251,728,909	16,979,827	0	0	16,979,827
2047			251,728,909	16,979,827	0	0	16,979,827
2048		15,103,735	266,832,644	17,998,617	0	0	17,998,617
2049			266,832,644	17,998,617	0	0	17,998,617
2050		16,009,959	282,842,603	19,078,534	0	0	19,078,534
2051			282,842,603	19,078,534	0	0	19,078,534
202		16,970,556	299,813,159	20,223,246	0	0	20,223,246
2053			299,813,159	20,223,246	0	0	20,223,246
2054		17,988,790	317,801,948	21,436,641	0	0	21,436,641
2055			317,801,948	21,436,641	0	0	21,436,641
2056		19,068,117	336,870,065	22,722,839	0	0	22,722,839
2057			336,870,065	22,722,839	0	0	22,722,839
	100	001 000 100					
	264	205,103,786					
			i				
			<u>.</u>] KAK @ 7.20% in	[*] KAK @ 7.20% in '19; Assumes 7.15% thereafter	thereafter	

BRIGHTON CROSSING METROPOLITAN DISTRICT #5

Assessed Value Summary

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 13 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

BRIGHTON CROSSING METROPOLITAN DISTRICT #5 **Development Summary**

Development Projection - Buildout (updated 7/30/20)

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			Res'l Totals	•	ı	ı	48	48	48	54	99	ı	•	1	1	1	1	1	264	\$121,293,988
ppment	PA 11 - SFD 60' - TBD	\$482,092		•	•	•	12	12	12	18	19	1	•	ı	1	-	_	•	73	\$35,192,716
Residential Development	PA 11 - SFD 50' - TBD	\$450,792		•	•	•	36	36	98	36	47	1	•	1	•	-	1	•	191	\$86,101,272
	Product Type	MV \$ ('20)		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		MV @ Full Buildout (base prices;un-infl.)

Base MV \$ inflated 2% per annum

Platted/Dev Lots = 10% MV; one-yr prior

MD5 Dev Summary

Prepared by D.A. Davidson & Co.

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 14 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



P are b D Davidson Co. on ly; of or estordisc sure

	v	< < < < < < Resi	< < < < < < Kesidential >>>>>	^	< Platted/Developed Lots >	oped Lots >	
		Mkt Value Biennial		As ed value:		As ed value	Total
	Total	Reasses'mt	Cumulative	of Market	Cumulative	of Market	Collected
YEAR	Res'l Units	%0 .9 @	Market Value	(2-yr lag)	Market Value	(2-yr lag)	Assessed Value
2017	0		0		97.172		
2018	0		0		85,655		
2019	0		0	0	55,793	28,180	28,180
2020	0	0	0	0	55,793	24,840	24,840
2021	0		0	0	3,335,268	16,180	16,180
2022	84	0	34,700,128	0	4,687,644	16,180	16,180
2023	114		84,445,781	0	6,866,470	967,228	967,228
2024	170	5,066,747	163,837,412	2,481,059	7,789,997	1,359,417	3,840,476
2025	192		249,845,271	6,037,873	7,783,014	1,991,276	8,029,150
2026	194	14,990,716	352,485,371	11,714,375	0	2,259,099	13,973,474
2027	0		352,485,371	17,863,937	0	2,257,074	20,121,011
2028	0	21,149,122	373,634,493	25,202,704	0	0	25,202,704
2029	0		373,634,493	25,202,704	0	0	25,202,704
2030	0	22,418,070	396,052,563	26,714,866	0	0	26,714,866
2031	0		396,052,563	26,714,866	0	0	26,714,866
2032	0	23,763,154	419,815,717	28,317,758	0	0	28,317,758
2033	0		419,815,717	28,317,758	0	0	28,317,758
2034	0	25,188,943	445,004,660	30,016,824	0	0	30,016,824
2035	0		445,004,660	30,016,824	0	0	30,016,824
2038	0	26,700,280	471,704,939	31,817,833	0	0	31,817,833
2037	0		471,704,939	31,817,833	0	0	31,817,833
2038	0	28,302,296	500,007,235	33,726,903	0	0	33,726,903
2039	0		500,007,235	33,726,903	0	0	33,726,903
2040	0	30,000,434	530,007,670	35,750,517	0	0	35,750,517
2041	0		530,007,670	35,750,517	0	0	35,750,517
2042	0	31,800,460	561,808,130	37,895,548	0	0	37,895,548
2043	0		561,808,130	37,895,548	0	0	37,895,548
2044		33,708,488	595,516,618	40,169,281	0	0	40,169,281
2045			595,516,618	40,169,281	0	0	40,169,281
2048		35,730,997	631,247,615	42,579,438	0	0	42,579,438
2047			631,247,615	42,579,438	0	0	42,579,438
2048		37,874,857	669,122,471	45,134,204	0	0	45,134,204
2049			669,122,471	45,134,204	0	0	45,134,204
2050		40,147,348	709,269,820	47,842,257	0	0	47,842,257
2051			709,269,820	47,842,257	0	0	47,842,257
2022		42,556,189	751,826,009	50,712,792	0	0	50,712,792
2053			751,826,009	50,712,792	0	0	50,712,792
2054		45,109,561	796,935,570	53,755,560	0	0	53,755,560
2055			796,935,570	53,755,560	0	0	53,755,560
2056		47,816,134	844,751,704	56,980,893	0	0	56,980,893
2057			844,751,704	56,980,893	0	0	56,980,893
	754	512 323 79B					
	2	312,323,180					
			ž	0			
			_	KAK (@/ 1.20% III	[*] KAK @ 7.20% in '19; Assumes 7.15% thereafter	, thereaπer	

BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Assessed Value Summary

10/20/2020 at 2:05 PM, 15 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Development Summary

Development Projection - Buildout (updated 7/30/20)

C K	NOSOIN	FIXED INCOME CAPITAL MARKETS
	Ω 	u.

			Res'l Totals	1	•	1	84	114	170	192	194	•	•	1	•	•	1	•	754	\$304,623,936
	PA 12/13 - TH - Brookfield	\$345,016		1	•	•	48	48	48	48	99	1	1	1	1	1	ı	-	248	\$85,563,968
•	PA 12/13 - TH - Brookfield	\$345,016			-	•		•	38	48	48	-	-	-	-	-	-	•	134	\$46,232,144
pment	PA 12/13 - SFD 60' - Brookfield	\$482,092			-	•	18	18	38	48	44	-	-	-	-	-	-	-	164	\$79,063,088
Residential Development	PA 12/13 - SFD 50' - Brookfield	\$450,792		-	-	•	18	48	48	48	46	-	-	-	•	-	-	-	208	\$93,764,736
	Product Type	MV \$ ('20)		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		MV @ Full Buildout (base prices;un-infl.)

Hotes

Platted/Dev Lots = 10% MV; one-yr prior Base MV \$ inflated 2% per annum

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 16 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



Total I				2000							
	Biennial			@ 7.15%		@ 29.00%	Biennial			© 29.00%	Total
0 (Reasses'mt @ 6.0%	Manual Adj.¹	Cumulative Market Value	of Market (2-yr lag)	Cumulative Market Value	of Market (2-yr lag)	Reasses'mt @ 0.0%	Manual Adj.²	Cumulative Market Value	of Market (2-yr lag)	Collected Assessed Value
•			0		164,931				0		
o			0		26,740,517				0		
28		4,657,019	17,732,867	0	23,736,379	47,830		39,759	39,759	0	47,830
103		(4,657,019)	61,784,566	0	22,436,581	7,754,750	0		39,759	0	7,754,750
137			129,911,164	1,267,900	17,347,120	6,883,550			39,759	11,530	8,162,980
126	7,794,670		199,470,607	4,417,596	12,489,216	6,506,608	0		39,759	11,530	10,935,735
113			252,741,314	9,288,648	7,735,909	5,030,665			39,759	11,530	14,330,843
108	15,164,479		307,583,495	14,282,148	3,294,062	3,621,873	0		39,759	11,530	17,895,551
64			326,965,784	18,071,004	721,804	2,243,414			39,759	11,530	20,325,947
28	19,617,947		351,313,613	21,992,220	0	955,278	0		39,759	11,530	22,959,028
0			351,313,613	23,378,054	0	209,323			39,759	11,530	23,598,907
0	21,078,817		372,392,430	25,118,923	0	0	0		39,759	11,530	25,130,453
0			372,392,430	25,118,923	0	0			39,759	11,530	25,130,453
0	22,343,546		394,735,976	26,626,059	0	0	0		39,759	11,530	26,637,589
0			394,735,976	26,626,059	0	0			39,759	11,530	26,637,589
0	23,684,159		418,420,134	28,223,622	0	0	0		39,759	11,530	28,235,152
0			418,420,134	28,223,622	0	0			39,759	11,530	28,235,152
0	25,105,208		443,525,342	29,917,040	0	0	0		39,759	11,530	29,928,570
0			443,525,342	29,917,040	0	0			39,759	11,530	29,928,570
0	26,611,521		470,136,863	31,712,062	0	0	0		39,759	11,530	31,723,592
0			470,136,863	31,712,062	0	0			39,759	11,530	31,723,592
0	28,208,212		498,345,075	33,614,786	0	0	0		39,759	11,530	33,626,316
0			498,345,075	33,614,786	0	0			39,759	11,530	33,626,316
0	29,900,704		528,245,779	35,631,673	0	0	0		39,759	11,530	35,643,203
0			528,245,779	35,631,673	0	0			39,759	11,530	35,643,203
0	31,694,747		559,940,526	37,769,573	0	0	0		39,759	11,530	37,781,103
0			559,940,526	37,769,573	0	0			39,759	11,530	37,781,103
	33,596,432		593,536,957	40,035,748	0	0	0		39,759	11,530	40,047,278
			593,536,957	40,035,748	0	0			39,759	11,530	40,047,278
	35,612,217		629,149,175	42,437,892	0	0	0		39,759	11,530	42,449,422
			629,149,175	42,437,892	0	0			39,759	11,530	42,449,422
	37,748,950		666,898,125	44,984,166	0	0	0		39,759	11,530	44,995,696
			666,898,125	44,984,166	0	0			39,759	11,530	44,995,696
	40,013,888		706,912,013	47,683,216	0	0	0		39,759	11,530	47,694,746
			706,912,013	47,683,216	0	0			39,759	11,530	47,694,746
	42,414,721		749,326,734	50,544,209	0	0	0		39,759	11,530	50,555,739
			749,326,734	50,544,209	0	0			39,759	11,530	50,555,739
	44,959,604		794,286,338	53,576,861	0	0	0		39,759	11,530	53,588,391
			794,286,338	53,576,861	0	0			39,759	11,530	53,588,391
	47,657,180		841,943,518	56,791,473	0	0	0		39,759	11,530	56,803,003
			841,943,518	56,791,473	0	0			39,759	11,530	56,803,003
202	533,207,000	0					0	39,759			
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BRIGHTON CROSSING METROPOLITAN DISTRICT #7

Assessed Value Summary

P are b D Davidson Co. on ly. of or estordisc sure

10/20/2020 at 2:05 PM, 17 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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Res'l Totals PA6 - Market Rate Apts. \$150,000 PA 9 TH -Brookfield \$434,112 PA1-TH-Brookfield \$434,112 PA7 - SFD 55' -Lennar \$500,194 PA 8.2 - SFD 67'-TBD \$479,723 PA 8.2 - SFD 55' -Lennar \$458,965 PA 8,1 - SFD 55' - Lennar \$454,410 PA 8.1 - SFD 67'-DR Horton \$479,568 PA 8.1 - SFD 75" -Dream Finders \$535,194 BRIGHTON CROSSING METROPOLITAN DISTRICT #7 Development Summary Development Projection - Buildout (updated 7/30/20) PA7 - SFD 55' -Brookfield \$500,194 Residential Development PA7 - Duplex 41' -Brookfield \$458,981 Product Type MV \$ ('20)

0001811 E117810p8 1D. 8042EFA1-D100-4800-010A-0E0200822101

		_			_								_			_
					36	36	28		٠		٠	•	•	•	100	\$15,000,000
-	-	 	89	36	36		 						-		80	096's
																\$34,728,960
				36	36	28				•	•	•	•		100	\$43,411,200
		48	115	•			•			٠	•	•		•	54	\$32,012,416
			24	Ø			•			•		٠		•	30	\$14,391,690
			30	35					•		•				92	\$29,832,725
14	38						•		•	•	•	•		•	90	\$22,720,500
9	30	31		•			•			•	•				67	\$32,131,056
	8	4	•							٠	•	•		•	12	\$6,422,328
4	6	24	14	•			•			•		•		•	51	\$25,509,894
4	20	30	34	•			•		•		•			•	88	\$40,390,328
2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		MV @ Full Buildout (base prices;un-infl.)

\$296,551,097

notes:
Platted/Dev Lots = 10% MV; one-yr prior
Base MV & inflated 2% per annum

10/20/2020 at 2:05 PM, 18 OF 27,

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SOURCES AND USES OF FUNDS

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6
GENERAL OBLIGATION BONDS, SERIES 2020A(3)
50.349 (target) Mills
Non-Rated, 130x, 30-yr. Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date 11/01/2020 Delivery Date 11/01/2020

Sources:	
Bond Proceeds:	
Par Amount	39,440,000.00
	39,440,000.00
Uses:	
Project Fund Deposits:	
Project Funds	27,258,000.00
Other Fund Deposits:	
Capitalized Interest Fund	7,099,200.00
Cost of Issuance:	
Other Cost of Issuance	350,000.00
Underwriter's Discount:	
Other Underwriter's Discount	788,800.00
Other Uses of Funds:	
Deposit to Surplus (New)	3,944,000.00
	39,440,000.00

10/20/2020 at 2:05 PM, 19 OF 27,

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BOND SUMMARY STATISTICS

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections) [Preliminary -- for discussion only]

Dated Date Delivery Date First Coupon Last Maturity	11/01/2020 11/01/2020 12/01/2020 12/01/2050
Arbitrage Yield True Interest Cost (TIC) Net Interest Cost (NIC) All-In TIC Average Coupon	6.000484% 6.161495% 6.000000% 6.234535% 6.000000%
Average Life (years) Weighted Average Maturity (years) Duration of Issue (years)	24.743 24.743 12.868
Par Amount Bond Proceeds Total Interest Net Interest Bond Years from Dated Date Bond Years from Delivery Date Total Debt Service Maximum Annual Debt Service Average Annual Debt Service	39,440,000.00 39,440,000.00 58,551,700.00 59,340,500.00 975,861,666.67 97,991,700.00 8,554,200.00 3,257,341.83
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 2050	39,440,000.00	100.000	6.000%	24.743	07/30/2045	54,427.20
	39,440,000.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		24.743	MMA 1887 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	54,427.20
		TIC		All-In TIC	Arbitrage Yield	
Par Value + Accrued Interest + Premium (Discount)		39,440,000.00	39,	440,000.00	39,440,000.00	
 - Underwriter's Discount - Cost of Issuance Expense - Other Amounts 		-788,800.00		788,800.00 350,000.00		
Target Value		38,651,200.00	38,	301,200.00	39,440,000.00	
Target Date Yield		11/01/2020 6.161 4 95%		11/01/2020 6.23 4 535%	11/01/2020 6.000484%	

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BOND DEBT SERVICE

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Crouth L 50/ Bi Becomment Projections)

(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupo n	Interest	Debt Service	Annual Debt Service
12/01/2020			197,200	197,200	197,200
06/01/2021			1,183,200	1,183,200	
12/01/2021 06/01/2022			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2022			1,183,200	1,183,200	2,366,400
06/01/2023			1,183,200	1,183,200	0.000.400
12/01/2023 06/01/2024			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2024			1,183,200	1,183,200	2,366,400
06/01/2025			1,183,200	1,183,200	
12/01/2025			1,183,200	1,183,200	2,366,400
06/01/2026 12/01/2026			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
06/01/2027			1,183,200	1,183,200	2,000,100
12/01/2027			1,183,200	1,183,200	2,366,400
06/01/2028 12/01/2028	60,000	6.000%	1,183,200 1,183,200	1,183,200 1,243,200	2,426,400
06/01/2029	60,000	0.00076	1,181,400	1,181,400	2,420,400
12/01/2029	65,000	6.000%	1,181,400	1,246,400	2,427,800
06/01/2030			1,179,450	1,179,450	
12/01/2030 06/01/2031	215,000	6.000%	1,179,450	1,394,450 1,173,000	2,573,900
12/01/2031	225,000	6.000%	1,173,000 1,173,000	1,398,000	2,571,000
06/01/2032	220,000	0.00070	1,166,250	1,166,250	2,011,000
12/01/2032	395,000	6.000%	1,166,250	1,561,250	2,727,500
06/01/2033 12/01/2033	420.000	6.000%	1,154,400	1,154,400 1.574.400	2 729 900
06/01/2034	420,000	6.000%	1,154,400 1,141,800	1,141,800	2,728,800
12/01/2034	605,000	6.000%	1,141,800	1,746,800	2,888,600
06/01/2035			1,123,650	1,123,650	
12/01/2035	645,000	6.000%	1,123,650	1,768,650	2,892,300
06/01/2036 12/01/2036	855,000	6.000%	1,104,300 1,104,300	1,104,300 1,959,300	3,063,600
06/01/2037		0.00070	1,078,650	1,078,650	0,000,000
12/01/2037	905,000	6.000%	1,078,650	1,983,650	3,062,300
06/01/2038 12/01/2038	1,145,000	6.000%	1,051,500 1,051,500	1,051,500 2,196,500	3,248,000
06/01/2039	1,145,000	0.00076	1,031,300	1,017,150	3,240,000
12/01/2039	1,215,000	6.000%	1,017,150	2,232,150	3,249,300
06/01/2040		0.0004	980,700	980,700	
12/01/2040 06/01/2041	1,480,000	6.000%	980,700 936,300	2,460,700 936,300	3,441,400
12/01/2041	1,570,000	6.000%	936,300	2,506,300	3,442,600
06/01/2042	.,		889,200	889,200	-,,
12/01/2042	1,870,000	6.000%	889,200	2,759,200	3,648,400
06/01/2043 12/01/2043	1,985,000	6.000%	833,100 833,100	833,100 2,818,100	3,651,200
06/01/2044	1,500,000	3.000 %	773,550	773,550	0,001,200
12/01/2044	2,320,000	6.000%	773,550	3,093,550	3,867,100
06/01/2045	2.400.000	0.0000/	703,950	703,950	2 907 000
12/01/2045 06/01/2046	2,460,000	6.000%	703,950 630,150	3,163,950 630,150	3,867,900
12/01/2046	2,840,000	6.000%	630,150	3,470,150	4,100,300
06/01/2047			544,950	544,950	
12/01/2047 06/01/2048	3,010,000	6.000%	544,950 454,650	3,554,950 454,650	4,099,900
12/01/2048	3,440,000	6.000%	454,650 454,650	3,894,650	4,349,300
06/01/2049	2,.10,000	2.30070	351,450	351,450	.,2 .0,000
12/01/2049	3,645,000	6.000%	351,450	3,996,450	4,347,900
06/01/2050	9 070 000	6 0000/	242,100	242,100	9 554 200
12/01/2050	8,070,000	6.000%	242,100	8,312,100	8,554,200
	39,440,000		58,551,700	97,991,700	97,991,700

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TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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NET DEBT SERVICE

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections) [Preliminary -- for discussion only]

Net Debt Service	Capitalized Interest Fund	Total Debt Service	Interest	Principal	Period Ending
	197,200	197,200	197,200		12/01/2020
	2,366,400	2,366,400	2,366,400		12/01/2021
	2,366,400	2,366,400	2,366,400		12/01/2022
197,200	2,169,200	2,366,400	2,366,400		12/01/2023
2,366,400		2,366,400	2,366,400		12/01/2024
2,366,400		2,366,400	2,366,400		12/01/2025
2,366,400		2,366,400	2,366,400		12/01/2026
2,366,400		2,366,400	2,366,400		12/01/2027
2,426,400		2,426,400	2,366,400	60,000	12/01/2028
2,427,800		2,427,800	2,362,800	65,000	12/01/2029
2,573,900		2,573,900	2,358,900	215,000	12/01/2030
2,571,000		2,571,000	2,346,000	225,000	12/01/2031
2,727,500		2,727,500	2,332,500	395,000	12/01/2032
2,728,800		2,728,800	2,308,800	420,000	12/01/2033
2,888,600		2,888,600	2,283,600	605,000	12/01/2034
2,892,300		2,892,300	2,247,300	645,000	12/01/2035
3,063,600		3,063,600	2,208,600	855,000	12/01/2036
3,062,300		3,062,300	2,157,300	905,000	12/01/2037
3,248,000		3,248,000	2,103,000	1,145,000	12/01/2038
3,249,300		3,249,300	2,034,300	1,215,000	12/01/2039
3,441,400		3,441,400	1,961,400	1,480,000	12/01/2040
3.442.600		3.442,600	1.872,600	1.570,000	12/01/2041
3.648.400		3.648.400	1,778,400	1,870,000	12/01/2042
3.651.200		3.651.200	1.666.200	1.985.000	12/01/2043
3,867,100		3,867,100	1,547,100	2,320,000	12/01/2044
3,867,900		3,867,900	1,407,900	2,460,000	12/01/2045
4,100,300		4.100,300	1.260,300	2.840,000	12/01/2046
4,099,900		4,099,900	1,089,900	3,010,000	12/01/2047
4,349,300		4,349,300	909,300	3,440,000	12/01/2048
4,347,900		4,347,900	702,900	3,645,000	12/01/2049
8,554,200		8,554,200	484,200	8,070,000	12/01/2050
90,892,500	7,099,200	97,991,700	58,551,700	39,440,000	

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BOND SOLUTION

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections) [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
12/01/2020		197,200	-197,200		407.066	407.066	
12/01/2021		2,366,400	-2,366,400		428,419	428,419	
12/01/2022		2,366,400	-2,366,400		572,813	572,813	
12/01/2023		2.366,400	-2.169.200	197,200	833,518	636.318	422.67629%
12/01/2024		2,366,400		2,366,400	1,255,888	-1.110.512	53.07166%
12/01/2025		2.366,400		2.366.400	1.689.444	-676.956	71.39299%
12/01/2026		2.366,400		2.366,400	2,241,941	-124.460	94.74056%
12/01/2027		2,366,400		2,366,400	2,708,026	341,626	114.43653%
12/01/2028	60,000	2,426,400		2,426,400	3,158,210	731,810	130.16032%
12/01/2029	65,000	2,427,800		2,427,800	3,158,210	730,410	130.08526%
12/01/2030	215,000	2,573,900		2,573,900	3,347,666	773,766	130.06202%
12/01/2031	225,000	2.571.000		2.571.000	3.347.666	776.666	130.20873%
12/01/2032	395,000	2.727,500		2.727,500	3,548,490	820.990	130.10047%
12/01/2033	420,000	2,728,800		2,728,800	3,548,490	819,690	130.03849%
12/01/2034	605,000	2.888,600		2,888,600	3,761,363	872,763	130.21407%
12/01/2035	645,000	2,892,300		2,892,300	3,761,363	869,063	130.04749%
12/01/2036	855,000	3,063,600		3,063,600	3,987,009	923,409	130.14131%
12/01/2037	905,000	3,062,300		3,062,300	3,987,009	924,709	130.19656%
12/01/2038	1,145,000	3.248,000		3.248.000	4,226,193	978.193	130.11679%
12/01/2039	1,215,000	3,249,300		3,249,300	4,226,193	976,893	130.06474%
12/01/2040	1,480,000	3,441,400		3,441,400	4,479,729	1,038,329	130.17170%
12/01/2041	1,570,000	3,442,600		3,442,600	4,479,729	1,037,129	130.12633%
12/01/2042	1,870,000	3,648,400		3,648,400	4,748,476	1,100,076	130.15230%
12/01/2043	1,985,000	3,651,200		3,651,200	4,748,476	1,097,276	130.05249%
12/01/2044	2,320,000	3,867,100		3,867,100	5,033,349	1,166,249	130.15823%
12/01/2045	2,460,000	3,867,900		3,867,900	5,033,349	1,165,449	130.13131%
12/01/2046	2,840,000	4,100,300		4,100,300	5,335,314	1,235,014	130.12008%
12/01/2047	3,010,000	4,099,900		4,099,900	5,335,314	1,235,414	130.13277%
12/01/2048	3,440,000	4.349,300		4,349,300	5,655,396	1,306,096	130.03003%
12/01/2049	3,645,000	4,347,900		4,347,900	5,655,396	1,307,496	130.07190%
12/01/2050	8,070,000	8,554,200		8,554,200	5,994,684	-2,559,516	70.07884%
	39,440,000	97,991,700	-7,099,200	90,892,500	110,694,191	19,801,691	

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EXHIBIT C

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5

Schedule of Fees
Effective October 14, 2020
Adopted pursuant to the following Resolution:
Resolution Concerning the Imposition of Facilities Fees

	Schedule of Fees	
Fee Туре	Classifications	Rate
Facilities Fee collected by District	SF Attached, SF Detached, Low Density MF	\$2,743/Unit Due Upon Issuance of Building Permit

■ Payments by check made out to Brighton Crossing Metro District No. 5 may be mailed to:

Pinnacle Consulting Group, Inc. 550 W. Eisenhower Blvd. Loveland, CO 80537

10/20/2020 at 2:05 PM, 24 OF 27,

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EXHIBIT D

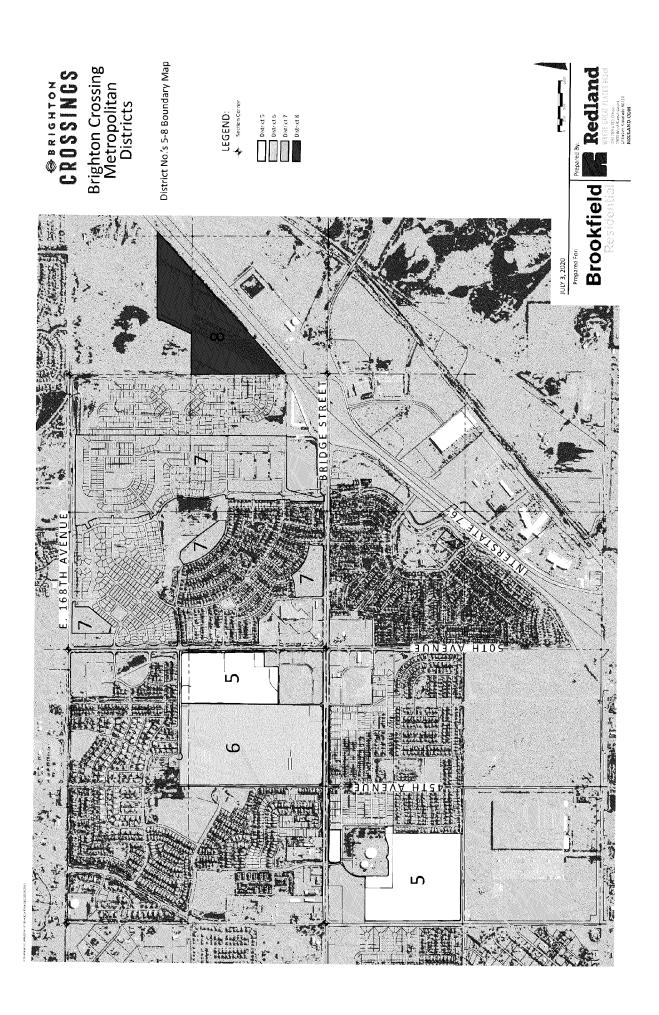
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5

District Boundaries

2092,0007: 1076446

Electronically Recorded RECEPTION#: 2020000107117, 10/20/2020 at 2:05 PM, 25 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



10/20/2020 at 2:05 PM, 26 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



Certificate Of Completion

Envelope ld: 9342EFA1D13549C3816A5EC20C922161 Status: Completed

Subject: Please DocuSign: Resolution Concerning the Imposition of Facilities Fees (D5), 2020-10-14....pd...

Document Pages: 50 Signatures: 6 **Envelope Originator:** Certificate Pages: 5 Initials: 0 Andrew Kunkel

AutoNav: Enabled 550 W. Eisenhower Blvd Envelopeld Stamping: Enabled Loveland, CO 80537

Time Zone: (UTC-07:00) Mountain Time (US & Canada) andrewk@pinnacleconsultinggroupinc.com

IP Address: 63.234.189.202

Signed: 10/16/2020 8:15:08 AM

Record Tracking

Status: Original Holder: Andrew Kunkel Location: DocuSign

10/15/2020 2:23:59 PM andrewk@pinnacleconsultinggroupinc.com

Signer Events Signature **Timestamp**

DocuSigned by: Shannon Robbins Sent: 10/15/2020 2:35:17 PM Shannon Robbins Shannon.Robbins@brookfieldpropertiesdevelopmen Viewed: 10/16/2020 8:14:50 AM

t.com Vice President

Signature Adoption: Pre-selected Style Security Level: Email, Account Authentication

(None)

Using IP Address: 216.150.208.5

Electronic Record and Signature Disclosure: Accepted: 10/16/2020 8:14:50 AM

ID: af706604-fc44-449a-bbc0-ae6fbed12d51

DocuSigned by Ashley Tarufelli Sent: 10/16/2020 8:15:10 AM ashley Tarufilli

Ashley.Tarufelli@brookfieldpropertiesdevelopment.c Viewed: 10/16/2020 12:46:06 PM Signed: 10/16/2020 12:46:16 PM om

Using IP Address: 216.150.208.5

Signature Adoption: Pre-selected Style

CEO

Security Level: Email, Account Authentication (None)

Accepted: 7/7/2020 12:55:52 PM

Electronic Record and Signature Disclosure:

ID: 4c444334-b70f-41f9-9345-8dfc99387e44

ocuSigned by: Sent: 10/16/2020 12:46:19 PM Eve Velasco Eve Velasco evelasco@wbapc.com Viewed: 10/16/2020 12:56:39 PM

5582C036FFC44E4.. Security Level: Email, Account Authentication Signed: 10/16/2020 12:57:00 PM (None)

Signature Adoption: Pre-selected Style Using IP Address: 50.209.233.181

Electronic Record and Signature Disclosure: Accepted: 10/16/2020 12:56:39 PM

ID: 5ee1b33b-1cc5-4782-ac15-a90386d067ce

In Person Signer Events Signature Timestamp

Editor Delivery Events Status Timestamp

Agent Delivery Events Status Timestamp

Intermediary Delivery Events Status Timestamp

Certified Delivery Events Status Timestamp

10/20/2020 at 2:05 PM, 27 OF 27,

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Carbon Copy Events

Status

Timestamp

Sent: 10/16/2020 12:57:02 PM

Chelsey Green

ChelseyG@pinnacleconsultinggroupinc.com

District Manager

Witness Events

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 4/10/2020 3:33:03 PM

ID: b93ac0f8-ebde-4c99-960d-a2101d71f9eb

COPIED

Timestamp

Notary Events Signature

Envelope Summary Events Status 10/16/2020 12:57:02 PM

Signature

Envelope Sent Hashed/Encrypted Certified Delivered Security Checked Signing Complete Security Checked Completed Security Checked

Payment Events Status

Electronic Record and Signature Disclosure

Timestamp

Timestamps

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Timestamps

EXHIBIT C-1 District No. 6 Facilities Fee Resolution

10/20/2020 at 2:38 PM, 1 OF 27,

REC: \$143.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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RESOLUTION OF THE BOARD OF DIRECTORS OF THE BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

CONCERNING THE IMPOSITION OF FACILITIES FEES

WHEREAS, the City of Brighton, Colorado (the "City") approved that certain Service Plan for Brighton Crossing Metropolitan District Nos. 5-8 on March 6, 2018, as amended by that certain First Amendment to Service Plan for Brighton Crossing Metropolitan District Nos. 5-8, as approved by the City on July 7, 2020 (collectively, the "Service Plan"); and

WHEREAS, Brighton Crossing Metropolitan District No. 6 (the "District") was formed pursuant to §§ 32-1-101, et seq., C.R.S., as amended (the "Special District Act"), by order of the District Court for Adams County ("County"), Colorado, and after approval of the District's eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "Board") shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to finance, acquire and construct, certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include streets, parks and recreation, water, sanitation/storm sewer, transportation, safety control and security improvements, facilities, appurtenances and rights-of-way (collectively, the "Facilities"); and

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

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, and reconstruction of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement (collectively, the "Facilities Costs") in order that the Facilities may be properly provided and maintained; and

WHEREAS, as presented in the Service Plan, the estimated total Facility Costs necessary to serve the Project (as defined in the Service Plan), including property within the District, is approximately \$101,113,000, as described in **Exhibit A**, attached hereto and incorporated herein by this reference; and

10/20/2020 at 2:38 PM, 2 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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WHEREAS, based on the projected financial plan described in **Exhibit B**, attached hereto and incorporated herein by this reference, which is subject to change based on market conditions, the District estimates that it can contribute to the financing of a total of \$39,440,000 of the Facility Costs from bond proceeds; and

WHEREAS, the revenue derived from the District's current *ad valorem* property taxes is insufficient to pay the entirety of Facility Costs; and

WHEREAS, the establishment of a fair and equitable fee (the "Facilities Fee") to provide a source of funding to pay for a portion of the Facilities Costs, which Facilities Costs are generally attributable to each Lot (defined below), and other property in the District, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants; and

WHEREAS, the District finds that the Facilities Fee, as set forth in this **Exhibit C**, attached hereto and incorporated herein by this reference, as may be amended from time to time by the Board, is reasonably related to the overall cost of providing the Facilities and paying a portion of the Facilities Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, be it resolved by the Board as follows:

- 1. <u>DEFINITIONS</u>. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:
 - "District Boundaries" means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, et seq., C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.
 - "Due Date" means the date by which the respective Facilities Fees are due, which each respective Due Date is reflected on the Schedule of Fees.
 - "**End User**" means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.
 - "Fee Schedule" or "Schedule of Fees" means the schedule of Facilities Fees set forth in Exhibit C, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.
 - "Lot" means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.
 - "Residential Unit" means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District.

10/20/2020 at 2:38 PM, 3 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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"Transfer" or "Transferred" shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

"Vacant Lot" means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units is situated and specifically excluding any parcel owned by the District.

2. FACILITIES FEE

- a. A one-time Facilities Fee is hereby established and imposed upon each Residential Unit within the District Boundaries.
- b. The Facilities Fee shall be first due and owing as outlined in **Exhibit C**. The amount of each Facilities Fee due hereunder may be adjusted from time to time in the Board's discretion and shall be at the rate in effect at the time of payment.
- c. The Board does hereby determine that the Facilities Fee is reasonably related to the overall cost of providing the Facilities, and is imposed on those who are reasonably likely to benefit from or use the Facilities.
- d. The revenues generated by the Facilities Fee will be accounted for separately from other revenues of the District. The Facilities Fee revenue will be used solely for the purpose of paying Facilities Costs, and may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Facilities Fee revenue shall be absolute and without qualification.
- e. All Facilities Fees shall be due and owing not later than ten (10) days after which a building permit is obtained by the owner of a Lot. The amount of each Facilities Fee due hereunder shall be at the rate in effect at the time of payment.
- **3.** LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., the Facilities Fees, if not paid within ten (10) days after the scheduled Due Date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00). Interest will also accrue on any outstanding Facilities Fees, exclusive of assessed late fees, penalties, interest and any other costs of collection, specifically including, but not limited to, attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District reserves the right to waive any late fee or interest in its sole discretion. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.
- **4. PAYMENT**. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable

10/20/2020 at 2:38 PM, 4 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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to "Brighton Crossing Metropolitan District No. 6" and sent to the address indicated on the Fee Schedule. The District may change the payment address from time to time and such change shall not require an amendment to this Resolution.

- 5. <u>LIEN</u>. The Facilities Fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Adams County, Colorado.
- **SEVERABILITY**. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.
- 7. <u>THE PROPERTY</u>. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow].

DUCUONGIT ETIVETOPE ID. 334ZEFA 1-D 133-43C3-0 TOA-SECZUC3ZZ TO I	
ADOPTED this 14th day of Octob	er, 2020.
	BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6, a quasi-municipal corporation and political subdivision of the State of Colorado
	Shannon Robbins 78877DBF332B4D2 Officer of the District
ATTEST: Docusigned by: Isluly Tarufulli 9E3D7E7BBB6B474	
APPROVED AS TO FORM:	
WHITE BEAR ANKELE TANAKA & W Attorneys At Law Docusigned by: Ew Vlasw 5582C036FFC44E4	ALDRON
General Counsel to the District	

Signature Page to Resolution Concerning the Imposition of Facilities Fees

Electronically Recorded RECEPTION#: 2020000107165,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

10/20/2020 at 2:38 PM, 5 OF 27,

Electronically Recorded RECEPTION#: 2020000107165, 10/20/2020 at 2:38 PM, 6 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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EXHIBIT A

Facilities Costs

10/20/2020 at 2:38 PM, 7 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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Brighton Crossing

Service Plan Cost Summary

Opinion of Probable Cost Estimate Date: 30-Oct-17

JN: _ 11015

Brighton Crossing Metro District - Land Development Cash Flow (2017\$)

TOTAL

COST

Land Development Costs

Development Soft Costs

District Organizational Costs (Service Plan, Election, etc.) \$600,000

Development Hard Costs

 Community Improvements
 \$10,515,000

 Parks/Open Space/Trails/Irrigation (PA7, PA8, PA12/13, PA11)
 \$10,515,000

 Rec Center (PA12/13)
 \$8,470,000

 Beach Club Expansion
 \$7,903,000

 Monumentation
 \$929,000

 17ac Community Park
 \$4,476,000

 Fencing & other Title 32 Eligible Improvements
 \$851,000

Horizontal Site Work

 Sanitary Sewer
 \$5,640,000

 Storm Sewer
 \$3,433,000

 Potable Water
 \$4,849,000

 Curb, Gutter, and Sidewalk
 \$5,745,000

 Roadway pavement
 \$9,535,000

 Soft Costs + Grading & Erosion Control & other Title 32 Eligible Improvements
 \$22,661,000

Drainage Improvements

Drainage & other Title 32 Eligible Improvements (PA11, PA12/P13, PA8) \$4,062,000

Off-Site Improvements

Baseline Road Roadway Improvements\$4,552,000Bridge Street Roadway Improvements (East of 50th Ave)\$1,794,00045th Avenue Roadway Improvements\$970,000Longs Peak St Roadway Improvements\$1,783,000Tower Road Roadway Improvements\$994,000Southern Drive Roadway Improvements\$601,000Traffic Signals (3) & other Title 32 Eligible Improvements\$750,000

Total Infrastructure Cost \$101,113,000

Notes:

- 1) District Organizational Cost coordinated with White Bear Ankele Tanaka & Waldron
- 2) Development Hard Costs based on Estimated Unit Pricing for Similar Projects. See specific Notes
- 3) Park & Open space estimated by Redland at \$3.58 per sf
- 4) Horizontal Site Work Estimated from development concept prepared by Redland.
- 5) Drainage Improvements Estimated from per acre foot of total volume published in the Bromley Park Master Drainage Plan
- 6) Offsite Improvements based on evaluation of Construction remaining as of October 2017

10/20/2020 at 2:38 PM, 8 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

D0003igit Etivelope ID. 934ZEFA 1-D 135-49C3-0 10A-3ECZ0C9ZZ 10 1

EXHIBIT B

Financial Plan

Electronically Recorded RECEPTION#: 2020000107165, 10/20/2020 at 2:38 PM, 9 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



P ared b Davidson & Co. on ly; not or estor disclosure

VEAR Total Total Collected Collected Collected Collected Collected Collected Collected Collected Collected A47,830 A47,830 A47,830 2019 3,320 28,180 47,830 A47,830	[Nos. 5-7]	Debt Svc			
Assessed Value Assessed Value Assessed Value 28,129 2,200 3,320 24,840 7,754,750 12,010 16,160 8,162,960 2,275,955 3,840,476 17,895,551 2,275,957 3,840,476 17,895,551 2,275,957 3,840,476 17,895,551 2,275,957 3,840,476 17,895,551 2,275,957 3,840,476 17,895,551 2,275,346 13,973,474 22,939,028 2,275,346 13,973,474 25,130,433 10,050,334 25,202,704 25,130,433 10,050,334 25,202,704 25,130,433 11,292,555 28,317,758 28,235,152 11,292,555 28,317,758	Total	Mill Levy [50.349 target]	Total Collections	5.0. Taxes Collected	Total Available
280 28,180 3,320 24,840 7,77 10,100 15,180 8,140 5,983,395 980,476 17,8 2,275,987 8,028,150 20,5 9,982,346 13,973,474 22,5 10,050,334 25,202,704 22,10,10,10,050,334 25,202,704 10,050,334 25,202,704 22,11,202,565 20,121,011 11,292,565 28,317,768 28,11,970,108 30,10,18,824 28,11,1970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 30,015,824 22,11,970,108 31,817,833 31,11,11,11,11,11,11,11,11,11,11,11,11,1	ue Assessed Value	[50.349 Cap]	%86 ®	%9@	Revenue
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11,970,108 30,016,824 12,688,315 31,817,833 12,888,315 31,817,833 13,449,614 33,726,903 13,449,614 33,726,903 14,286,590 35,726,517 14,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,018,705 40,169,281 16,979,827 42,579,438 16,979,827 42,579,438 16,979,827 42,579,438 17,998,617 45,142,04 17,998,617 45,142,04	,570 71,915,502	50.349	3,548,456	212,907	3,761,363
12,588,315 31,817,833 12,588,315 31,817,833 13,449,614 33,725,903 14,266,590 35,726,507 14,266,590 35,726,517 14,266,590 35,726,517 15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,018,705 40,169,281 16,979,827 42,579,438 16,979,827 42,579,438 17,998,617 45,134,204 17,998,617 45,134,204		50.349	3,548,456	212,907	3,761,363
12.588.315 31.817.833 13.449.614 33.728.903 13.449.614 33.728.903 14.256.590 35.736.517 14.256.590 35.736.517 15.111.986 37.895.548 15.111.986 37.895.548 16.018.705 40.169.281 16.979.827 42.579.438 17.998.617 45.134.204 17.998.617 45.134.204	,592 76,229,740	50.349	3,761,329	225,680	3,987,009
13,449,614 33,725,903 19,449,614 33,726,903 14,266,590 35,726,517 14,1266,590 35,736,517 15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,018,705 40,169,281 16,079,827 42,579,48 17,968,617 45,134,204 17,968,617 45,134,204 11,968,617 45,134,204	,592 76,229,740	50.349	3,761,329	225,680	3,987,009
13,449,614 33,726,903 14,266,590 35,720,517 14,256,590 35,720,517 15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,018,705 40,169,281 16,979,827 42,579,438 16,979,827 42,579,438 17,998,617 45,143,204 17,998,617 45,143,204	316 80,802,833	50.349	3,986,975	239,218	4,226,193
14,266,590 35,720,517 14,266,590 35,720,517 15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,979,827 42,579,438 16,979,827 42,579,438 17,998,617 45,134,204 17,998,617 45,134,204	,316 80,802,833	50.349	3,986,975	239,218	4,226,193
14,256,590 35,750,517 15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,189,281 16,979,827 42,579,438 16,979,827 42,579,438 17,988,617 45,134,204 17,988,617 45,134,204 17,988,617 45,134,204	,203 85,650,311	50.349	4,226,159	253,570	4,479,729
15,111,986 37,895,548 15,111,986 37,895,548 16,018,705 40,169,281 16,979,827 42,579,438 17,988,617 45,134,204 17,998,617 45,134,204 17,998,617 45,134,204		50.349	4,226,159	253,570	4,479,729
15,111,986 37,885,548 16,018,705 40,189,281 16,979,827 42,579,438 16,979,827 42,579,438 17,988,617 45,134,204 17,988,617 45,134,204 17,988,617 45,134,204		50.349	4,479,695	268,782	4,748,476
16,018,705 40,169,281 16,018,705 40,169,281 16,979,827 42,579,438 17,998,617 45,134,204 17,998,617 45,134,204 19,078,534 47,842,257	,103 90,788,638	50.349	4,479,695	268,782	4,748,476
16.018.705 40,169.281 16.979.827 42.579.438 15.979.827 42.579.438 17.998.617 45,134.204 17.998.617 45,134.204 19.078.534 47,842,257	,278 96,235,264	50.349	4,748,442	284,907	5,033,349
16,979,827 42,579,438 16,979,827 42,579,438 17,988,617 45,134,204 17,988,617 45,134,204 19,078,534 47,842,257	278 96,235,264	50.349	4,748,442	284,907	5,033,349
16,979,827 42,579,438 17,988,617 45,134,204 17,988,617 45,134,204 19,078,534 47,842,257	422 102,008,688	50.349	5,033,315	301,999	5,335,314
17,998.617 45,134,204 17,998.617 45,134,204 19,078,534 47,842,257	,422 102,008,588	50.349	5,033,315	301,999	5,335,314
17,998,617 45,134,204 19,078,534 47,842,257	•	50.349	5,335,279	320,117	5,655,396
19,078,534 47,842,257		50.349	5,335,279	320,117	5,655,396
	746 114,615,537	50.349	5,655,362	339,322	5,994,684
_			200 000 100	001 100 0	100 000
	_		104,428,482	607'592'9	110,694,191

Development Projection at 50.349 (target) Mills for Debt Service -- 07/16/2020 BRIGHTON CROSSING METROPOLITAN DISTRICT #6 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

10/20/2020 at 2:38 PM, 10 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



[*] Assumes \$3.944M Deposit @ Closing (tbd.)

Net D/S Coverage @ Cap Net D/S Coverage @ Target Debt Assessed Ratio 4,381,066
4,779,485
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4 Net Available for Debt Svo YEAR

BRIGHTON CROSSING METROPOLITAN DISTRICT #6 Development Projection at 50.349 (target) Mills for Debt Service - 07/16/2020

Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

P ared b D Davidson & Co. on ly, not cr ester disclosure

10/20/2020 at 2:38 PM, 11 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



5.55 5.9.563 7.9.538 1115,884 1115,884 370,486 370,486 439,085 493,085 493,085 493,345 552,941 552,941 552,941 692,784 692,784 699,784 699,784 699,784 699,784 699,784 699,784 699,784 680,179 Total Available For O&M 3.1 4,508 6,559 6,559 10,229 17,229 17,229 24,854 24,854 24,854 26,345 27,925 27,9 S.O. Taxes Collected 523 56,191 109,324 1109,324 1722 221,587 345,185 444,231 444,231 444,231 444,231 446,420 465,420 465,420 465,420 465,420 465,420 465,420 465,420 465,420 665,430 765,641 666,174 660,174 660,174 660,174 669,780 Total Collections Operations Revenue and Expense Projection 7.000
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BRIGHTON CROSSING METROPOLITAN DISTRICT #6

ared b Davidson & Co. ly; not or ester disclosure ᅀᇹ Electronically Recorded RECEPTION#: 2020000107165, 10/20/2020 at 2:38 PM, 12 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



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	v v	: < < < < < Resi	< < < < < < < < Residential >>>>>>>	^ ^	< Platted/Developed Lots >	oped Lots >	
		Mkt Value		As'ed Value*		As'ed Value	
	Total	Biennia! Reasses'mt	Cumulative	@ 7.15% of Market	Cumulative	@ 29.00% of Market	Total
EAR	Res'l Units	© 6.0%	Market Value	(2-yr lag)	Market Value	(2-yr lag)	Assessed Value
2017	c		c		708		
2018	0		0		11,448		
2019	0		0	0	41,414	260	260
2020	0	0	0	0	0	3,320	3,320
2021	0		0	0	2,201,362	12,010	12,010
2022	48	o	22,902,966	0	2,201,362	0	0
2023	48		46,263,991	0	2,201,362	638,395	638,395
2024	48	2,775,839	72,868,077	1,637,562	2,490,617	638,395	2,275,957
2025	54		100,366,499	3,307,875	3,034,697	638,395	3,946,270
2026	99	6,021,990	140,564,108	5,210,067	0	722,279	5,932,346
2027	0		140,564,108	7,176,205	0	880,062	8,056,267
2028	0	8,433,846	148,997,955	10,050,334	0	0	10,050,334
2029	0		148,997,955	10,050,334	0	0	10,050,334
2030	0	8,939,877	157,937,832	10,653,354	0	0	10,653,354
2031	0		157,937,832	10,653,354	0	0	10,653,354
2032	0	9,476,270	167,414,102	11,292,555	0	0	11,292,555
2033	0		167,414,102	11,292,555	0	0	11,292,555
2034	0	10,044,846	177,458,948	11,970,108	0	0	11,970,108
2035	0		177,458,948	11,970,108	0	0	11,970,108
2036	0	10,647,537	188,106,485	12,688,315	0	0	12,688,315
2037	0		188,106,485	12,688,315	0	0	12,688,315
2038	0	11,286,389	199,392,874	13,449,614	0	0	13,449,614
2039	0		199,392,874	13,449,614	0	0	13,449,614
2040	0	11,963,572	211,356,446	14,256,590	0	0	14,256,590
2041	0		211,356,446	14,256,590	0	0	14,256,590
2042	0	12,681,387	224,037,833	15,111,986	0	0	15,111,986
2043	0		224,037,833	15,111,986	0	0	15,111,986
2044		13,442,270	237,480,103	16,018,705	0	0	16,018,705
2045			237,480,103	16,018,705	0	0	16,018,705
2046		14,248,806	251,728,909	16,979,827	0	0	16,979,827
2047			251,728,909	16,979,827	0	0	16,979,827
2048		15,103,735	266,832,644	17,998,617	0	0	17,998,617
2049			266,832,644	17,998,617	0	0	17,998,617
2050		16,009,959	282,842,603	19,078,534	0	0	19,078,534
2051			282,842,603	19,078,534	0	0	19,078,534
2052		16,970,556	299,813,159	20,223,246	0	0	20,223,246
2053			299,813,159	20,223,246	0	0	20,223,248
2054		17,988,790	317,801,948	21,436,641	0	0	21,436,641
2055			317,801,948	21,436,641	0	0	21,436,641
2056		19,068,117	336,870,065	22,722,839	0	0	22,722,839
2057			336,870,065	22,722,839	0	0	22,722,839
	264	205 103 788					
	3						
			2	000	M D A D A D A M 12 MA . A S S S S A D A D A D A D A D A D A D A		
			-	NAN (@ 1.42 %)	19; Assumes 1.14	Helcanci	

BRIGHTON CROSSING METROPOLITAN DISTRICT #5 Assessed Value Summary

10/20/2020 at 2:38 PM, 13 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

DA DAVIDSON

BRIGHTON CROSSING METROPOLITAN DISTRICT #5 Development Summary

Development Projection - Buildout (updated 7/30/20)

opment	PA 11 - SFD 60' - TBD	\$482,092	
Residential Development	PA 11 - SFD 50' - TBD	\$450,792	
	Product Type	MV \$ ('20)	

Res'l Totals

•	•	•	12	12	12	18	19	
			36	36	36	36	47	
-	•	-						

84 48 66 54 48

-	15	12	15	18	19	-	-	_	-	-	_	-
1	36	36	98	98	47	•	-	1	•	-		•

2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2033

-	-	73
-	-	191

MV (6 (base

\$121,293,988

\$35,192,716

\$86,101,272

264

Platted/Dev Lots = 10% MV; one-yr prior Base MV \$ inflated 2% per annum

MD5 Dev Summary

Prepared by D.A. Davidson & Co.

10/20/2020 at 2:38 PM, 14 OF 27,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



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[*] RAR @ 7.20% in '19; Assumes 7.15% thereafter

16,180 16,180 967,228 3,840,476 8,029,150 53,755,560 56,980,893 56,980,893 20,121,011 25,202,704 25,202,704 26,714,866 26,714,866 28,317,758 28,317,758 31,817,833 31,817,833 33,726,903 33,726,903 35,750,517 35,750,517 37,895,548 37,895,548 42,579,438 42,579,438 47,842,257 50,712,792 50,712,792 53,755,560 30,016,824 30,016,824 40,169,281 40,169,281 45,134,204 45,134,204 47,842,257 Assessed Value Collected Total 967,228 1,359,417 1,991,276 2,259,099 2,257,074 As'ed Value of Market (2-yr lag) < Platted/Developed Lots > @ 29.00% 85,655 55,793 3,335,268 4,687,644 6,866,470 7,789,997 7,783,014 Cumulative Market Value 26,714,866 26,714,866 28,317,758 30,016,824 30,016,824 33,726,903 33,726,903 35,750,517 35,750,517 37,895,548 53,755,560 53,755,560 56,980,893 56,980,893 25,202,704 25,202,704 11,714,375 2,481,059 31,817,833 31,817,833 37,895,548 42,579,438 47,842,257 50,712,792 50,712,792 17,863,937 28,317,758 40,169,281 40,169,281 42,579,438 45,134,204 45,134,204 47,842,257 As'ed Value* of Market (2-yr lag) @ 7.15% 34,700,128 84,445,781 163,837,412 373,634,493 396,052,563 445,004,660 471,704,939 530,007,670 530,007,670 561,808,130 561,808,130 585,516,618 595,516,618 631,247,615 631,247,615 669,122,471 669,122,471 709,269,820 844,751,704 844,751,704 373,634,493 352,485,371 352,485,371 396,052,563 419,815,717 419,815,717 445,004,660 471,704,939 500,007,235 500,007,235 709,269,820 751,826,009 751,826,009 796,935,570 Cumulative Market Value 5,066,747 14,990,716 21,149,122 22,418,070 23,763,154 25,188,943 26,700,280 28,302,296 30,000,434 31,800,460 33,708,488 10,147,348 12,556,189 512,323,796 35,730,997 37,874,857 15,109,561 47,816,134 Reasses'mt Mkt Value Biennial © 6.0% 84 111 170 192 194 754 Res'l Units Total YEAR

BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Assessed Value Summary

10/20/2020 at 2:38 PM, 15 OF 27,

DA DAVIDSON

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Development Summary

Development Projection - Buildout (updated 7/30/20)

			Res'l Totals	1	1	ı	84	114	170	192	194	ı	ı	1	•	-	ı	-
	PA 12/13 - TH - Brookfield	\$345,016		1	•	1	48	48	48	48	99	ı		ı	•	•	1	1
	PA 12/13 - TH - Brookfield	\$345,016		1	•	•	•	•	38	48	48	•	•	-	-	-	_	-
pment	PA 12/13 - SFD 60' - Brookfield	\$482,092		1	•	•	18	18	36	48	44	•	•	_	-	-	_	-
Residential Develor	PA 12/13 - SFD 50' - Brookfield	\$450,792		ı	•	•	18	48	48	48	46	•	1	1	-	,	ı	1
	roduct Type	MV \$ ('20)		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033

Platted/Dev Lots = 10% MV; one-yr prior Base MV \$ inflated 2% per annum

Prepared by D.A. Davidson & Co.

\$304,623,936

\$85,563,968

\$46,232,144

\$79,063,088

\$93,764,736

MV @ Full Buildout (base prices;un-infl.)

754

248

134

164

208

Electronically Recorded RECEPTION#: 2020000107165, 10/20/2020 at 2:38 PM, 16 OF 27, TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



BRIGHTON CROSSING METROPOLITAN DISTRICT #7

Assessed Value Summary

Tright T	Total	WAL VALUE			As'ed Value*		As'ed Value	Mkt Value			As'ed Value	
		Biennial	1		@ 7.15%		@ 29.00%	Biennial	1	1	@ 29.00%	Total
164 607 019 17,722 887 16,452 1 16,4	Res'l Units	Reasses mt @ 6.0%	Manual Adj.¹	Cumularive Market Value	or market (2-yr lag)	Cumulative Market Value	or marker (2-yr lag)	(@ 0.0%	Manuai Adj.²	Cumulative Market Value	or warket (2-yr lag)	Assessed Value
4657099 17722867 0 23740377	c			c		164 931				c		
15,104,477 10,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,384 1,104,477 1,	0			0		26.740.517				0		
1,5164,479 1991,7164 1,567,904 1,247,204 1,2	28		4,657,019	17,732,867	0	23,736,379	47,830		39,759	39,759	0	47,830
15.164.779 17.754.670 17.347.720 6.566.60 97.99 11.500 15.164.779 17.264.070 17.347.720 6.500.665 97.99 11.500 15.164.479 22.274.314 9.286.64 77.758.60 5.000.665 97.99 11.500 15.164.479 37.356.13 23.254.62 77.586.6 5.000.665 97.99 11.500 21.078.817 37.356.13 23.256.62 0.000.62 0.000.93 97.99 11.500 21.078.817 37.366.73 0.000.93 0.000.93 0.000.93 0.000.93 11.500 22.246.43 4.000.04 7.77.866.73 0.000.93 0.000.93 11.500 11.500 22.246.44 4.000.04 2.244.44 2.244.44 0.000.93 0.000.93 11.500 11.500 22.246.46 3.000.04 3.000.04 3.000.93 0.000.93 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 11.500 <	103		(4,657,019)	61,784,566	0	22,436,581	7,754,750	0		39,759	0	7,754,750
7,74,477 4175 560 149,241 6,000,005 0 99,798 11,500 15,164,479 30,280,446 4,280,148 3,224,002 5,000,653 0 99,798 11,500 15,164,479 30,280,446 14,280,148 3,224,002 3,027,873 0 307,999 11,500 11,500,479 31,513,131 32,376,044 3,224,402 3,027,873 0 307,999 11,500 21,078,917 31,513,131 32,376,044 0 200,323 0 307,999 11,500 22,44,546 32,524,40 26,116,923 0 0 0 307,999 11,500 22,44,546 32,400,10 26,116,923 0 0 0 307,999 11,500 22,446 0 30,000,00 0 0 0 307,999 11,500 22,405 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	137			129,911,164	1,267,900	17,347,120	6,883,550			39,759	11,530	8,162,980
15,114,179 307,583,46 1,280,184 772,864 5,000,085 9,759 115,00 15,114,179 307,583,46 16,071,044 772,864 724,341 9,522,08 115,00 15,114,179 31,131,515 2,33,66,240 2,34,162 0 26,223 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 26,223 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 26,223 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 26,223 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 26,223 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 0 0 0 39,799 115,00 22,343,546 36,73,624 2,34,162 0 0 0 0 39,799 115,00 22,343,546 44,356,342 2,34,162 0 0 0 0 39,799 115,00 22,343,546 44,356,342 2,34,162 0 0 0 0 39,799 115,00 22,343,546 44,356,342 2,34,162 0 0 0 0 39,799 115,00 22,343,546 44,356,342 2,34,176 0 0 0 0 39,799 115,00 22,343,546 44,356,342 2,34,176 0 0 0 0 0 39,799 115,00 22,343,47 44,364,18 0 0 0 0 0 39,799 115,00 22,343,47 44,364,18 0 0 0 0 0 39,799 115,00 22,343,47 44,364,18 0 0 0 0 0 39,799 115,00 22,343,47 36,344,78 36,344,78 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,89 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,78 0 0 0 0 0 39,799 115,00 22,344,77 36,344,78 36,344,78 0 0 0 0 0 39,799 115,00	126	7,794,670		199,470,607	4,417,596	12,489,216	6,506,608	0		39,759	11,530	10,935,735
15,164,479 207,5804 6 1,420,148 3,284,402 3,024,612 0	113			252,741,314	9,288,648	7,735,909	5,030,665			39,759	11,530	14,330,843
22.34.3.44 22.34.3.44 22.34.3.44 115.00 21.078.817 335.98.37.81 23.98.22.00 20.98.22.8 115.00 21.078.817 335.13.81.81 23.37.80.54 23.14.80.22 10.90.83.7 115.00 21.078.817 335.13.81.81 23.37.80.54 23.14.80.22 20.00	108	15,164,479		307,583,495	14,262,148	3,294,062	3,621,873	0		39,759	11,530	17,895,551
19,617,647 39,131,613 21,962,220 596,528 0 206,528 0 11,550	64			326,965,784	18,071,004	721,804	2,243,414			39,759	11,530	20,325,947
22,343,546 209,323 0 209,323 0 14,350	28	19,617,947		351,313,613	21,992,220	0	955,278	0		39,759	11,530	22,959,02
21,078,817 37,232,424 25,18,18,23 0 0 0 13,530 11,530 22,34,546 34,736,76 26,056,026 0 0 0 0 13,530 11,530 22,343,546 34,736,77 26,056,03 0 0 0 0 39,739 11,530 23,445,56 44,326,34 28,056,03 0 0 0 0 39,739 11,530 24,45,26 44,325,34 28,273,82 0 0 0 0 39,739 11,530 26,105,70 44,352,34 29,170,40 0 0 0 39,739 11,530 26,105,71 44,352,34 29,170,40 0 0 0 39,739 11,530 26,105,71 44,352,34 31,712,002 0 0 0 0 39,739 11,530 28,105,74 44,352,34 31,712,002 0 0 0 0 39,739 11,530 29,104,74 44,352,34 31,	0			351,313,613	23,378,054	0	209,323			39,759	11,530	23,598,90
25,245,546 39,728,240 25,118,223 0 99,728 11,530 22,545,546 394,735,876 26,626,059 0 0 99,739 11,530 22,646,158 48,420,134 28,222,652 0 0 99,739 11,530 25,105,208 48,420,134 28,222,652 0 0 99,739 11,530 25,105,208 443,525,342 29,917,040 0 0 99,739 11,530 26,11,527 443,525,342 29,917,040 0 0 99,739 11,530 28,105,208 443,525,342 29,917,040 0 0 99,739 11,530 28,208,17,27 443,525,342 29,917,040 0 0 99,739 11,530 28,208,17 417,136,882 31,712,082 0 0 0 99,739 11,530 28,208,17 41,208,188 31,712,082 0 0 0 0 99,739 11,530 28,208,47 32,814,788 0 0 <	0	21,078,817		372,392,430	25,118,923	0	0	0		39,759	11,530	25,130,453
22,343,546 394,735,876 26,260,599 0 0 39,759 11,530 22,343,546 448,426,134 28,226,522 0 0 0 39,759 11,530 25,165,268 448,420,134 28,226,522 0 0 0 39,759 11,530 26,165,268 443,255,442 28,226,522 0 0 0 39,759 11,530 26,165,278 443,255,442 28,917,040 0 0 0 39,759 11,530 28,208,212 443,255,442 28,917,040 0 0 0 39,759 11,530 28,208,212 443,255,442 28,917,040 0 0 0 39,759 11,530 28,208,212 443,255,442 39,17,12,062 0 0 0 0 39,759 11,530 28,208,217 440,136 33,147,760 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0<	0			372,392,430	25,118,923	0	0			39,759	11,530	25,130,453
28,105,208 416,201,34 28,208,258 0 98,758 11,530 28,105,208 416,201,34 28,223,622 0 0 9,758 11,530 28,105,208 416,201,34 28,223,622 0 0 0 9,758 11,530 28,105,208 443,525,342 29,170,40 0 0 0 9,758 11,530 28,011,521 470,136,883 31,712,002 0 0 0 9,759 11,530 28,208,172 493,45,075 33,614,786 0 0 0 9,759 11,530 28,208,174 493,45,075 33,614,786 0 0 0 9,759 11,530 28,208,174 493,45,075 36,147,786 0 0 0 9,759 11,530 38,584,274 558,940,528 31,7786,573 0 0 0 9,759 11,530 38,584,274 558,040,528 31,7786,573 0 0 0 0 9,759 11,530 <t< td=""><td>0</td><td>22,343,546</td><td></td><td>394,735,976</td><td>26,626,059</td><td>0</td><td>0</td><td>0</td><td></td><td>39,759</td><td>11,530</td><td>26,637,589</td></t<>	0	22,343,546		394,735,976	26,626,059	0	0	0		39,759	11,530	26,637,589
29,084,159 416,420,144 4202,624 4202,620 0 0 0 0 15,30 26,105,208 44,35,52,342 29,17,040 0 0 0 0 11,530 26,611,521 44,55,53,342 29,17,040 0 0 0 0 11,530 26,611,521 47,10,8863 31,712,062 0 0 0 0 16,759 11,530 26,611,521 490,346,075 31,172,062 0 0 0 0 16,759 11,530 26,508,772 35,614,786 0 0 0 0 0 17,530 11,530 28,508,773 36,814,786 0 0 0 0 0 17,530 11,530 31,694,773 36,814,786 0 0 0 0 0 17,530 11,530 31,694,774 55,8940,526 37,786,573 0 0 0 0 0 17,530 11,530 31,748,950 68,8	0			394,735,976	26,626,059	0	0			39,759	11,530	26,637,589
25,105,208 418,420,134 28,223,624 29,1740 0 0 39,759 11,530 26,01,521 443,525,342 29,917,040 0 0 0 39,759 11,530 26,01,521 470,136,863 31,712,062 0 0 0 39,759 11,530 26,202,12 470,136,863 31,712,062 0 0 0 39,759 11,530 26,202,12 480,345,075 33,614,786 0 0 0 39,759 11,530 26,202,12 480,345,075 33,614,786 0 0 0 39,759 11,530 29,200,704 528,445,776 56,611673 0 0 0 39,759 11,530 31,684,747 528,445,776 56,611673 0 0 0 0 11,530 31,684,747 558,940,526 37,786,573 0 0 0 0 11,530 31,684,747 558,940,526 37,786,573 0 0 0 0	0	23,684,159		418,420,134	28,223,622	0	0	0		39,759	11,530	28,235,152
26,105,208 443,525,342 29,917,040 0 0 0 0 15.00 11,530	0			418,420,134	28,223,622	0	0			39,759	11,530	28,235,152
26 611,521 443,525,342 28 917,640 0 0 39,759 11530 28 208,212 470,136,883 31,712,662 0 0 0 39,759 11,530 28 208,212 470,136,883 31,712,662 0 0 0 39,759 11,530 28 208,212 488,345,075 33,614,786 0 0 0 39,759 11,530 29 500,704 528,245,779 35,631,673 0 0 0 39,759 11,530 31,596,427 559,940,526 37,786,573 0 0 0 0 39,759 11,530 33,566,427 559,940,526 37,786,573 0 0 0 0 39,759 11,530 33,566,427 559,940,526 37,786,573 0 0 0 0 39,759 11,530 33,566,427 559,144,787 558,940,526 37,786,573 0 0 0 0 39,759 11,530 35,612,277 629,146,175	0	25,105,208		443,525,342	29,917,040	0	0	0		39,759	11,530	29,928,57
26,611,521 470,136,863 31,712,062 0 0 39,759 11,530 28,208,212 470,136,863 31,712,062 0 0 0 39,759 11,530 28,208,212 480,345,075 33,614,786 0 0 0 39,759 11,530 29,900,704 528,245,779 35,631,673 0 0 0 39,759 11,530 31,584,747 559,940,526 37,786,573 0 0 0 39,759 11,530 31,586,432 559,940,526 37,786,573 0 0 0 0 39,759 11,530 33,586,432 40,035,748 0 0 0 0 39,759 11,530 35,61,277 40,035,748 0 0 0 0 39,759 11,530 40,013,886 40,035,748 0 0 0 0 0 39,759 11,530 40,013,886 40,013,487 42,437,892 0 0 0 0	0			443,525,342	29,917,040	0	0			39,759	11,530	29,928,570
28_208_212 470_108_808 31_712_002 0 0 0 15.50 28_208_212 490_345_075 33_614_786 0 0 0 0 39_759 11.530 28_208_212 490_345_075 33_614_786 0 0 0 0 39_759 11.530 29_200_704 522_245_779 55_614_673 0 0 0 0 39_759 11.530 31_684_747 55_614_673 0 0 0 0 0 39_759 11.530 31_684_747 55_614_673 0 0 0 0 39_759 11.530 31_684_747 55_614_673 0 0 0 0 39_759 11.530 35_61_217 55_94_526 37_766_573 0 0 0 0 39_759 11.530 35_61_217 42_437_892 0 0 0 0 0 39_759 11.530 40_013_88 76_891_491_775 42_437_892 0	0	26,611,521		470,136,863	31,712,062	0	0	0		39,759	11,530	31,723,59
28,208,212 498,345,075 33,614,786 0 0 0 39,789 11,530 29,900,704 528,245,778 33,614,786 0 0 0 0 39,789 11,530 29,900,704 528,245,778 35,631,673 0 0 0 0 39,789 11,530 29,900,704 528,245,778 35,631,673 0 0 0 0 39,789 11,530 31,694,747 559,940,526 37,766,573 0 0 0 0 39,789 11,530 33,596,42 559,540,528 37,766,573 0 0 0 0 39,789 11,530 33,501,217 629,149,175 42,437,892 0 0 0 0 39,789 11,530 37,748,950 666,886,725 42,437,892 0 0 0 0 39,789 11,530 40,013,888 766,912,013 47,683,216 0 0 0 0 0 39,789 11,530	0			470,136,863	31,712,062	0	0			39,759	11,530	31,723,58
29,900,704 498,345,075 35,814,786 0 0 15,30 11,53	0	28,208,212		498,345,075	33,614,786	0	0	0		39,759	11,530	33,626,3
29,900,704 522,245,779 36,831,673 0 0 0 11,530 11,530 31,694,747 528,245,779 35,631,673 0 0 0 39,759 11,530 31,694,747 559,940,526 37,769,573 0 0 0 39,759 11,530 33,596,432 559,940,526 37,769,573 0 0 0 39,759 11,530 35,612,217 623,149,775 40,035,748 0 0 0 39,759 11,530 35,612,217 623,149,775 42,437,892 0 0 0 39,759 11,530 37,748,950 668,896,72 42,437,892 0 0 0 39,759 11,530 40,013,888 706,912,013 47,883,716 0 0 0 39,759 11,530 42,414,721 749,326,734 50,544,209 0 0 0 0 39,759 11,530 44,959,604 784,286,338 53,578,861 0 0 0	0			498,345,075	33,614,786	o	0			39,759	11,530	33,626,316
31,694,747 55,244,779 35,631,673 0 0 0 11,530 11,530 31,694,747 559,940,526 37,789,573 0 0 0 0 11,530 11,530 33,596,432 599,536,857 40,035,748 0 0 0 39,759 11,530 35,612,17 629,149,175 42,437,892 0 0 0 39,759 11,530 37,748,950 668,894,125 42,437,892 0 0 0 39,759 11,530 40,013,888 706,912,013 47,683,216 0 0 0 39,759 11,530 40,013,888 706,912,013 47,683,216 0 0 0 39,759 11,530 42,414,721 749,226,134 47,683,216 0 0 0 39,759 11,530 42,414,721 749,226,134 50,544,209 0 0 0 0 39,759 11,530 44,956,804 0 0 0 0 0<	0	29,900,704		528,245,779	35,631,673	0	0	0		39,759	11,530	35,643,203
31,694,747 559,940,526 37,769,573 0 0 0 11,530 11,530 33,596,422 37,694,028 37,769,573 0 0 0 39,759 11,530 33,596,422 40,035,748 0 0 0 0 39,759 11,530 35,612,17 629,149,175 42,437,892 0 0 0 39,759 11,530 37,748,950 668,896,125 42,437,892 0 0 0 39,759 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 44,950,604 749,226,734 50,544,209 0 0 0 0	0			528,245,779	35,631,673	0	0			39,759	11,530	35,643,203
35,940,526 37,769,573 0 0 39,759 11,530 35,966,432 559,940,526 37,769,574 0 0 0 0 11,530 35,612,217 629,486,775 42,437,882 0 0 0 39,759 11,530 35,612,217 629,148,775 42,437,882 0 0 0 39,759 11,530 37,748,950 666,896,125 44,984,166 0 0 0 39,759 11,530 40,013,888 706,912,013 47,893,16 0 0 0 39,759 11,530 42,414,721 749,326,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 47,657,180 0 0 0 0 0 11,530 47,657,180 0<	0	31,694,747		559,940,526	37,769,573	0	0	0		39,759	11,530	37,781,103
33,596,432 593,536,957 40,035,748 0 0 0 11,530 36,12,17 693,536,867 40,035,748 0 0 0 39,759 11,530 35,612,17 629,149,175 42,437,892 0 0 0 39,759 11,530 37,748,950 666,896,125 44,984,166 0 0 0 39,759 11,530 40,013,868 706,912,013 47,894,166 0 0 0 39,759 11,530 40,013,868 706,912,013 47,893,16 0 0 0 39,759 11,530 42,414,721 749,326,734 50,442,09 0 0 0 39,759 11,530 44,659,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 0 39,759 11,530	0			559,940,526	37,769,573	0	0			39,759	11,530	37,781,103
35,012,17 699,536,967 40,035,748 0 0 39,759 11,530 37,48,950 629,149,175 42,437,892 0 0 0 39,759 11,530 37,748,950 666,896,125 44,994,166 0 0 0 39,759 11,530 40,013,888 706,912,013 47,683,216 0 0 0 39,759 11,530 42,414,721 749,226,734 50,544,209 0 0 0 39,759 11,530 44,959,604 749,226,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 0 0 3		33,596,432		593,536,957	40,035,748	0	0	0		39,759	11,530	40,047,278
35,612,217 629,149,75 42,437,892 0 0 0 15,50 37,748,950 668,896,125 42,437,892 0 0 0 39,759 11,530 37,748,950 668,896,125 44,984,166 0 0 0 39,759 11,530 40,013,888 708,912,013 47,683,216 0 0 0 39,759 11,530 42,414,721 749,326,734 50,544,209 0 0 0 39,759 11,530 44,959,604 749,286,338 53,576,861 0 0 0 39,759 11,530 47,857,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 853,207,000 0 0 0 0 0 39,759 11,530 863,791,473 0 0 0 0 0 0 11,530 937,509 0 </td <td></td> <td></td> <td></td> <td>593,536,957</td> <td>40,035,748</td> <td>0</td> <td>0</td> <td></td> <td></td> <td>39,759</td> <td>11,530</td> <td>40,047,278</td>				593,536,957	40,035,748	0	0			39,759	11,530	40,047,278
37,748,950 662,149,75 42,477,882 0 9,759 11,530 37,748,950 668,896,125 44,984,166 0 0 0 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 42,414,721 749,226,734 50,544,209 0 0 0 39,759 11,530 44,959,804 749,226,734 50,544,209 0 0 0 39,759 11,530 44,959,804 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530		35,612,217		629,149,175	42,437,892	0	0	0		39,759	11,530	42,449,42
37,748,950 666,896,125 44,984,166 0 0 39,759 11,530 40,013,888 706,912,013 44,984,166 0 0 39,759 11,530 40,013,888 706,912,013 47,863,216 0 0 0 11,530 42,414,721 749,326,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,226,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,226,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530				629,149,175	42,437,892	0	0			39,759	11,530	42,449,42
40,013,888 606,889,125 44,884,166 0 0 39,759 11,530 40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 42,414,721 748,326,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,945,518 56,791,473 0 0 0 39,759 11,530		37,748,950		666,898,125	44,984,166	0	0	0		39,759	11,530	44,995,696
40,013,888 706,912,013 47,883,216 0 0 0 39,759 11,530 42,414,721 706,812,013 47,863,216 0 0 39,759 11,530 42,414,721 749,326,734 50,544,209 0 0 0 39,759 11,530 44,959,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 653,207,000 0 0 0 0 11,530 11,530				666,898,125	44,984,166	0	0			39,759	11,530	44,995,69
42,414,721 706,912,013 47,663,216 0 0 39,759 11,530 42,414,721 749,226,734 50,544,209 0 0 39,759 11,530 44,959,604 794,286,338 53,576,861 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 0 39,759 11,530 653,207,000 0 0 0 0 11,530 11,530		40,013,888		706,912,013	47,683,216	0	0	0		39,759	11,530	47,694,746
42,414,721 749,326,734 56,544,209 0 0 0 0 11,530 44,959,804 749,226,734 56,544,209 0 0 39,759 11,530 44,959,804 794,286,338 53,678,881 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 39,759 11,530 841,943,518 56,791,473 0 0 39,759 11,530 533,207,000 0 39,759 11,530				706,912,013	47,683,216	0	0			39,759	11,530	47,694,7
44,959,804 749,329,734 50,544,209 0 0 39,759 11,530 44,959,804 794,228,338 53,578,881 0 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 39,759 11,530 841,943,518 56,791,473 0 0 39,759 11,530		42,414,721		749,326,734	50,544,209	0	0	0		39,759	11,530	50,555,7;
44,959,604 794,286,338 55,576,861 0 0 0 11,530 47,657,180 841,943,518 56,791,473 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 39,759 11,530 533,207,000 0 39,759 11,530 11,530				749,326,734	50,544,209	0	0			39,759	11,530	50,555,739
47,657,180 794,286,338 53,576,861 0 0 39,759 11,530 47,657,180 841,943,518 56,791,473 0 0 0 39,759 11,530 841,943,518 56,791,473 0 0 39,759 11,530 553,207,000 0 39,759 11,530		44,959,604		794,286,338	53,576,861	0	0	0		39,759	11,530	53,588,391
47,657.180 841,943.518 56,791,473 0 0 0 39,759 11,530 841,943.518 56,791,473 0 0 39,759 11,530 553,207,000 0 39,759 0 39,759				794,286,338	53,576,861	0	0			39,759	11,530	53,588,391
841,943,518 56,791,473 0 0 39,759 11,530 11,530		47,657,180		841,943,518	56,791,473	0	0	0		39,759	11,530	56,803,003
. 533,207,000 0 0 0 0				841,943,518	56,791,473	0	0			39,759	11,530	56,803,00
	707	533,207,000	0					0	39,759			

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TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

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Res'l Totals PA6 - Market Rate Apts. \$150,000 PA 9 TH -Brookfield \$434,112 PA1-TH-Brookfield \$434,112 PA7 - SFD 55' -Lennar \$500,194 PA 8.2 - SFD 55' - PA 8.2 - SFD 67' - Lennar TBD \$479,723 \$458,965 - SFD 55' -ennar 4,410 BRIGHTON CROSSING METROPOLITAN DISTRICT #7 Development Summary Development Projection - Buildout (updated 7/30/20)

	Residential Development	opment			
Product Type	PA7 - Duplex 41' - Brookfield	PA7 - SFD 55' - Brookfield	PA7 - Duplex 41'- PA7 - 3FD 55'- PA 8.1 - SFD 75'- PA 8.1 - SFD 67'- PA 8.1 - SFD 67'-	PA 8.1 - SFD 67' - DR Horton	PA 8.1 - 9
MV \$ ('20)	\$458,981	\$500,194	\$535,194	\$479,568	\$454

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				36	36	28				٠		•			100	\$43,411,200
•		48	15				•		•	•		•	•		54	\$32,012,416
			24	ဖ			•			•		•			30	\$14,391,690
			30	35			•								65	\$29,832,725
14	38								•			•	•		90	\$22,720,500
9	30	31		•						•		•			67	\$32,131,056
	80	4		•			•		•	٠		•	•	•	12	\$6,422,328
4	6	24	14	•			•			•		•		•	51	\$25,509,894
4	20	30	34	•			•			•		•		•	88	\$40,390,328
2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	I	MV @ Full Buildout (base prices;un-infl.)

\$296,551,097

\$15,000,000

\$34,728,960

notes: Platted/Dev Lots = 16% MV; one-yr prior Base MV \$ inflated 2% per annum

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SOURCES AND USES OF FUNDS

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6
GENERAL OBLIGATION BONDS, SERIES 2020A(3)
50.349 (target) Mills
Non-Rated, 130x, 30-yr. Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

 Dated Date
 11/01/2020

 Delivery Date
 11/01/2020

Sources:	
Bond Proceeds:	
Par Amount	39,440,000.00
	39,440,000.00
Uses:	
Project Fund Deposits:	
Project Funds	27,258,000.00
Other Fund Deposits:	
Capitalized Interest Fund	7,099,200.00
Cost of Issuance:	
Other Cost of Issuance	350,000.00
Underwriter's Discount:	
Other Underwriter's Discount	788,800.00
Other Uses of Funds:	
Deposit to Surplus (New)	3,944,000.00
	39,440,000.00

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BOND SUMMARY STATISTICS

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections) [Preliminary -- for discussion only]

Dated Date Delivery Date First Coupon Last Maturity	11/01/2020 11/01/2020 12/01/2020 12/01/2050
Arbitrage Yield True Interest Cost (TIC) Net Interest Cost (NIC) All-In TIC Average Coupon	6 000484% 6 161495% 6 000000% 6 234535% 6 000000%
Average Life (years) Weighted Average Maturity (years) Duration of Issue (years)	24.743 24.743 12.868
Par Amount Bond Proceeds Total Interest Net Interest Bond Years from Dated Date Bond Years from Delivery Date Total Debt Service Maximum Annual Debt Service Average Annual Debt Service	39,440,000.00 39,440,000.00 58,551,700.00 59,340,500.00 975,861,666.67 975,861,666.67 97,991,700.00 8,554,200.00 3,257,341.83
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 2050	39,440,000.00	100.000	6.000%	24.743	07/30/2045	54,427.20
	39,440,000.00			24.743		54,427.20
		TIC		All-In TIC	Arbitrage Yield	
Par Value + Accrued Interest + Premium (Discount)	;	39,440,000.00	39,	440,000.00	39,440,000.00	
- Underwriter's Discount - Cost of Issuance Expense - Other Amounts - Other Amounts - Other Amounts		-788,800.00		788,800.00 350,000.00		
Target Value	;	38,651,200.00	38,	301,200.00	39,440,000.00	
Target Date Yield		11/01/2020 6.161 4 95%		11/01/2020 6.234535%	11/01/2020 6.000 484 %	

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BOND DEBT SERVICE

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills

Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections) [Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2020 06/01/2021			197,200 1,183,200	197,200 1,183,200	197,200
12/01/2021 06/01/2022			1,183,200 1,183,200 1,183,200	1,183,200 1,183,200 1,183,200	2,366,400
12/01/2022 06/01/2023			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2023 06/01/2024			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2024 06/01/2025			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2025 06/01/2026			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2026 06/01/2027			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2027 06/01/2028			1,183,200 1,183,200	1,183,200 1,183,200	2,366,400
12/01/2028 06/01/2029	60,000	6.000%	1,183,200 1,181,400	1,243,200 1,181,400	2,426,400
12/01/2029 06/01/2030	65,000	6.000%	1,181,400 1,179,450	1,246,400 1,179,450	2,427,800
12/01/2030 06/01/2031	215,000	6.000%	1,179,450 1,173,000	1,394,450 1,173,000	2,573,900
12/01/2031 06/01/2032	225,000	6.000%	1,173,000 1,166,250	1,398,000 1,166,250	2,571,000
12/01/2032 06/01/2033	395,000	6.000%	1,166,250 1,154,400	1,561,250 1,154,400	2,727,500
12/01/2033 06/01/2034	420,000	6.000%	1,154,400 1,141,800	1,574,400 1,141,800	2,728,800
12/01/2034 06/01/2035	605,000	6.000%	1,141,800 1,123,650	1,746,800 1,123,650	2,888,600
12/01/2035 06/01/2036	645,000	6.000%	1,123,650 1,104,300	1,768,650 1,10 4 ,300	2,892,300
12/01/2036 06/01/2037	855,000	6.000%	1,104,300 1,078,650	1,959,300 1,078,650	3,063,600
12/01/2037 06/01/2038	905,000	6.000%	1,078,650 1,051,500	1,983,650 1,051,500	3,062,300
12/01/2038 06/01/2039	1,145,000	6.000%	1,051,500 1,017,150	2,196,500 1,017,150	3,248,000
12/01/2039 06/01/2040	1,215,000	6.000%	1,017,150 980,700	2,232,150 980,700	3,249,300
12/01/2040 06/01/2041	1,480,000	6.000%	980,700 936,300	2,460,700 936,300	3,441,400
12/01/2041 06/01/2042 12/01/2042	1,570,000 1,870,000	6.000% 6.000%	936,300 889,200 889,200	2,506,300 889,200 2,759,200	3,442,600 3,648,400
06/01/2043 12/01/2043	1,985,000	6.000%	833,100 833,100	833,100 2,818,100	3,651,200
06/01/2044 12/01/2044	2,320,000	6.000%	773,550 773,550	773,550 3,093,550	3,867,100
06/01/2045 12/01/2045	2,460,000	6.000%	703,950 703,950	703,950 3,163,950	3,867,900
06/01/2046 12/01/2046	2,840,000	6.000%	630,150 630,150	630,150 3,470,150	4,100,300
06/01/2047 12/01/2047	3,010,000	6.000%	544,950 544,950	544,950 3,554,950	4,099,900
06/01/2048 12/01/2048	3,440,000	6.000%	454,650 454,650	454,650 3,894,650	4,349,300
06/01/2049 12/01/2049	3,645,000	6.000%	351,450 351,450	351,450 3,996,450	4,347,900
06/01/2050 12/01/2050	8,070,000	6.000%	242,100 242,100	242,100 8,312,100	8,554,200
	39,440,000		58,551,700	97,991,700	97,991,700

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NET DEBT SERVICE

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills Non-Rated, 130x, 30-yr. Maturity (Full Growth + 6% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2020		197,200	197,200	197,200	
12/01/2021		2,366,400	2,366,400	2,366,400	
12/01/2022		2,366,400	2,366,400	2,366,400	
12/01/2023		2,366,400	2,366,400	2,169,200	197,200
12/01/2024		2,366,400	2,366,400		2,366,400
12/01/2025		2,366,400	2,366,400		2,366,400
12/01/2026		2,366,400	2,366,400		2,366,400
12/01/2027		2,366,400	2,366,400		2,366,400
12/01/2028	60,000	2,366,400	2,426,400		2,426,400
12/01/2029	65,000	2,362,800	2,427,800		2,427,800
12/01/2030	215,000	2,358,900	2,573,900		2,573,900
12/01/2031	225,000	2,346,000	2,571,000		2,571,000
12/01/2032	395,000	2,332,500	2,727,500		2,727,500
12/01/2033	420,000	2,308,800	2,728,800		2,728,800
12/01/2034	605,000	2,283,600	2,888,600		2,888,600
12/01/2035	645,000	2,247,300	2,892,300		2,892,300
12/01/2036	855,000	2,208,600	3,063,600		3,063,600
12/01/2037	905,000	2,157,300	3,062,300		3,062,300
12/01/2038	1,145,000	2,103,000	3,248,000		3,248,000
12/01/2039	1,215,000	2,034,300	3,249,300		3,249,300
12/01/2040	1,480,000	1,961,400	3,441,400		3,441,400
12/01/2041	1,570,000	1,872,600	3,442,600		3,442,600
12/01/2042	1,870,000	1,778,400	3,648,400		3,648,400
12/01/2043	1,985,000	1,666,200	3,651,200		3,651,200
12/01/2044	2,320,000	1,547,100	3,867,100		3,867,100
12/01/2045	2,460,000	1,407,900	3,867,900		3,867,900
12/01/2046	2,840,000	1,260,300	4,100,300		4,100,300
12/01/2047	3,010,000	1,089,900	4,099,900		4,099,900
12/01/2048	3,440,000	909,300	4,349,300		4,349,300
12/01/2049	3,645,000	702,900	4,347,900		4,347,900
12/01/2050	8,070,000	484,200	8,554,200		8,554,200
	39,440,000	58,551,700	97,991,700	7,099,200	90,892,500

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BOND SOLUTION

BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6 GENERAL OBLIGATION BONDS, SERIES 2020A(3) 50.349 (target) Mills

Non-Rated, 130x, 30-yr. Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Debt Serv Coverage	Unused Revenues	Revenue Constraints	Total Adj Debt Service	Debt Service Adjustments	Proposed Debt Service	Proposed Principal	Period Ending
	407,066	407,066		-197,200	197,200		12/01/2020
	428,419	428,419		-2,366,400	2,366,400		12/01/2021
	572,813	572,813		-2,366,400	2,366,400		12/01/2022
422.67629%	636.318	833.518	197,200	-2.169.200	2,366,400		12/01/2023
53.07166%	-1,110,512	1,255,888	2,366,400		2,366,400		12/01/2024
71.39299%	-676,956	1,689,444	2,366,400		2,366,400		12/01/2025
94.74056%	-124,460	2,241,941	2,366,400		2,366,400		12/01/2026
114.43653%	341.626	2.708.026	2.366,400		2,366,400		12/01/2027
130.16032%	731,810	3,158,210	2,426,400		2,426,400	60,000	12/01/2028
130.08526%	730,410	3,158,210	2,427,800		2,427,800	65,000	12/01/2029
130.06202%	773,766	3,347,666	2.573.900		2,573,900	215,000	12/01/2030
130.20873%	776.666	3.347.666	2,571,000		2,571,000	225.000	12/01/2031
130.10047%	820,990	3,548,490	2,727,500		2,727,500	395,000	12/01/2032
130.03849%	819,690	3,548,490	2,728,800		2,728,800	420,000	12/01/2033
130.21407%	872,763	3,761,363	2.888.600		2,888,600	605,000	12/01/2034
130.04749%	869.063	3.761.363	2.892,300		2,892,300	645.000	12/01/2035
130.14131%	923,409	3,987,009	3,063,600		3,063,600	855,000	12/01/2036
130.19656%	924,709	3,987,009	3,062,300		3,062,300	905,000	12/01/2037
130.11679%	978,193	4,226,193	3,248,000		3,248,000	1,145,000	12/01/2038
130.06474%	976.893	4.226.193	3,249,300		3,249,300	1.215.000	12/01/2039
130.17170%	1,038,329	4,479,729	3,441,400		3,441,400	1,480,000	12/01/2040
130.12633%	1.037.129	4.479.729	3,442,600		3,442,600	1.570.000	12/01/2041
130.15230%	1,100,076	4,748,476	3,648,400		3,648,400	1,870,000	12/01/2042
130.05249%	1.097.276	4.748.476	3,651,200		3,651,200	1.985.000	12/01/2043
130.15823%	1,166,249	5,033,349	3,867,100		3,867,100	2,320,000	12/01/2044
130.13131%	1.165.449	5.033.349	3,867,900		3,867,900	2.460.000	12/01/2045
130.12008%	1,235,014	5,335,314	4.100.300		4,100,300	2,840,000	12/01/2046
130.13277%	1.235.414	5.335.314	4,099,900		4.099,900	3.010.000	12/01/2047
130.03003%	1,306,096	5,655,396	4,349,300		4,349,300	3,440,000	12/01/2048
130.07190%	1,307,496	5,655,396	4,347,900		4,347,900	3,645,000	12/01/2049
70.07884%	-2,559,516	5,994,684	8,554,200		8,554,200	8,070,000	12/01/2050
	19,801,691	110,694,191	90,892,500	-7,099,200	97,991,700	39,440,000	

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EXHIBIT C

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

Schedule of Fees
Effective October 14, 2020
Adopted pursuant to the following Resolution:
Resolution Concerning the Imposition of Facilities Fees

	Schedule of Fees	
Fee Туре	Classifications	Rate
Facilities Fee collected by District	SF Attached, SF Detached, Low Density MF	\$2,743/Unit Due Upon Issuance of Building Permit

■ Payments by check made out to Brighton Crossing Metro District No. 6 may be mailed to:

Pinnacle Consulting Group, Inc. 550 W. Eisenhower Blvd. Loveland, CO 80537

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EXHIBIT D

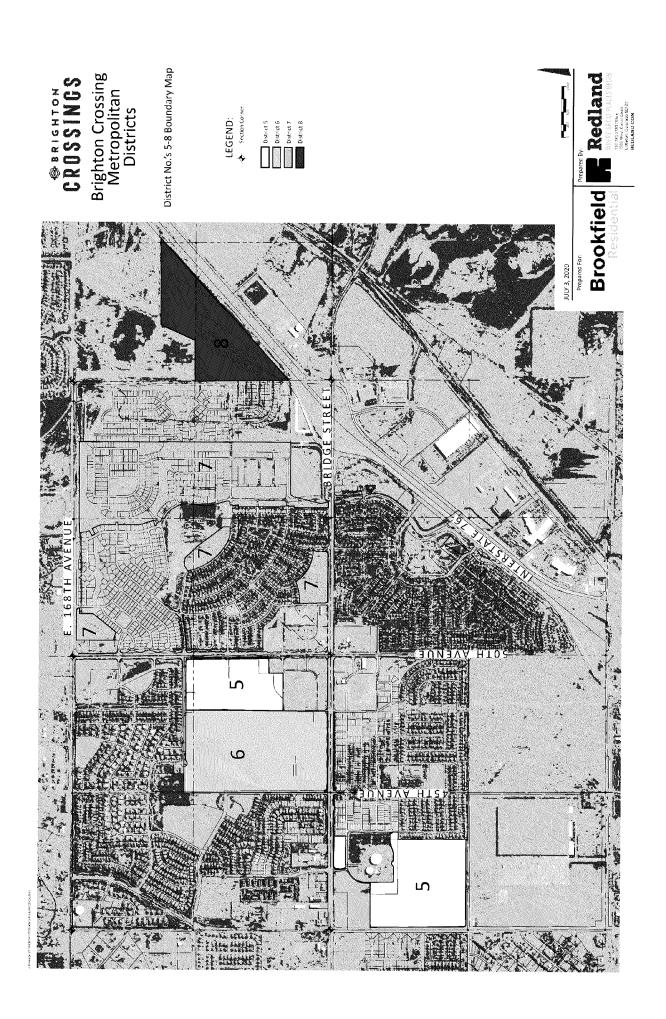
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

District Boundaries

2092,0007: 1076446

Electronically Recorded RECEPTION#: 2020000107165, 10/20/2020 at 2:38 PM, 25 OF 27,

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10/20/2020 at 2:38 PM, 26 OF 27,

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Certificate Of Completion

Envelope ld: 9342EFA1D13549C3816A5EC20C922161 Status: Completed

Subject: Please DocuSign: Resolution Concerning the Imposition of Facilities Fees (D5), 2020-10-14....pd...

Document Pages: 50 Signatures: 6 **Envelope Originator:** Certificate Pages: 5 Initials: 0 Andrew Kunkel

AutoNav: Enabled 550 W. Eisenhower Blvd Envelopeld Stamping: Enabled Loveland, CO 80537

Time Zone: (UTC-07:00) Mountain Time (US & Canada) andrewk@pinnacleconsultinggroupinc.com

IP Address: 63.234.189.202

Signed: 10/16/2020 8:15:08 AM

Sent: 10/16/2020 8:15:10 AM

Sent: 10/16/2020 12:46:19 PM

Viewed: 10/16/2020 12:56:39 PM

Signed: 10/16/2020 12:57:00 PM

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Record Tracking

Status: Original Holder: Andrew Kunkel Location: DocuSign

10/15/2020 2:23:59 PM andrewk@pinnacleconsultinggroupinc.com

Signer Events Signature **Timestamp**

DocuSigned by: Shannon Robbins Sent: 10/15/2020 2:35:17 PM Shannon Robbins Shannon.Robbins@brookfieldpropertiesdevelopmen Viewed: 10/16/2020 8:14:50 AM

t.com

Vice President

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Accepted: 10/16/2020 8:14:50 AM ID: af706604-fc44-449a-bbc0-ae6fbed12d51

Ashley Tarufelli

Ashley.Tarufelli@brookfieldpropertiesdevelopment.c

om

CEO

Security Level: Email, Account Authentication

(None)

Signature Adoption: Pre-selected Style

Signature Adoption: Pre-selected Style

Using IP Address: 216.150.208.5

Using IP Address: 216.150.208.5

Electronic Record and Signature Disclosure:

Accepted: 7/7/2020 12:55:52 PM

ID: 4c444334-b70f-41f9-9345-8dfc99387e44

Eve Velasco

evelasco@wbapc.com

Security Level: Email, Account Authentication

(None)

ocuSigned by: Eve Velasco

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Signature Adoption: Pre-selected Style Using IP Address: 50.209.233.181

Electronic Record and Signature Disclosure:

Accepted: 10/16/2020 12:56:39 PM

ID: 5ee1b33b-1cc5-4782-ac15-a90386d067ce

In Person Signer Events Signature Timestamp

Editor Delivery Events Status Timestamp

Agent Delivery Events Status Timestamp

Intermediary Delivery Events Status Timestamp

Certified Delivery Events Status Timestamp

10/20/2020 at 2:38 PM, 27 OF 27,

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Carbon Copy Events

Chelsey Green

Chelsey G@pinnacle consulting group in c. com

District Manager

Witness Events

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 4/10/2020 3:33:03 PM

Envelope Summary Events

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Security Checked

Notary Events Signature

Status

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Signing Complete Security Checked

Completed

Payment Events Status

Electronic Record and Signature Disclosure

Timestamp

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