

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
ANNUAL REPORT
TO
TOWN OF CASTLE ROCK
FOR THE PERIOD ENDING DECEMBER 31, 2021**

Pursuant to Section VI of the Amended and Restated Consolidated Service Plan for Castle Pines Commercial Metropolitan District No. 1 (the “Service Plan”) dated January 6, 2015, the Castle Pines Commercial Metropolitan District No. 1 is required to submit an annual report to the Town of Castle Rock (the “Town”).

For the year ending December 31, 2021 (the “Report Year”), the District made the following report:

1. A narrative summary of the progress of the District in implementing its Service Plan in the report year:

The District continues to provide facilities and services as contemplated in the Service Plan.

The recorded Order for Exclusion and Legal Description of the real property excluded from the District is attached hereto as Exhibit A. The recorded Order for Inclusion and Legal Description of the real property included into the District is attached hereto as Exhibit B.

2. The audited financial statements of the District, including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and a statement of operations (i.e. revenues and expenditures):

The 2021 Audit will be supplied upon completion.

3. A summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year:

There were \$-0- in capital expenditures incurred by the District in development of public facilities in the report year. The District budgeted \$-0- in public improvements for 2022 and does not anticipate further expenditures in the next five years.

4. A summary of the financial obligations of the District at the end of the report year, including (i) the amount of outstanding indebtedness, (ii) the amount and terms of any new District indebtedness or long-term obligations issues in the report year, (iii) the amount of payment or retirement of existing indebtedness of the District in the report year, (iv) the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and (v) the current mill levy of the District pledged to Debt retirement in the report year:

- i. As of December 31, 2021, \$5,240,000 remains outstanding on the Series 2015 Bonds.
- ii. None.
- iii. As of December 31, 2021, the District has paid \$268,250 of Bond Interest and \$125,000 of Bond Principal in the Report Year.
- iv. \$6,168,410
- v. 0 Mills. District Nos. 3 and 4 impose a debt mill levy and pledges revenue to District No. 1 for the payment of the Series 2015 Bonds.

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

See Exhibit C attached.

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

There was no residential or commercial development within the District during the report year.

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

There were no fees, charges or assessments imposed by the District.

8. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 if this Chapter has occurred in the report year:

No action, event or condition enumerated in Section 11.02.060 has occurred.

9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings for the Board:

See Exhibit D attached.

EXHIBIT A

(Recorded Order for Exclusion and Legal Description of Real Property)

DISTRICT COURT, DOUGLAS COUNTY, COLORADO	
Court Address: 4000 JUSTICE WAY, CASTLE ROCK, CO, 80109-7546	DATE FILED: March 26, 2021 10:46 AM
In the Matter of: CASTLE PINES COMMERCIAL METRO DIST #1	△ COURT USE ONLY △
	Case Number: 1987CV48 Division: 6 Courtroom:
Order for Exclusion (CPC District No. 1 Parcel)	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 3/26/2021



DAVID JOHN STEVENS
District Court Judge

COMBINED COURT
STATE OF COLORADO } ss.
Douglas County.
CERTIFIED to be a full, true and cor-
rect copy of the original in my custody

MAR 31 2021



CHERYLA LAYNE
Clerk of the Combined Court
By M. Neel Deputy

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Suite 2009 Castle Rock, CO 80109 Telephone: (720) 437-6200	
Petitioner: CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
By the Court:	Case Number: 1987CV48 Division: 6 Courtroom:
ORDER FOR EXCLUSION	

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 Castle Pines Commercial Metropolitan District No. 1, Town of Castle Rock, Douglas 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, the Property is liable for the District’s Limited Tax Supported Revenue Bonds, Series 2015, dated January 15, 2015 in the par amount of \$5,875,000.

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.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS ____ day of _____, 2021.

BY THE COURT:

District Court Judge

Attachment to Order - 1987CV48

**EXHIBIT A
(Legal Description of Exclusion Property)**

Legal Description – Property

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
DIRECTOR'S PARCEL**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF TRACT D, PARCEL 1 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2014049419 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 09°09'35" WEST, A DISTANCE OF 7643.19 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE:

THENCE NORTH 19°25'32" WEST, A DISTANCE OF 2016.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT D, PARCEL 1 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 78°03'57" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 13°58'03" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 78°03'57" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT D, PARCEL 1;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 43°58'03" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 0.002 ACRE, (100 SQUARE FEET), MORE OR LESS

EXHIBIT ATTACHED AND MADE A PART HEREOF



DEREK S. BROWN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

Attachment to Order 19070148

EXHIBIT B

(Recorded Order for Inclusion and Legal Description of Real Property)

DISTRICT COURT, DOUGLAS COUNTY, COLORADO	
Court Address: 4000 JUSTICE WAY, CASTLE ROCK, CO, 80109-7546	DATE FILED: March 26, 2021 10:44 AM
In the Matter of: CASTLE PINES COMMERCIAL METRO DIST #1	△ COURT USE ONLY △
	Case Number: 1987CV48 Division: 6 Courtroom:
Order for Inclusion of Property (PCR District No. 2 Parcel)	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 3/26/2021



DAVID JOHN STEVENS
District Court Judge

COMBINED COURT
STATE OF COLORADO } ss.
Douglas County.
CERTIFIED to be a full, true and cor-
rect copy of the original in my custody;

MAR 31 2021



CHERYLA LAYNE
Clerk of the Combined Court
By M. Mack Deputy

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Suite 2009 Castle Rock, CO 80109 Telephone: (720) 437-6200	
Petitioner: CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
By the Court:	Case Number: 1987CV48 Division: 6 Courtroom: ____
ORDER FOR INCLUSION (PCR District No. 2 Parcel)	

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 Castle Pines Commercial Metropolitan District No. 1, Town of Castle Rock, Douglas 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 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.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS ____ DAY OF _____ 2021.

BY THE COURT:

District Court Judge

Attachment to Court Document 8

**EXHIBIT A
(Legal Description of Inclusion Property)**

PROMENADE AT CASTLE ROCK DISTRICT NO. 2 - DIRECTOR'S PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°10'24" EAST, A DISTANCE OF 2888.84 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 57°10'40" EAST, A DISTANCE OF 2001.83 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 53°30'03" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 50°22'57" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 63°30'03" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 36°28'57" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.002 ACRE, (100 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

Attachment to Official Court Document

EXHIBIT C

(2022 Budget)

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/17/22

ACTUAL	ESTIMATED	BUDGET
2020	2021	2022

ASSESSED VALUATION

Residential	\$ 5,465,460	\$ 5,465,460	\$ 6,134,700
Commercial	135,520	-	411,890
State assessed	3,600	-	-
Vacant land	573,770	573,770	-
Personal property	-	129,180	125,150
Certified Assessed Value	\$ 6,178,350	\$ 6,168,410	\$ 6,671,740

MILL LEVY

General	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000

PROPERTY TAXES

General	\$ -	\$ -	\$ -
Debt Service	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -

BUDGETED PROPERTY TAXES

General	\$ -	\$ -	\$ -
Debt Service	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/17/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,481,832	\$ 1,174,206	\$ 1,008,660
REVENUE			
Interest income	7,576	500	1,160
Intergovernmental revenue CPCMD #3	(130,721)	-	184,615
Intergovernmental revenue CPCMD #4	213,649	230,304	221,429
Total revenue	<u>90,504</u>	<u>230,804</u>	<u>407,204</u>
Total funds available	<u>1,572,336</u>	<u>1,405,010</u>	<u>1,415,864</u>
EXPENDITURES			
Debt Service			
Bond interest	274,250	268,250	262,000
Bond principal	120,000	125,000	140,000
Cash management fees	880	100	100
Contingency	-	-	900
Paying agent fees	3,000	3,000	3,000
Total expenditures	<u>398,130</u>	<u>396,350</u>	<u>406,000</u>
Total expenditures and transfers out requiring appropriation	<u>398,130</u>	<u>396,350</u>	<u>406,000</u>
ENDING FUND BALANCE	<u>\$ 1,174,206</u>	<u>\$ 1,008,660</u>	<u>\$ 1,009,864</u>
DEBT SERVICE RESERVE	<u>\$ 470,250</u>	<u>\$ 470,250</u>	<u>\$ 470,250</u>
TOTAL RESERVE	<u>\$ 470,250</u>	<u>\$ 470,250</u>	<u>\$ 470,250</u>

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was formed pursuant to an Order and Decree of the Douglas County District Court issued on March 25, 1987. Formation of the District was preceded by the approval by the Town of Castle Rock of a Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1 – 5 in January 1987, as amended by an Amended and Restated Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1, 3 and 4 which is dated January 6, 2015, and approved by the Town Council on the same date. The District's service area is located entirely in Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitary sewer, storm sewer, streets and safety, parks and recreation, transportation facilities and fire protection.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Intergovernmental Transfers

Pursuant to a Capital Pledge Agreement, Castle Pines Commercial Metropolitan Districts Nos. 3 and 4 ("Taxing Districts") have limited tax general obligations to the District. Property taxes to be generated from the Taxing Districts' debt service mill levies, including specific ownership taxes to be received as a result of imposition of such mill levies, are expected to be transferred, net of fees, to the District to pay for debt service expenditures.

Net Investment Income

Interest to be earned on the District's available funds has been estimated based on an average interest rate of approximately .10%

Expenditures

Debt Service

Bond principal and interest payments are provided based on the attached debt amortization schedule (discussed under Debt and Leases).

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt and Leases

On January 16, 2015, the District issued Limited Tax Supported Revenue Bonds in the principal amount of \$5,875,000. The Bonds were issued for the purposes of financing: (i) the reimbursement of construction costs of public improvements benefitting the Districts, (ii) a Reserve Fund, and (iii) the costs of issuing the Bonds. The Bonds are expected to be payable from property taxes to be generated from debt service mill levies to be imposed by Castle Pines Commercial Metropolitan Districts Nos. 3 and 4, including the specific ownership taxes to be received as a result of imposition of such mill levies, and other legally available moneys of the District.

The District does not have any operating or capital leases.

Reserves

Debt Service Reserve

The District maintains a Debt Service Reserve of \$470,250 as required with the issuance of the Series 2015 Bonds.

Emergency Reserves

The District has not provided for an emergency reserve fund equal to at least 3% of the fiscal year spending, as defined under TABOR, because no General Fund activity is anticipated.

This information is an integral part of the accompanying budget.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$5,875,000 Limited Tax Supported Revenue Bonds

Series 2015

Interest 5.0%

Dated January 16, 2015

Interest Payable June 1 and December 1

Principal Payable December 1

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2022	140,000	262,000	402,000
2023	150,000	255,000	405,000
2024	165,000	247,500	412,500
2025	170,000	239,250	409,250
2026	190,000	230,750	420,750
2027	200,000	221,250	421,250
2028	215,000	211,250	426,250
2029	230,000	200,500	430,500
2030	245,000	189,000	434,000
2031	260,000	176,750	436,750
2032	280,000	163,750	443,750
2033	295,000	149,750	444,750
2034	320,000	135,000	455,000
2035	335,000	119,000	454,000
2036	360,000	102,250	462,250
2037	380,000	84,250	464,250
2038	405,000	65,250	470,250
2039	900,000	45,000	945,000
	\$ 5,240,000	\$ 3,097,500	\$ 8,337,500

No assurance provided. See summary of significant assumptions.

EXHIBIT D

(Director Information)

CASTLE PINES COMMERCIAL METRO DISTRICT NO. 1
8390 E. CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
303-770-5710 (b) 303-779-0348 (f)

President:	Tim O'Connor Alberta Development Partners, LLC 5750 DTC Parkway, Suite #210 Greenwood Village, CO 80111	Term Exp.: 5/2023
Secretary	Vacant	Term Exp.: 5/2023
Treasurer	Dustin Anderson Alberta Development Partners, LLC 5750 DTC Parkway, Suite #210 Greenwood Village, CO 80111 Phone: 303-771-4004	Term Exp.: 2025
Asst. Sec.	Vacant	Term Exp.: 5/2025
Asst. Sec.	Vacant	Term Exp.: 5/2025

Chief Administrative Officer:

Denise Denslow
Clifton Larson Allen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
571303-779-5710 (b) 303-779-0348 (f)
Email: denise.denslow@claconnect.com

General Counsel:

Kristen D. Bear, Esq.
White Bear Ankele Tanaka & Waldron, P.C.
2154 E. Commons Avenue, Ste. 2000
Centennial, CO 80122
303-858-1800 (b) 303-858-1801 (f)
E-mail: kbear@wbapc.com

2022 meetings are held at 2:15 p.m. via teleconference on the first Monday of July and November.