

**BUDGET RESOLUTION  
(2022)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

At the special meeting of the Board of Directors of WATERSTONE METROPOLITAN DISTRICT NO. 1, City of Aurora, County of Arapahoe, Colorado, held at 10:00am. on October 14, 2021 at 9193 S Jamaica St., 4th Floor, Englewood, CO 80112, and via zoom meeting <https://us02web.zoom.us/j/84308183324?pwd=OFQ5N3g2NTkxSEp4QW9aNmJWL0dNdz09&from=addon> Meeting ID: 843 0818 0034 Meeting Passcode: 984071 Phone: +1 346 248 7799 there were present:

John Cheney  
Kent Pedersen  
Joseph Huey  
Jennifer Thornbloom  
Debra Hessler

Also present was Dianne Miller, Sonja Steele and Rhonda Bilek of Miller & Associates Law Offices, LLC (“District Counsel”); Eric Winter and Jason Carroll with CliftonLarsonAllen

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director Cheney introduced and moved the adoption of the following Resolution:

RESOLUTION

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 WATERSTONE METROPOLITAN DISTRICT NO.1, CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022 AND ENDING ON THE LAST DAY OF DECEMBER, 2022.

WHEREAS, the Board of Directors (the "Board") of the Waterstone Metropolitan District No. 1 (the "District") has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2021; and

WHEREAS, the proposed 2022 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published in Aurora Sentinel on October 7, 2021, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 10:00 a.m. on Thursday, October 14, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WATERSTONE METROPOLITAN DISTRICT NO. 1, ARAPAHOE COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2022 Revenues and 2022 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2022, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022.

Section 3. 2022 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$106,864, and that the 2021 valuation for assessment, as certified by the Denver County Assessor, is \$5,646,706. That for the purposes of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 74.589 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

Section 4. 2022 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$314,318 and that the 2021 valuation for assessment, as certified by the Denver County Assessor, is \$5,646,706. That for the purposes of meeting all debt retirement expenses of the District during the 2022 budget year, there is hereby levied a tax of 74.589 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant or manager for the District is hereby authorized and directed to certify to the Arapahoe County Board of County Commissioners, no later than December 15, 2021, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

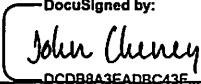
Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.


The foregoing Resolution was seconded by Director Pedersen.

RESOLUTION APPROVED AND ADOPTED ON OCTOBER 14, 2021.

WATERSTONE METROPOLITAN DISTRICT NO. 1

By:   
DCDB8A3EADBC43F  
John Cheney, President

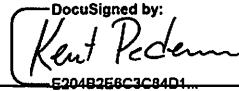
ATTEST:

  
E204B2E6C3C84D1  
Kent Pedersen, Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
WATERSTONE METROPOLITAN DISTRICT NO. 1

I, Kent Pedersen, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the WATERSTONE METROPOLITAN DISTRICT NO. 1 (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 10:00 AM. on October 14, 2021, at 9193 S Jamaica St., 4<sup>th</sup> Floor, Englewood, CO 80112 and by zoom meeting:  
<https://us02web.zoom.us/j/84308183324?pwd=OFQ5N3g2NTkxSEp4QW9aNmJWL0dNdz09&from=addon> Meeting ID: 843 0818 3324 Passcode: 984071,  
as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on October 14, 2021.

DocuSigned by:  
  
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Kent Pedersen, Secretary/Treasurer

**WATERSTONE METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2022**

**WATERSTONE METROPLITAN DISTRICT NO. 1  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATE  
For the Years Ended and Ending December 31,**

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (10,599)	\$ 3,893,156	\$ 3,107,567
REVENUES			
Property taxes	174,736	192,543	421,182
Specific ownership tax	15,161	13,478	29,482
Interest income	3,690	17	150
Developer advance	160,203	-	-
Reimbursed expenditures	5,500	-	-
Bond Issuance	15,680,000	-	-
Total revenues	<u>16,039,290</u>	<u>206,038</u>	<u>450,814</u>
TRANSFERS IN	<u>4,426,304</u>	-	-
Total funds available	<u>20,454,995</u>	<u>4,099,194</u>	<u>3,558,381</u>
EXPENDITURES			
General Fund	276,937	44,671	101,000
Debt Service Fund	533,120	946,956	955,000
Capital Projects Fund	11,325,478	-	-
Total expenditures	<u>12,135,535</u>	<u>991,627</u>	<u>1,056,000</u>
TRANSFERS OUT	<u>4,426,304</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>16,561,839</u>	<u>991,627</u>	<u>1,056,000</u>
ENDING FUND BALANCES	<u>\$ 3,893,156</u>	<u>\$ 3,107,567</u>	<u>\$ 2,502,381</u>
EMERGENCY RESERVE	\$ 5,900	\$ 1,600	\$ 3,500
AVAILABLE FOR OPERATIONS	24,364	36,270	47,764
SURPLUS RESERVE (MAX: \$3,136,000)	1,570,009	1,717,092	2,039,312
CAPITALIZED INTEREST	2,292,883	1,352,605	411,805
TOTAL RESERVE	<u>\$ 3,893,156</u>	<u>\$ 3,107,567</u>	<u>\$ 2,502,381</u>

No assurance provided. See summary of significant assumptions.



**WATERSTONE METROPLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATE  
For the Years Ended and Ending December 31,**

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
<b>ASSESSED VALUATION</b>			
Vacant land	\$ 2,857,588	\$ 2,047,111	2,170,130
Commercial	-	59	59
Residential	-	517,245	3,381,321
Agricultural	11,063	11,063	18,796
State assessed	-	5,910	76,400
Certified Assessed Value	<u>\$ 2,868,651</u>	<u>\$ 2,581,388</u>	<u>\$ 5,646,706</u>
<b>MILL LEVY</b>			
General	74.580	18.925	18.925
Debt Service	0.000	55.664	55.664
Total mill levy	<u>74.580</u>	<u>74.589</u>	<u>74.589</u>
<b>PROPERTY TAXES</b>			
General	\$ 213,944	\$ 48,853	\$ 106,864
Debt Service	-	143,690	314,318
Levied property taxes	213,944	192,543	421,182
Budgeted property taxes	<u>\$ 174,736</u>	<u>\$ 192,543</u>	<u>\$ 421,182</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 174,736	\$ 48,853	\$ 106,864
Debt Service	-	143,690	314,318
	<u>\$ 174,736</u>	<u>\$ 192,543</u>	<u>\$ 421,182</u>

No assurance provided. See summary of significant assumptions.

**WATERSTONE METROPLITAN DISTRICT NO. 1  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATE  
For the Years Ended and Ending December 31,**

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (10,599)	\$ 30,264	\$ 37,870
<b>REVENUES</b>			
Property taxes	174,736	48,853	106,864
Specific ownership tax	15,161	3,420	7,480
Interest income	(1,922)	4	50
Developer advance	160,203	-	-
Reimbursed expenditures	5,500	-	-
Total revenues	<u>353,678</u>	<u>52,277</u>	<u>114,394</u>
Total funds available	<u>343,079</u>	<u>82,541</u>	<u>152,264</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	13,599	25,000	30,000
Auditing	-	3,800	6,000
County Treasurer's fee	2,592	733	1,603
Dues and licenses	530	706	750
Insurance and bonds	2,510	2,782	3,500
Legal services	25,283	10,000	25,000
Election expense	747	-	1,500
Repay developer advance	91,676	-	-
Contingency	-	-	6,647
Landscape Maintenance			
Transfer to HOA	140,000	-	26,000
Total expenditures	<u>276,937</u>	<u>44,671</u>	<u>101,000</u>
<b>TRANSFERS OUT</b>			
Transfers to other fund	<u>35,878</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>312,815</u>	<u>44,671</u>	<u>101,000</u>
ENDING FUND BALANCE	<u>\$ 30,264</u>	<u>\$ 37,870</u>	<u>\$ 51,264</u>
EMERGENCY RESERVE	\$ 5,900	\$ 1,600	\$ 3,500
AVAILABLE FOR OPERATIONS	24,364	36,270	47,764
TOTAL RESERVE	<u>\$ 30,264</u>	<u>\$ 37,870</u>	<u>\$ 51,264</u>

No assurance provided. See summary of significant assumptions.

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

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ 3,862,892	\$ 3,069,697
<b>REVENUES</b>			
Property taxes	-	143,690	314,318
Specific ownership tax	-	10,058	22,002
Interest income	5,586	13	100
Total revenues	<u>5,586</u>	<u>153,761</u>	<u>336,420</u>
<b>TRANSFERS IN</b>			
Transfers from other funds	<u>4,390,426</u>	-	-
Total funds available	<u>4,396,012</u>	<u>4,016,653</u>	<u>3,406,117</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	-	2,156	4,715
Paying agent fees	-	4,000	4,500
Contingency	-	-	4,985
Debt Service			
Bond interest	533,120	940,800	940,800
Total expenditures	<u>533,120</u>	<u>946,956</u>	<u>955,000</u>
Total expenditures and transfers out requiring appropriation	<u>533,120</u>	<u>946,956</u>	<u>955,000</u>
ENDING FUND BALANCE	<u>\$ 3,862,892</u>	<u>\$ 3,069,697</u>	<u>\$ 2,451,117</u>
SURPLUS RESERVE (MAX: \$3,136,000)	\$ 1,570,009	\$ 1,717,092	\$ 2,039,312
CAPITALIZED INTEREST	2,292,883	\$ 1,352,605	\$ 411,805
TOTAL RESERVE	<u>\$ 3,862,892</u>	<u>\$ 3,069,697</u>	<u>\$ 2,451,117</u>

No assurance provided. See summary of significant assumptions.

**WATERSTONE METROPLITAN DISTRICT NO. 1  
 CAPITAL PROJECTS FUND  
 2022 BUDGET  
 WITH 2020 ACTUAL AND 2021 ESTIMATE  
 For the Years Ended and Ending December 31,**

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Interest income	26	-	-
Bond Issuance	15,680,000	-	-
Total revenues	<u>15,680,026</u>	<u>-</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>35,878</u>	<u>-</u>	<u>-</u>
Total funds available	<u>15,715,904</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
General and Administrative			
Capital Projects			
Bond issue costs	574,499	-	-
Capital outlay	10,750,979	-	-
Total expenditures	<u>11,325,478</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>4,390,426</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>15,715,904</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**WATERSTONE METROPOLITAN DISTRICT NO. 1  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Waterstone Metropolitan District No. 1 (the "District") was formed under a Service Plan approved by the City of Aurora, Arapahoe County, Colorado (the "City"), on August 1, 2005. The primary purpose of the District will be to provide for the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the public improvements as listed below. The District shall not be authorized to design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities, television relay and translation, nor golf courses without the City's approval of a Service Plan Amendment. The District was organized by Arapahoe County Court Order on January 26, 2006.

At an election held on November 1, 2005, the voters approved general indebtedness \$75,000,000 at a maximum interest rate of 18% for each of the following improvements and services: streets, water supply, sanitary sewer, parks and recreation facilities, mosquito control, fire protection/medical emergency services, television relay and translation, public transportation, traffic and safety controls, debt refunding and intergovernmental contracts. The election authorized indebtedness of \$5,000,000 for operations and maintenance. The voters also approved an annual increase in taxes of up to \$615,000,000 for obligations under one or more agreements concerning the provision of public improvements between the District and a regional authority, the City, or one or more other governmental units. Additionally, the voters approved an increase in taxes of \$5,000,000 annually, or by such lesser annual amount as may be necessary to pay the District's operations, maintenance, and other expenses.

Pursuant to the Districts' Service Plan filed with the City, the maximum debt mill levy for an aggregate district's debt shall be 50 mills less the number of mills necessary to pay unlimited Mill Levy Debt, which can be adjusted for changes in the method of calculating assessed valuation after January 1, 2004. The portion of aggregate District's Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation the Mill Levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$50,000,000. The maximum debt mill levy as of December 31, 2019 was 55.664 mills.

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

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.

**WATERSTONE METROPOLITAN DISTRICT NO. 1  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .50%

**Expenditures**

**Administrative Expenditures**

Administrative expenditures for the project have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, audit, accounting, insurance, management, maintenance and other administrative expenses.

**Transfer to HOA**

The District plans on transferring \$26,000 to the HOA to assist with landscape maintenance.

**Debt Service**

The principal and interest payments are provided based on the debt amortization schedules from the General Obligation Bonds, Series 2020A (discussed under Debt and Leases).

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**WATERSTONE METROPOLITAN DISTRICT NO. 1  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District issued its Series 2020A Bonds on May 7, 2020, in the par amount of \$15,680,000. Proceeds from the sale of the Bonds were used to: (a) finance public improvements; (b) pay capitalized interest on the Bonds; (c) fund an Initial Deposit to the Surplus Fund; and (d) pay costs of issuance of the Bonds.

The Bonds bear interest at 6.000% per annum and are payable semiannually on June 1 and December 1, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2028. The Bonds mature on December 1, 2049.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge. To the extent interest on any Bond is not paid when due, such interest shall compound semiannually on each interest payment date, at the rate then borne by the Bond. In the event that any amount of principal of or interest on the Bonds remains unpaid after the application of available Pledged Revenue on December 1, 2060, such unpaid amounts shall be deemed discharged.

The Bonds are secured by Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all Capital Fees; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

“Property Tax Revenues” means all moneys derived from imposition by the District of the Required Mill Levy. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County and do not include specific ownership tax revenues.

“Specific Ownership Tax Revenues” means the specific ownership taxes remitted to the District as a result of its imposition of the Required Mill Levy.

“Capital Fees” means all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District. Capital Fees does not include any fee imposed solely for the purpose of funding operations and maintenance expenses. The District does not currently impose Capital Fees.

The District is required to impose a Required Mill Levy upon all taxable property of the District each year in an amount that generates Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due (less any amounts then on deposit in the Bond Fund and, solely as provided in the Indenture, the Surplus Fund), but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2004).

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy shall be equal to 50 mills (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund and the Surplus Fund, will pay the Bonds in full in the year such levy is collected.

**WATERSTONE METROPOLITAN DISTRICT NO. 1  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

The Bonds are additionally secured by capitalized interest which was funded from proceeds of the Bonds in the amount of \$2,822,400 and by amounts, if any, in the Surplus Fund.

Except for the Initial Deposit from proceeds of the Bonds in the amount of \$1,568,000, Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$3,136,000. Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Bonds are to be applied to the payment of the Bonds. The availability of such amount shall be taken into account in calculating the Required Mill Levy required to be imposed in the levy year prior to the year of final maturity of the Bonds.

The District has no operating or capital leases.

The District has outstanding developer advances with anticipated activity as follows:

	Balance - December 31, 2020	Additions	Retirements/ Reductions	Balance - December 31, 2021
Developer Advances	\$ 160,203	\$ -	\$ -	\$ 160,203
Accrued Interest - Developer				
Advances	12,480	12,994	-	\$ 25,474
Total	<u>\$ 172,683</u>	<u>\$ 12,994</u>	<u>\$ -</u>	<u>\$ 185,677</u>
	Balance - December 31, 2021	Additions	Retirements/ Reductions	Balance - December 31, 2022
Developer Advances	\$ 160,203	\$ 100,000	\$ -	\$ 260,203
Accrued Interest - Developer				
Advances	25,474	12,994	-	38,468
Total	<u>\$ 185,677</u>	<u>\$ 112,994</u>	<u>\$ -</u>	<u>\$ 298,671</u>



**WATERSTONE METROPOLITAN DISTRICT NO. 1  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

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

**WATERSTONE METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$15,680,000 Limited Tax  
General Obligation Bonds, Series 2020A  
Dated March 7, 2020  
Principal due December 1  
Interest Rate 6.000% Payable  
June 1 and December 1**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ 940,800	\$ 940,800
2023	-	940,800	940,800
2024	-	940,800	940,800
2025	-	940,800	940,800
2026	-	940,800	940,800
2027	-	940,800	940,800
2028	55,000	940,800	995,800
2029	55,000	937,500	992,500
2030	120,000	934,200	1,054,200
2031	125,000	927,000	1,052,000
2032	195,000	919,500	1,114,500
2033	210,000	907,800	1,117,800
2034	290,000	895,200	1,185,200
2035	305,000	877,800	1,182,800
2036	395,000	859,500	1,254,500
2037	420,000	835,800	1,255,800
2038	520,000	810,600	1,330,600
2039	550,000	779,400	1,329,400
2040	665,000	746,400	1,411,400
2041	705,000	706,500	1,411,500
2042	835,000	664,200	1,499,200
2043	885,000	614,100	1,499,100
2044	1,025,000	561,000	1,586,000
2045	1,085,000	499,500	1,584,500
2046	1,250,000	434,400	1,684,400
2047	1,325,000	359,400	1,684,400
2048	1,505,000	279,900	1,784,900
2049	3,160,000	189,600	3,349,600
	<u>\$ 15,680,000</u>	<u>\$ 21,324,900</u>	<u>\$ 37,004,900</u>

No assurance provided. See summary of significant assumptions.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of ARAPAHOE COUNTY, Colorado.

On behalf of the WATERSTONE METROPOLITAN DISTRICT NO. 1,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

of the WATERSTONE METROPOLITAN DISTRICT NO. 1  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,646,706 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 5,646,706 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/08/21 for budget/fiscal year 2022.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	18.925 mills	\$106,864
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>18.925 mills</b>	<b>\$106,864</b>
3. General Obligation Bonds and Interest <sup>J</sup>	55.664 mills	\$314,318
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify):	mills	\$
	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>74.589 mills</b>	<b>\$421,182</b>

Contact person: (print) Jason Carroll Daytime phone: (303) 779-5710  
Signed: Jason Carroll Title: Accountant for District

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) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

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

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

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Finance Public Improvements</u>                                       |
|    | Series:           | <u>Limited Tax General Obligation Bonds – Series 2020A<sup>(3)</sup></u> |
|    | Date of Issue:    | <u>May 7, 2020</u>   |
|    | Coupon Rate:      | <u>6.000%</u>  |
|    | Maturity Date:    | <u>December 1, 2049</u>  |
|    | Levy:             | <u>55.664</u>  |
|    | Revenue:          | <u>\$314,318</u>   |
|    |                   |  |
| 2. | Purpose of Issue: | _____  |
|    | Series:           | _____  |
|    | Date of Issue:    | _____  |
|    | Coupon Rate:      | _____  |
|    | Maturity Date:    | _____  |
|    | Levy:             | _____  |
|    | Revenue:          | _____  |

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

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

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