

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
ADAMS COUNTY, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2022

Pursuant to §32-1-207(3)(c) and the Service Plan for Creekside South Estates Metropolitan District (the “District”), approved on September 11, 2018, the District is required to provide an annual report to Adams County, Colorado (the “County”) with regard to the following matters:

For the year ending December 31, 2022, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

There were no boundary changes to the District as of December 31, 2022.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

There were no Intergovernmental Agreements entered into or proposed with the District as of December 31, 2022.

3. Access Information for copies of the District’s rules and regulations, if any as of December 31 of the prior year.

The Resolution of the Board of Directors Regarding Residential Use of Lots adopted on July 7, 2022 may be found on the District’s website at www.creeksidesoutheastatesmd.colorado.gov.

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

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s Public Improvements as of December 31, 2022.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

There were no District construction projects for Public Improvements as of December 31, 2022.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.

There is no list of facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31, 2022.

7. The final assessed valuation of the District for the report year.

The final 2022 assessed valuation is attached hereto as **Exhibit A**.

8. The current year budget, including description of the Public Improvements to be constructed in such year.

The District’s 2023 Budget is attached hereto, as **Exhibit B**.

9. An audit of the District's financial statements for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or an audit exemption, if applicable.

The Application for Exemption from audit for 2022 is attached hereto as **Exhibit C**.

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

The District had no debt instruments at December 31, 2022.

11. Any inability of the 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 District is current on all of its obligations.

EXHIBIT A

2022 CERTIFICATE OF ASSESSED VALUATION

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

December 1, 2022

CREEKSIDE SOUTH ESTATES METRO DIST
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: LISA A JOHNSON
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

To LISA A JOHNSON:

Enclosed is the final 2022 certified value.

This value is subject to change by the State Board of Assessment Appeals and the State Board of Equalization as provided by law.

In accordance with the law, you are directed to certify a mill levy for the year 2022 by December 15, 2022.

Please note: If the mill levy is 0, a DLG form still needs to be returned.

Certification forms should be mailed to: Adams County Finance Department
4430 S. Adams County Pkwy. Ste. C4000A
Brighton, CO 80601

Please email completed DLG form to: MillLevy@adcogov.org
Questions: 720-523-6862

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' followed by a flourish.

Ken Musso
Adams County Assessor
KM/rmb

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **464 - CREEKSIDE SOUTH ESTATES METRO DIST**

IN ADAMS COUNTY ON 12/1/2022

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 2022 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:		\$2,133,460
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *		\$2,098,520
3. LESS TIF DISTRICT INCREMENT, IF ANY:		\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:		\$2,098,520
5. NEW CONSTRUCTION: **		\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #		\$0
7. ANNEXATIONS/INCLUSIONS:		\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #		\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##		\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):		\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):		\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @		\$29,070,752
ADDITIONS TO TAXABLE REAL PROPERTY:		
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !		\$0
3. ANNEXATIONS/INCLUSIONS:		\$0
4. INCREASED MINING PRODUCTION: %		\$0
5. PREVIOUSLY EXEMPT PROPERTY:		\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:		\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:		\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:		\$0
9. DISCONNECTIONS/EXCLUSION:		\$0
10. PREVIOUSLY TAXABLE PROPERTY:		\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

EXHIBIT B
2023 BUDGET

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for Creekside South Estates Metropolitan District.

The Creekside South Estates Metropolitan District has adopted a budget for one fund, a General Fund to provide for the payment of general operating expenditures.

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

The primary sources of revenue for the district in 2023 will be property taxes and specific ownership taxes. The district intends to impose an 80.000 mill levy on the property within the district for 2023, which will be dedicated to the General Fund.

**Creekside South Estates Metro District
Adopted Budget
General Fund
For the Years ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 33,261	\$ 96,204	\$ 143,584	\$ 143,584	195,144
Revenues:					
Property taxes	176,068	170,677	170,677	170,677	167,882
Specific ownership taxes	13,674	11,606	5,220	11,000	11,416
Other income	437	-	200	200	-
HOA refund	50,535	-	-	-	-
PDC (Great Western) Royalty	-	-	50,871	50,871	-
Interest income	239	1,000	214	500	1,000
Total revenues	<u>240,953</u>	<u>183,283</u>	<u>227,182</u>	<u>233,248</u>	<u>180,298</u>
Total funds available	<u>274,214</u>	<u>279,487</u>	<u>370,766</u>	<u>376,832</u>	<u>375,442</u>
Expenditures:					
Accounting	7,968	7,500	2,792	7,500	7,500
Election expenses	-	15,000	-	-	15,000
Engineering	957	4,500	644	4,000	4,500
Insurance	4,509	5,000	4,321	4,321	5,000
Legal - general	8,359	17,500	10,482	17,500	20,000
Legal - capital projects	-	4,500	-	-	4,500
Web access (5)	-	2,000	-	-	2,000
Management	21,373	11,000	9,912	11,000	11,550
Covenant control and enforcement	-	10,000	-	10,000	10,500
Gate repair (4)	-	-	-	-	-
Miscellaneous	958	1,000	2,797	3,000	1,000
Trash removal (2)	9,870	12,705	6,219	12,705	13,340
Utilities	12,153	13,000	4,722	13,000	13,000
Water operator contract	27,756	28,350	15,508	28,350	30,618
Water testing and treatment	17,017	25,000	10,548	25,000	25,000
Well maintenance	17,066	42,750	9,669	42,750	42,750
County Treasurer fees	2,644	2,562	2,561	2,562	2,520
Contingency	-	5,000	-	-	10,000
Well maintenance reserve (1)	-	66,049	-	-	150,401
Emergency reserve (3%)	-	6,071	-	-	6,263
Total expenditures	<u>130,630</u>	<u>279,487</u>	<u>80,175</u>	<u>181,688</u>	<u>375,442</u>
Ending fund balance	<u>\$ 143,584</u>	<u>\$ -</u>	<u>\$ 290,591</u>	<u>\$ 195,144</u>	<u>-</u>
Assessed valuation		<u>\$ 2,133,460</u>			<u>2,098,520</u>
Mill Levy		<u>80.000</u>			<u>80.000</u>

(1) Well Maintenance Reserve is the expected balance at the end of 2022 assuming no funds are used during 2022

(2) Trash is based upon the current monthly payment

(3) Royalty money from Great Western

(4) The District originally prepared a check in 2020 to DH Pace to repair the gate, the check was never released to them as they never performed the work. In 2021 the work was completed by Martin Custom Construction for

(5) Website design and maintenance will be handled by SDMS's office

EXHIBIT C

APPLICATION FOR EXEMPTION FROM 2022 AUDIT

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT
ADDRESS

Creekside South Estates Metropolitan District
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122
Jennifer Gruber Tanaka
303/858-1800
jtanaka@wbapc.com

CONTACT PERSON
PHONE
EMAIL

For the Year Ended
12/31/2022
or fiscal year ended:

CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE
DATE PREPARED
RELATIONSHIP TO ENTITY

Diane Wheeler
District Accountant
Simmons & Wheeler, P.C.
304 Inverness Way South, Suite 490 Englewood, CO 80112
303-689-0833
3/18/2023
CPA engaged to prepare financial statements for the District

PREPARER (SIGNATURE REQUIRED)

Form 1 (1/14)

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES NO

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund
NOTE: Attach additional sheets as necessary

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Fund*	Fund*	Fund*	
	Assets					
1-1	Cash & Cash Equivalents	\$ 14,802	\$ -	\$ -	\$ -	
1-2	Investments	\$ 225,268	\$ -	\$ -	\$ -	
1-3	Receivables	\$ -	\$ -	\$ -	\$ -	
1-4	Due from Other Entities or Funds	\$ 1,005	\$ -	\$ -	\$ -	
1-5	Property Tax Receivable	\$ 167,882	\$ -	\$ -	\$ -	
	All Other Assets [specify...]					
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	\$ -	
1-7	Prepaid Insurance	\$ 3,906	\$ -	\$ -	\$ -	
1-8		\$ -	\$ -	\$ -	\$ -	
1-9		\$ -	\$ -	\$ -	\$ -	
1-10		\$ -	\$ -	\$ -	\$ -	
1-11	TOTAL ASSETS (add lines 1-1 through 1-10)	\$ 412,863	\$ -	\$ -	\$ -	
	Deferred Outflows of Resources:					
1-12	[specify...]	\$ -	\$ -	\$ -	\$ -	
1-13	[specify...]	\$ -	\$ -	\$ -	\$ -	
1-14	TOTAL DEFERRED OUTFLOWS (add lines 1-12 through 1-13)	\$ -	\$ -	\$ -	\$ -	
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 412,863	\$ -	\$ -	\$ -	
	Liabilities					
1-16	Accounts Payable	\$ 12,734	\$ -	\$ -	\$ -	
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	\$ -	
1-18	Accrued Property Tax Revenue	\$ -	\$ -	\$ -	\$ -	
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	\$ -	
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	\$ -	
1-21	TOTAL CURRENT LIABILITIES (add lines 1-16 through 1-20)	\$ 12,734	\$ -	\$ -	\$ -	
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	\$ -	
1-23		\$ -	\$ -	\$ -	\$ -	
1-24		\$ -	\$ -	\$ -	\$ -	
1-25		\$ -	\$ -	\$ -	\$ -	
1-26		\$ -	\$ -	\$ -	\$ -	
1-27	TOTAL LIABILITIES (add lines 1-21 through 1-26)	\$ 12,734	\$ -	\$ -	\$ -	
	Deferred Inflows of Resources:					
1-28	Deferred Property Taxes	\$ 167,882	\$ -	\$ -	\$ -	
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	\$ -	
1-30	TOTAL DEFERRED INFLOWS (add lines 1-28 through 1-29)	\$ 167,882	\$ -	\$ -	\$ -	
	Fund Balance					
1-31	Nonspendable Prepaid	\$ -	\$ -	\$ -	\$ -	
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -	\$ -	
1-33	Restricted (emergency)	\$ 6,263	\$ -	\$ -	\$ -	
1-34	Committed [specify...]	\$ -	\$ -	\$ -	\$ -	
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	\$ -	
1-36	Unassigned:	\$ 225,984	\$ -	\$ -	\$ -	
1-37	TOTAL FUND BALANCE (add lines 1-31 through 1-36)	\$ 232,247	\$ -	\$ -	\$ -	
1-38	TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE (add lines 1-27, 1-30 and 1-37)	\$ 412,863	\$ -	\$ -	\$ -	

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		General Fund	Fund#		Fund#	Fund#
Tax Revenue						
2-1	Property (include mills levied in Question 10-6)	\$ 170,677	\$ -	Property (include mills levied in Question 10-6)	\$ -	\$ -
2-2	Specific Ownership	\$ 12,517	\$ -	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	Other Tax Revenue (specify...):	\$ -	\$ -	Other Tax Revenue (specify...):	\$ -	\$ -
2-5		\$ -	\$ -		\$ -	\$ -
2-6		\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7	\$ 183,194	\$ -	Add lines 2-1 through 2-7	\$ -	\$ -
	TOTAL TAX REVENUE			TOTAL TAX REVENUE		
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 3,935	\$ -	Interest/Investment Income	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -
2-22	All Other (Royalty):	\$ 52,794	\$ -	All Other (specify...):	\$ -	\$ -
2-23	Misc	\$ 1,200	\$ -		\$ -	\$ -
2-24	Add lines 2-8 through 2-23	\$ 241,083	\$ -	Add lines 2-8 through 2-23	\$ -	\$ -
	TOTAL REVENUES			TOTAL REVENUES		
Other Financing Sources						
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other (specify...):	\$ -	\$ -	Other (specify...):	\$ -	\$ -
2-29	Add lines 2-25 through 2-28	\$ -	\$ -	Add lines 2-25 through 2-28	\$ -	\$ -
	TOTAL OTHER FINANCING SOURCES			TOTAL OTHER FINANCING SOURCES		
2-30	Add lines 2-24 and 2-29	\$ 241,083	\$ -	Add lines 2-24 and 2-29	\$ -	\$ -
	TOTAL REVENUES AND OTHER FINANCING SOURCES			TOTAL REVENUES AND OTHER FINANCING SOURCES		
	TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - SIOE. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.			TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - SIOE. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.		
						GRAND TOTALS
						\$ 241,083

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Governmental Funds		Description	Proprietary/Fiduciary Funds	
	General Fund	Funct		Fund*	Fund*
Expenditures					
3-1	\$ 161,408	\$ -	General Government	\$ -	\$ -
3-2	\$ -	\$ -	Judicial	\$ -	\$ -
3-3	\$ -	\$ -	Law Enforcement	\$ -	\$ -
3-4	\$ -	\$ -	Fire	\$ -	\$ -
3-5	\$ -	\$ -	Highways & Streets	\$ -	\$ -
3-6	\$ -	\$ -	Solid Waste	\$ -	\$ -
3-7	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-8	\$ -	\$ -	Health	\$ -	\$ -
3-9	\$ -	\$ -	Culture and Recreation	\$ -	\$ -
3-10	\$ -	\$ -	Transfers to other districts	\$ -	\$ -
3-11	\$ -	\$ -	Other (specify...):	\$ -	\$ -
3-12	\$ -	\$ -		\$ -	\$ -
3-13	\$ -	\$ -		\$ -	\$ -
3-14	\$ -	\$ -	Capital Outlay	\$ -	\$ -
Debt Service					
3-15	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	\$ -	\$ -	Interest	\$ -	\$ -
3-17	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	\$ -	\$ -	All Other (specify...):	\$ -	\$ -
3-21	\$ -	\$ -		\$ -	\$ -
3-22	\$ 161,408	\$ -	Add lines 3-1 through 3-21	\$ -	\$ 161,408
TOTAL EXPENDITURES					
3-23	\$ -	\$ -	Interfund Transfers (In)	\$ -	\$ -
3-24	\$ -	\$ -	Interfund Transfers Out	\$ -	\$ -
3-25	\$ -	\$ -	Other Expenditures (Revenues):	\$ -	\$ -
3-26	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-27	\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -
3-28	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-29	\$ -	\$ -	Debt Principal (from line 3-15, 3-16)	\$ -	\$ -
3-30	\$ -	\$ -	(Add lines 3-23 through 3-28)	\$ -	\$ -
TRANSFERS AND OTHER EXPENDITURES					
3-30	\$ 79,675	\$ -	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ -	\$ -
3-31	\$ 143,584	\$ -	Line 2-29, less line 3-22, less line 3-29	\$ -	\$ -
3-32	\$ 8,988	\$ -	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -
3-33	\$ 232,247	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
			Fund Balance, December 31	\$ -	\$ -
			Sum of Lines 3-30, 3-31, and 3-32	\$ -	\$ -
			This total should be the same as line 1-37.	\$ -	\$ -
IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1604, C.R.S., or contact the OSA Local Government Division at (803) 869-3000 for assistance.					

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

Prior period adjustment due to expenses recorded two times in 2021.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Please use this space to provide any explanations or comments:

4-1 Does the entity have outstanding debt? YES NO

4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO

4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO

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

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

*must agree to prior year ending balance

4-5 Please answer the following questions by marking the appropriate boxes.

Does the entity have any authorized, but unissued, debt [Section 29-1-604(2) C.R.S.]? YES NO

If yes: How much? \$ 7,500,000

Date the debt was authorized: 11/6/2018

4-6 Does the entity intend to issue debt within the next calendar year? YES NO

If yes: How much? \$ -

4-7 Does the entity have debt that has been refinanced that it is still responsible for? YES NO

If yes: What is the amount outstanding? \$ -

4-8 Does the entity have any lease agreements? YES NO

If yes: What is being leased? _____

Number of years of the lease? _____

Is the lease subject to annual appropriation? YES NO

What are the annual lease payments? _____

PART 5 - CASH AND INVESTMENTS

Please use this space to provide any explanations or comments:

5-1 Please provide the entity's cash deposit and investment balances.

YEAR-END Total of ALL Checking and Savings accounts

	AMOUNT	TOTAL
Certificates of deposit	\$ 14,802	
TOTAL CASH DEPOSITS	\$ 14,802	\$ 14,802

5-2 Investments (if investment is a mutual fund, please list underlying investments):

Colotrust	\$ 225,268	
	\$ -	
	\$ -	
	\$ -	
TOTAL INVESTMENTS	\$ 225,268	\$ 225,268
TOTAL CASH AND INVESTMENTS	\$ 240,070	\$ 240,070

5-3 Please answer the following question by marking in the appropriate box

Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? YES NO

5-4 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: YES NO

5-5

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following question by marking in the appropriate box

Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets? YES NO
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? if no, MUST explain: YES NO

6-3

Complete the following Capital & Right-to-Use Assets table for GOVERNMENTAL FUNDS:	Balance ¹ beginning of the year ²	Additions ²	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

Complete the following Capital & Right-to-Use Assets table for PROPRIETARY FUNDS:	Balance ¹ beginning of the year ²	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

¹ Must agree to prior year-end balance
² Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firefighters' pension plan? YES NO
- 7-2 Does the entity have a volunteer firefighters' pension plan? YES NO
- if yes: Who administers the plan? YES NO

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

PART 8 - BUDGET INFORMATION

Please use this space to provide any explanations or comments:

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

8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain: YES NO N/A

If yes: Please indicate the amount appropriated for each fund separately for the year reported

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 279,487
	\$ -
	\$ -
	\$ -

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

Please use this space to provide any explanations or comments:

9-1 Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

PART 10 - GENERAL INFORMATION

Please use this space to provide any explanations or comments:

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

Date of formation:

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

If Yes: NEW name

PRIOR name

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

10-4 Please indicate what services the entity provides:

Water and sanitation

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

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

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

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

Bond Redemption mills	0.000
General/Other mills	80.000
Total mills	80.000

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

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Entity Wide:		General Fund	Governmental Funds	Notes
Unrestricted Cash & Investments	\$	240,070	225,984	\$ 183,194
Current Liabilities	\$	12,734	232,247	\$
Deferred Inflow	\$	167,682	143,564	\$ 241,083
		Total Revenue	241,083	
		Total Expenditures	161,408	
Governmental		Interfund In	-	
Total Cash & Investments	\$	240,070	-	
Transfers In	\$	-	Enterprise Funds	
Transfers Out	\$	-	Net Position	
Property Tax	\$	-	- PY Net Position	
Debt Service Principal	\$	170,677	- Government-Wide	
Total Expenditures	\$	-	- Total Outstanding Debt	
Total Developer Advances	\$	161,408	- Authorized but Unissued	\$ 7,500,000
Total Developer Repayments	\$	-	- Year Authorized	
		Cash & Investments	-	11/6/2018
		Principal Expense	-	

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES NO

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

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

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- Submit the application in hard copy via the US Mail including original signatures.
- Submit the application electronically via email and either:
 - Include a copy of an adopted resolution that documents formal approval by the Board, or
 - Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

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

Print the names of ALL members of the governing body below.

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

1	Full Name David Deines	I, <u>David Deines</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>David M. Deines</u> Date: <u>Mar 22, 2023</u> My term Expires: <u>May 2025</u>
2	Full Name Della Thompson	I, <u>Della Thompson</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
3	Full Name Adalberto Mohar	I, <u>Adalberto Mohar</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Adalberto Mohar</u> Date: <u>Mar 21, 2023</u> My term Expires: <u>May 2025</u>
4	Full Name Matthew Moeller	I, <u>Matthew Moeller</u> , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
5	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
6	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
7	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

Creekside South Estates 2022

Interim Agreement Report










2023-03-22

Created:	2023-03-21
By:	Diane Wheeler (diane@simmonswheeler.com)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAJEIVUIMRR309XIVSHaDih_2-AeEBFIA

Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"Creekside South Estates 2022" History


-  Document created by Diane Wheeler (diane@simmonswheeler.com)
2023-03-21 - 8:40:30 PM GMT
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature
2023-03-21 - 8:41:40 PM GMT
-  Document emailed to dav.deines@gmail.com for signature
2023-03-21 - 8:41:40 PM GMT
-  Document emailed to jardt@msn.com for signature
2023-03-21 - 8:41:40 PM GMT
-  Document emailed to mathew.moeller@teradata.com for signature
2023-03-21 - 8:41:40 PM GMT
-  Document emailed to almohar@comcast.net for signature
2023-03-21 - 8:41:40 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)
Signature Date: 2023-03-21 - 8:41:45 PM GMT - Time Source: server
-  Email viewed by almohar@comcast.net
2023-03-21 - 9:33:55 PM GMT
-  Signer almohar@comcast.net entered name at signing as Adalberto Mohar
2023-03-21 - 9:34:50 PM GMT

 Document e-signed by Adalberto Mohar (almohar@comcast.net)


Signature Date: 2023-03-21 - 9:34:52 PM GMT - Time Source: server

 Email viewed by dav.deines@gmail.com

2023-03-22 - 3:57:02 PM GMT

 Signer dav.deines@gmail.com entered name at signing as David M. Deines

2023-03-22 - 3:58:25 PM GMT

 Document e-signed by David M. Deines (dav.deines@gmail.com)

Signature Date: 2023-03-22 - 3:58:27 PM GMT - Time Source: server

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.



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