

**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. Boundary Changes made or proposed to any District's boundary as of December 31 of the prior year.

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. Copy of the Districts' budget resolutions for the current year and any budget amendments from the prior year.

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. 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.

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. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.

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. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

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

EXHIBIT A-1
Orders for Inclusion

DO NOT REMOVE STAPLE*
REMOVAL VOIDS CERTIFICATION*
CERTIFIED RECORDS

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: December 14, 2020 10:19 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 (Encroachment Lots), District No. 6	

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020

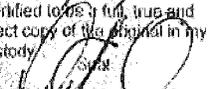


SHARON D HOLBROOK
District Court Judge

COMBINED COURT
Adams County, Colorado

DATE: 12/13/20

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

By: 
Deputy Clerk

DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, Colorado 80601 Telephone: (303) 659-1161	▲ COURT USE ONLY ▲
Petitioners: BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8	
By the Court:	Case Number: 2018CV031642 Division: W Courtroom: ____
ORDER FOR INCLUSION (Encroachment Lots)	

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 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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order 2018CV31642

EXHIBIT A
(Legal Description of Inclusion Property)

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

Attachment to Order - 2018CV31642

*DO NOT REMOVE STAPLE
*REMOVAL VOIDS CERTIFICATION

CERTIFIED RECORD

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 Parcels), 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: 12/15/20
Certified to be a full, true and
correct copy of the original in my
custody.
By: Seal
Deputy Clerk

DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, Colorado 80601 Telephone: (303) 659-1161	
Petitioners: BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8	▲ COURT USE ONLY ▲
By the Court:	Case Number: 2018CV031642 Division: W Courtroom: ____
ORDER FOR INCLUSION (Encroachment Lots)	

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 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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order 2018CV31642

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

Attachment to Order - 2018CV31642

EXHIBIT A-2
Orders for Exclusion

~~CERTIFIED~~ RECORDS
"DO NOT REMOVE STAPLE"
"MOVAL VOIDS CERTIFICATION"

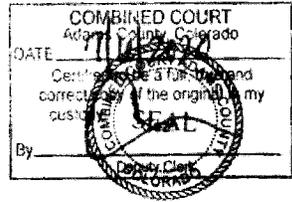
DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO. 80601	DATE FILED: June 15, 2020 10:20 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	△ COURT USE ONLY △ Case Number: 2018CV31642 Division: W Courtroom:
Order: Order for Exclusion Brighton Crossing 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



DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone: (303) 659-1161	▲ COURT USE ONLY ▲
Petitioner: BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8	
By the Court:	Case Number: 2018CV31642 Division: W Courtroom:
ORDER FOR EXCLUSION BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7 (Brookfield, Brighton Crossing Residential, Cordova, Lennar and Melody 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.

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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order - 2018CV31642

EXHIBIT A
(Legal Description of Exclusion Property)

LOT 4, BLOCK 3, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, CITY OF 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, AND LOT 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 NO. 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 COLORADO

Attachment to Order 2018CV31642

CERTIFIED RECORDS
DO NOT REMOVE STAPLE
MOVAL VOIDS CERTIFICATION*

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: August 5, 2020 10:52 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 Exclusion, Brighton Crossing MD No. 7 (Dream Finders and Duennerman Overlap Lots)	

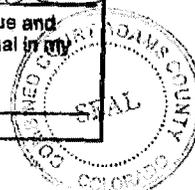
The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 8/5/2020



SHARON D HOLBROOK
District Court Judge

COMBINED COURT Adams County, Colorado	
DATE: <u>8/5/2020</u>	
Certified to be a full, true and correct copy of the original in my custody	
By: <u>12/15/20</u>	Seal
	Deputy Clerk



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.

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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order - 2018CV31642

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.

Attachment to Order - 2018CV031042

~~DO NOT REMOVE STAPL~~
*REMOVAL VOIDS CERTIFICATIOI
CERTIFIED RECOR

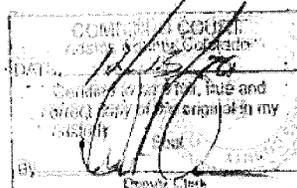
DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: December 14, 2020 10:13 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	
△ COURT USE ONLY △	
Case Number: 2018CV31642	
Division: W	Courtroom:
Order:Order for Exclusion (Lot 8, Block 8), District No. 7	

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020



SHARON D HOLBROOK
District Court Judge



DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone: (303) 659-1161	▲ COURT USE ONLY ▲ Case Number: 2018CV31642 Div.: W
PETITIONER: BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8	
By the Court:	
ORDER FOR EXCLUSION BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7 (Lot 8, Block 8)	

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.

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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order - 2018CV31642

EXHIBIT A
(Legal Description of Exclusion Property)

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

Attachment to Order - 2018CV31642

~~DO NOT REMOVE STAPLE~~
REMOVAL VOIDS CERTIFICATION

CERTIFIED RECORDS

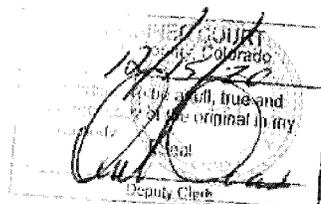
DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: December 14, 2020 10:14 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	
△ COURT USE ONLY △	
Case Number: 2018CV31642	
Division: W	Courtroom:
Order: Order for Exclusion (Multi-Family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

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 12/14/2020



SHARON D HOLBROOK
District Court Judge



DEPUTY CLERK
Adams County, Colorado
12/15/2020
I hereby certify that this is a true and correct copy of the original in my possession.
Deputy Clerk

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 Div.: W
ORDER FOR EXCLUSION BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6 (Multi-Family Parcel)	

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 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.

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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order - 2018CV31642

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, City of
Brighton, Adams County.

Attachment to Order - 2018CV31642

DO NOT REMOVE STAPLE
REMOVAL VOIDS CERTIFICATION*
CERTIFIED RECORDS

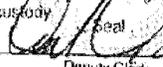
DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: December 14, 2020 10:17 AM
In the Matter of: BRIGHTON CROSSING MD NOS 5 6 7 AND 8	
△ COURT USE ONLY △	
Case Number: 2018CV31642	Division: W Courtroom:
Order: Order for Exclusion (Encroachment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

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: 12/15	Certified to be a full, true and correct copy of the original in my custody
By: 	
Deputy Clerk	

DISTRICT COURT, ADAMS COUNTY, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone: (303) 659-1161	▲ COURT USE ONLY ▲ Case Number: 2018CV31642 Div.: W
PETITIONER: BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8	
By the Court:	
ORDER FOR EXCLUSION BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5 (Encroachment 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. 5, 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.

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 _____ 2020.

BY THE COURT:

District Court Judge

Attachment to Order - 2018CV31642

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 19,
Brighton Crossing Filing No. 7, City of Brighton, Adams County.

Attachment to Order - 2018CV31642

EXHIBIT B
2021 Budget Resolutions

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS
(2021)

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.



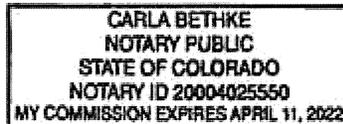
For the Brighton Standard Blade

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



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 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 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.brightoncrossings-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. Adoption of Budget. 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. Levy for General Operating Expenses. 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. Levy for Debt Service Obligations. 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.

Section 4. Levy for Contractual Obligation Expenses. 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. Levy for Capital Project Expenses. 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. Certification to County Commissioners. 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. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. 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. Budget Certification. 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:
Neil Simpson
934B03BDE2F149B...

Officer of the District

ATTEST:

DocuSigned by:
Lisa Albers
137CF06E51EA4AD

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
5582C030FFC44E4...

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:
Chelsey Green
B19825C56914467

Recording Secretary

EXHIBIT A

CERTIFICATION OF TAX LEVIES

BUDGET DOCUMENT

BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Brighton Crossing Metropolitan District No. 5,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Brighton Crossing Metropolitan District No. 5,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 16,090 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

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 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: \$ 16,090 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2020 for budget/fiscal year 2021.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> ²	<u>REVENUE</u> ²
1. General Operating Expenses ^H	<u>10.070</u> mills	\$ <u>162.00</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.070 mills	\$ 162.00
3. General Obligation Bonds and Interest ^J	<u>50.349</u> mills	\$ <u>810.00</u>
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) 669-3611
Signed: Amanda Castle Title: District Accountant

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.

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:

BONDS^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: _____

CONTRACTS^K:

- 3. Purpose of Contract: Transfer of funds for debt service issued for repayment of costs related to 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.



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.

A handwritten signature in black ink, reading "Amanda Kay Coste". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Pinnacle Consulting Group, Inc.
January 21, 2021

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2019	2020	2020	2021
	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
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
See Accompanying Accountant's Report				

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 \$11 for 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

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,320
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$16,090
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
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: #	\$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 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

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: %	\$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
<small>(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.)</small>	
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
---	-----

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. 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.

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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.



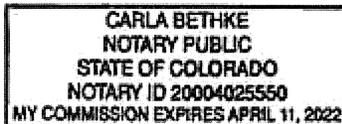
For the Brighton Standard Blade

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



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 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 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.brightoncrossings-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. Adoption of Budget. 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. Levy for General Operating Expenses. 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. Levy for Debt Service Obligations. 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.

Section 4. Levy for Contractual Obligation Expenses. 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. Levy for Capital Project Expenses. 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. Certification to County Commissioners. 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. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. 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. Budget Certification. 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. 6

DocuSigned by:
Neil Simpson
934B03BBE2F149B...

Officer of the District

ATTEST:

DocuSigned by:
Lisa Albers
137CF08F51EA4AD...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
5582C036EFC44E4...

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:
Chesley Green
B19825C56914467...

Recording Secretary

EXHIBIT A

CERTIFICATION OF TAX LEVIES

BUDGET DOCUMENT

BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Brighton Crossing Metropolitan District No. 6,
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Brighton Crossing Metropolitan District No. 6
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 55,730 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

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 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: \$ 55,730 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2020 for budget/fiscal year 2021.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.070</u> mills	\$ <u>561.00</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.070 mills	\$ 561.00
3. General Obligation Bonds and Interest ^J	<u>50.349</u> mills	\$ <u>2,806.00</u>
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	\$ 3,367.00

Contact person: (print) Amanda Castle Daytime phone: (970) 669-3611
Signed: Amanda Castle Title: District Accountant

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.

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:

BONDS^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: | _____ |

CONTRACTS^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.



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.

A handwritten signature in black ink that reads "Amanda Kay Carter".

Pinnacle Consulting Group, Inc.
January 21, 2021

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 250	\$ 250	\$ 561
Specific Ownership Taxes	-	20	24	36
Service Fees from District No. 5	-	36	37	171
Service Fees from District No. 7	293,796	494,616	326,727	382,650
Service Fees from District No. 8	-	469	466	8,895
Development Fees	-	-	54,860	-
Operating Advances	103,699	-	-	-
Interest & Other	-	-	-	-
Total Revenues	\$ 397,496	\$ 495,391	\$ 382,364	\$ 392,313
Expenditures				
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
Election	-	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	

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
	Modified Accrual Budgetary Basis			
DEBT SERVICE FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 1,251	\$ 1,251	\$ 2,806
Specific Ownership Taxes	-	100	80	182
Transfer from District No. 5	-	177	177	851
Transfer from District No. 7	-	415,831	413,183	445,738
Interest Income	-	172,500	-	125,000
Total Revenues	\$ -	\$ 589,859	\$ 414,691	\$ 574,577
Expenditures				
Bond Interest - Series 2020	\$ -	\$ 1,568,296	\$ -	\$ 2,366,400
Paying Agent Fees	-	8,000	-	8,000
Treasurer's Fees	-	19	19	42
Contingency	-	50,000	-	-
Total Expenditures	\$ -	\$ 1,626,315	\$ 19	\$ 2,374,442
Revenues Over/(Under) Exp	\$ -	\$ (1,036,456)	\$ 414,672	\$ (1,799,865)
Other Financing Sources				
Transfer from Capital Projects	\$ -	\$ 7,735,688	\$ 11,043,200	\$ -
Total Other Financing Sources	\$ -	\$ 7,735,688	\$ 11,043,200	\$ -
Revenues and Other Financing Sources Over/(Under) Exp	\$ -	\$ 6,699,232	\$ 11,457,872	\$ (1,799,865)
Beginning Fund Balance	-	-	-	11,457,872
Ending Fund Balance	\$ -	\$ 6,699,232	\$ 11,457,872	\$ 9,658,007
See Accompanying Accountant's Report			Pg 2	

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
	Modified Accrual Budgetary Basis			
CAPITAL PROJECTS FUND	2019	2020	2020	2021
	Unaudited	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	-	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	-	-	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)	\$ -
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 Sources/(Uses) Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
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

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:	\$24,840
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$55,730
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$55,730
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 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 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: !	\$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:	\$29,962
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
---	-----

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. 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.



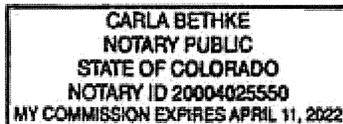
For the Brighton Standard Blade

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



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 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 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.brightoncrossings-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. Adoption of Budget. 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. Levy for General Operating Expenses. 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. Levy for Debt Service Obligations. 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.

Section 4. Levy for Contractual Obligation Expenses. 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. Levy for Capital Project Expenses. 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. Certification to County Commissioners. 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. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. 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. Budget Certification. 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. 7

DocuSigned by:
Neil Simpson
934B03BBE2F149B

Officer of the District

ATTEST:

DocuSigned by:
Lisa Allen
137GF06F51EA4AD...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Eve Velasco
5582C036FEC44E4...

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:
Chelsey Green
B49826G56914467...

Recording Secretary

EXHIBIT A
CERTIFICATION OF TAX LEVIES
BUDGET DOCUMENT
BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Brighton Crossing Metropolitan District No. 7,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Brighton Crossing Metropolitan District No. 7,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 8,431,400 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

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 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: \$ 8,431,400 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2020 for budget/fiscal year 2021.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> ²	<u>REVENUE</u> ²
1. General Operating Expenses ^H	10.070 mills	\$ 84,904.00
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.070 mills	\$ 84,904.00
3. General Obligation Bonds and Interest ^J	50.349 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 Operating Subtotal and Lines 3 to 7]	60.419 mills	\$ 509,417.00

Contact person: (print) Amanda Castle Daytime phone: (970) 669-3611
Signed: Amanda Castle Title: District Accountant

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.

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:

BONDS^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: _____

CONTRACTS^K:

- 3. Purpose of Contract: Transfer of funds for debt service issued for repayment of costs related to infrastructure improvements
Title: To be determined
Date: To be determined
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.



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.

A handwritten signature in black ink that reads "Amanda Kas Carter". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.
January 21, 2021

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
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	382,650
Contingency	-	50,000	-	5
Total Expenditures	\$ 293,839	\$ 545,787	\$ 327,899	\$ 383,929
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
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	-	50,000	204	23
Total Revenues	\$ -	\$ 471,688	\$ 419,043	\$ 452,129
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	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
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 TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,754,750
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$8,431,400
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,431,400
5. NEW CONSTRUCTION: **	\$932,750
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 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$41,464,617
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$13,045,872
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

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.

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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.



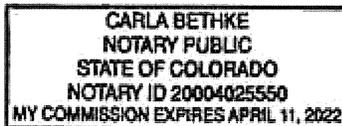
For the Brighton Standard Blade

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



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 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 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.brightoncrossings-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. Adoption of Budget. 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. Levy for General Operating Expenses. 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. Levy for Debt Service Obligations. 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

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

Section 4. Levy for Contractual Obligation Expenses. 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. Levy for Capital Project Expenses. 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. Certification to County Commissioners. 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. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. 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. Budget Certification. 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. 8

DocuSigned by:
Neil Simpson

934B03BBE2F149B

Officer of the District

ATTEST:

DocuSigned by:

Lisa Albers

137CE06E51EA4AD

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:

Eve Velasco

5582C036FFC44E4...

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:
Chelsey Green

B19825C56914467...

Recording Secretary

EXHIBIT A
CERTIFICATION OF TAX LEVIES
BUDGET DOCUMENT
BUDGET MESSAGE

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Brighton Crossing Metropolitan District No. 8,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Brighton Crossing Metropolitan District No. 8,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 140,200 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

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 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: \$ 140,200 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2020 for budget/fiscal year 2021.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>60.419</u> mills	\$ <u>8,471.00</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>60.419</u> mills	<u>\$ 8,471.00</u>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
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]	<u>60.419</u> mills	<u>\$ 8,471.00</u>

Contact person: (print) Amanda Castle Daytime phone: (970) 669-3611
 Signed: Amanda Castle Title: District Accountant

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.

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:

BONDS^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: _____

CONTRACTS^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.



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.

A handwritten signature in black ink that reads "Amanda Kay Coster". The signature is fluid and cursive, with the first name "Amanda" being the most prominent part.

Pinnacle Consulting Group, Inc.
January 21, 2021

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 8				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
December 31, 2019 Actual, 2020 Adopted Budget and Projected Actual				
2021 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ 441	\$ 441	\$ 8,471
Specific Ownership Taxes	-	35	32	551
Interest & Other	-	100	-	-
Total Revenues	\$ -	\$ 576	\$ 473	\$ 9,022
Expenditures				
Treasurer's Fees	\$ -	\$ 7	\$ 7	\$ 127
Service Fees to District No. 6	-	469	466	8,895
Contingency	-	100	-	-
Total Expenditures	\$ -	\$ 576	\$ 473	\$ 9,022
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE FUND	2019	2020	2020	2021
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Interest & Other	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Treasurer's Fees	\$ -	\$ -	\$ -	\$ -
Transfer to District No. 6	-	-	-	-
Contingency	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

**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:	\$7,300
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$140,200
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$140,200
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 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$6,919
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: (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.)	\$0
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, 2020

Data Date: 11/29/2020

EXHIBIT C-1
District No. 5 Facilities Fee Resolution

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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. **DEFINITIONS.** 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.

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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. **LIEN**. 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.

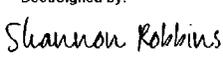
7. **THE PROPERTY**. This Resolution shall apply to all property within the District’s boundaries, including, but not limited to, the property set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

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

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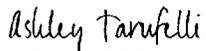
ADOPTED this 14th day of October, 2020.

BRIGHTON CROSSING METROPOLITAN
DISTRICT NO. 5, a quasi-municipal corporation
and political subdivision of the State of Colorado

DocuSigned by:

76877DBF332B4D2...

Officer of the District

ATTEST:

DocuSigned by:

9E3D7E7BB6B474...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law

DocuSigned by:

5582C036FFC44E4...

General Counsel to the District

Signature Page to Resolution Concerning the Imposition of Facilities Fees

DocuSign Envelope ID: 9342EFA1-D133-49C3-810A-9EC20C922101

EXHIBIT A
Facilities Costs

Docusign Envelope ID: 5342EFA1-D133-49C3-010A-5E020C922101



720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

 REDLAND.COM

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	
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	\$4,552,000
Bridge Street Roadway Improvements (East of 50th Ave)	\$1,794,000
45th Avenue Roadway Improvements	\$970,000
Longs Peak St Roadway Improvements	\$1,783,000
Tower Road Roadway Improvements	\$994,000
Southern Drive Roadway Improvements	\$601,000
Traffic 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



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

YEAR	MD#5		MD#6		MD#7		[Nos. 5-7]		Debt Svc		Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available Revenue
	Total Collected	Assessed Value	Mill Levy [50.349 target]	Mill Levy [50.349 Cap]									
2017													0
2018	260	28,180	47,830	76,270	0.000								0
2019	3,320	24,840	7,754,750	7,782,910	50.349						384,024	23,041	407,066
2020	12,010	16,180	8,162,980	8,191,170	50.349						404,169	24,250	428,419
2021	0	16,180	10,935,735	10,951,915	50.349						540,390	32,423	572,813
2022	635,395	967,228	14,330,843	15,936,456	50.349						786,337	47,180	833,518
2023	2,275,957	3,840,476	17,895,551	24,011,984	50.349						1,184,800	71,088	1,255,888
2024	3,946,270	8,029,150	20,325,947	32,301,388	50.349						1,593,815	95,629	1,689,444
2025	5,932,346	13,973,474	22,959,028	42,864,848	50.349						2,115,038	126,902	2,241,940
2026	8,056,267	20,121,011	23,598,907	51,776,185	50.349						2,554,742	153,284	2,708,026
2027	10,050,334	25,202,704	25,130,453	60,383,491	50.349						2,979,443	178,767	3,158,210
2028	10,050,334	25,202,704	25,130,453	60,383,491	50.349						2,979,443	178,767	3,158,210
2029	10,653,354	26,714,866	26,637,589	64,005,809	50.349						3,158,176	189,491	3,347,666
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	67,845,455	50.349						3,347,632	200,858	3,548,490
2033	11,292,555	28,317,758	28,235,152	67,845,455	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	13,445,614	33,726,903	33,626,316	80,802,833	50.349						3,986,975	239,218	4,226,193
2039	13,445,614	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	96,235,284	50.349						4,748,442	284,907	5,033,349
2045	16,018,705	40,169,281	40,047,278	96,235,284	50.349						4,748,442	284,907	5,033,349
2046	16,975,827	42,579,438	42,449,422	102,008,688	50.349						5,033,315	301,999	5,335,314
2047	16,975,827	42,579,438	42,449,422	102,008,688	50.349						5,033,315	301,999	5,335,314
2048	17,995,617	45,134,204	44,995,696	108,128,517	50.349						5,335,279	320,117	5,655,396
2049	17,995,617	45,134,204	44,995,696	108,128,517	50.349						5,335,279	320,117	5,655,396
2050	19,075,534	47,842,257	47,694,745	114,615,537	50.349						5,655,382	339,322	5,994,684
											104,428,482	6,285,709	110,694,191



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
 Development Projection at \$0.349 (target) Mills for Debt Service – 07/16/2020
 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2020 \$35,440,000 Par [Net \$27,258 MM] Net Debt Service	Annual Surplus	Surplus Release @ to \$7,888,000	Cumulative Surplus* \$7,888,000 Target	Debt/ Assessed Ratio	Net DIS Coverage @ Target	Net DIS Coverage @ Cap
2017								
2018	0							n/a
2019	0							n/a
2020	407,066	\$0	407,066	0	4,351,066	481%	n/a	n/a
2021	428,419		428,419	0	4,779,485	360%	n/a	n/a
2022	572,813		572,813	0	5,352,298	247%	n/a	n/a
2023	833,518	197,200	636,318	0	5,988,616	164%	423%	423%
2024	1,255,888	2,366,400	(1,110,512)	0	4,878,103	122%	53%	53%
2025	1,689,444	2,366,400	(676,956)	0	4,201,147	92%	71%	71%
2026	2,241,940	2,366,400	(124,460)	0	4,076,687	76%	95%	95%
2027	2,708,026	2,366,400	341,626	0	4,418,313	65%	114%	114%
2028	3,158,210	2,426,400	731,810	0	5,150,124	65%	130%	130%
2029	3,158,210	2,427,800	730,410	0	5,880,534	61%	130%	130%
2030	3,347,666	2,573,900	773,766	0	6,654,300	61%	130%	130%
2031	3,347,666	2,571,000	776,666	0	7,430,966	57%	130%	130%
2032	3,548,490	2,727,500	820,990	363,957	7,888,000	57%	130%	130%
2033	3,548,490	2,728,800	819,690	819,690	7,888,000	53%	130%	130%
2034	3,761,363	2,868,600	872,763	872,763	7,888,000	52%	130%	130%
2035	3,761,363	2,892,300	869,063	869,063	7,888,000	48%	130%	130%
2036	3,987,009	3,063,600	923,409	923,409	7,888,000	47%	130%	130%
2037	3,987,009	3,062,300	924,709	924,709	7,888,000	43%	130%	130%
2038	4,226,193	3,246,000	978,193	978,193	7,888,000	42%	130%	130%
2039	4,226,193	3,249,300	976,893	976,893	7,888,000	38%	130%	130%
2040	4,479,729	3,441,400	1,038,329	1,038,329	7,888,000	36%	130%	130%
2041	4,479,729	3,442,600	1,037,129	1,037,129	7,888,000	33%	130%	130%
2042	4,748,476	3,648,400	1,100,076	1,100,076	7,888,000	31%	130%	130%
2043	4,748,476	3,651,200	1,097,276	1,097,276	7,888,000	27%	130%	130%
2044	5,033,349	3,867,100	1,166,249	1,166,249	7,888,000	24%	130%	130%
2045	5,033,349	3,867,900	1,165,449	1,165,449	7,888,000	21%	130%	130%
2046	5,335,314	4,100,300	1,235,014	1,235,014	7,888,000	18%	130%	130%
2047	5,335,314	4,099,900	1,235,414	1,235,414	7,888,000	14%	130%	130%
2048	5,655,396	4,349,300	1,306,096	1,306,096	7,888,000	11%	130%	130%
2049	5,655,396	4,347,900	1,307,496	1,307,496	7,888,000	7%	130%	130%
2050	5,954,664	8,554,200	(2,559,516)	5,328,484	7,888,000	0%	70%	70%
	110,664,191	90,892,500	19,801,691	23,745,691				

[*] Assumes \$3,944M Deposit @ Closing (tbd.)

[†] Jun1620 M20a3.mf



BRIGHTON CROSSING METROPOLITAN DISTRICT #6

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available For O&M	Total Mills
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	9,863	174,608	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	660,179	57.349
2043	90,788,638	7.000	622,810	37,369	660,179	57.349
2044	96,235,264	7.000	660,174	39,610	699,784	57.349
2045	96,235,264	7.000	660,174	39,610	699,784	57.349
2046	102,008,688	7.000	699,780	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 #5
Development Summary
 Development Projection - Buildout (updated 7/30/20)

Residential Development

Product Type
MV \$ ('20)

PA 11 - SFD 50' - TBD	PA 11 - SFD 60' - TBD
\$450,792	\$482,092

Res'l Totals

2019	-	-	-
2020	-	-	-
2021	-	-	-
2022	36	12	48
2023	36	12	48
2024	36	12	48
2025	36	18	54
2026	47	19	66
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030	-	-	-
2031	-	-	-
2032	-	-	-
2033	-	-	-
191	73	264	

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

\$86,101,272	\$35,192,716	\$121,293,988
---------------------	---------------------	----------------------

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



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
Development Summary
 Development Projection - Buildout (updated 7/30/20)

Residential Development

PA 12/13 - SFD 50' - Brookfield	PA 12/13 - SFD 60' - Brookfield	PA 12/13 - TH - Brookfield	PA 12/13 - TH - Brookfield
\$450,792	\$482,092	\$345,016	\$345,016

Product Type
MV \$ ('20)

Res'l Totals

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
754	164	134	248	754

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
208	164	134	248	754

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

\$93,764,736 **\$79,063,088** **\$46,232,144** **\$85,563,968**

\$304,623,936

notes:

Platted/Dev Lots = 10% 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
	<hr/>
	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
	<hr/>
	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	11/01/2020
Delivery Date	11/01/2020
First Coupon	12/01/2020
Last Maturity	12/01/2050
Arbitrage Yield	6.000484%
True Interest Cost (TIC)	6.161495%
Net Interest Cost (NIC)	6.000000%
All-In TIC	6.234535%
Average Coupon	6.000000%
Average Life (years)	24.743
Weighted Average Maturity (years)	24.743
Duration of Issue (years)	12.868
Par Amount	39,440,000.00
Bond Proceeds	39,440,000.00
Total Interest	58,551,700.00
Net Interest	59,340,500.00
Bond Years from Dated Date	975,861,666.67
Bond Years from Delivery Date	975,861,666.67
Total Debt Service	97,991,700.00
Maximum Annual Debt Service	8,554,200.00
Average Annual Debt Service	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	39,440,000.00	39,440,000.00	39,440,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-788,800.00	-788,800.00	
- Cost of Issuance Expense		-350,000.00	
- Other Amounts			
Target Value	38,651,200.00	38,301,200.00	39,440,000.00
Target Date	11/01/2020	11/01/2020	11/01/2020
Yield	6.161495%	6.234535%	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 Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	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			1,183,200	1,183,200	2,366,400
06/01/2022			1,183,200	1,183,200	
12/01/2022			1,183,200	1,183,200	2,366,400
06/01/2023			1,183,200	1,183,200	
12/01/2023			1,183,200	1,183,200	2,366,400
06/01/2024			1,183,200	1,183,200	
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			1,183,200	1,183,200	
12/01/2026			1,183,200	1,183,200	2,366,400
06/01/2027			1,183,200	1,183,200	
12/01/2027			1,183,200	1,183,200	2,366,400
06/01/2028			1,183,200	1,183,200	
12/01/2028	60,000	6.000%	1,183,200	1,243,200	2,426,400
06/01/2029			1,181,400	1,181,400	
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	215,000	6.000%	1,179,450	1,394,450	2,573,900
06/01/2031			1,173,000	1,173,000	
12/01/2031	225,000	6.000%	1,173,000	1,398,000	2,571,000
06/01/2032			1,166,250	1,166,250	
12/01/2032	395,000	6.000%	1,166,250	1,561,250	2,727,500
06/01/2033			1,154,400	1,154,400	
12/01/2033	420,000	6.000%	1,154,400	1,574,400	2,728,800
06/01/2034			1,141,800	1,141,800	
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			1,104,300	1,104,300	
12/01/2036	855,000	6.000%	1,104,300	1,959,300	3,063,600
06/01/2037			1,078,650	1,078,650	
12/01/2037	905,000	6.000%	1,078,650	1,983,650	3,062,300
06/01/2038			1,051,500	1,051,500	
12/01/2038	1,145,000	6.000%	1,051,500	2,196,500	3,248,000
06/01/2039			1,017,150	1,017,150	
12/01/2039	1,215,000	6.000%	1,017,150	2,232,150	3,249,300
06/01/2040			980,700	980,700	
12/01/2040	1,480,000	6.000%	980,700	2,460,700	3,441,400
06/01/2041			936,300	936,300	
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			833,100	833,100	
12/01/2043	1,985,000	6.000%	833,100	2,818,100	3,651,200
06/01/2044			773,550	773,550	
12/01/2044	2,320,000	6.000%	773,550	3,093,550	3,867,100
06/01/2045			703,950	703,950	
12/01/2045	2,460,000	6.000%	703,950	3,163,950	3,867,900
06/01/2046			630,150	630,150	
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	3,010,000	6.000%	544,950	3,554,950	4,099,900
06/01/2048			454,650	454,650	
12/01/2048	3,440,000	6.000%	454,650	3,894,650	4,349,300
06/01/2049			351,450	351,450	
12/01/2049	3,645,000	6.000%	351,450	3,996,450	4,347,900
06/01/2050			242,100	242,100	
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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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]**

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	859,063	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	

Docusign Envelope ID: 9342EFA1D13349C3810A92C20C922101

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 Type	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

DocuSign Envelope ID: 9342EFA1-D133-49C3-810A-9EC20C922101

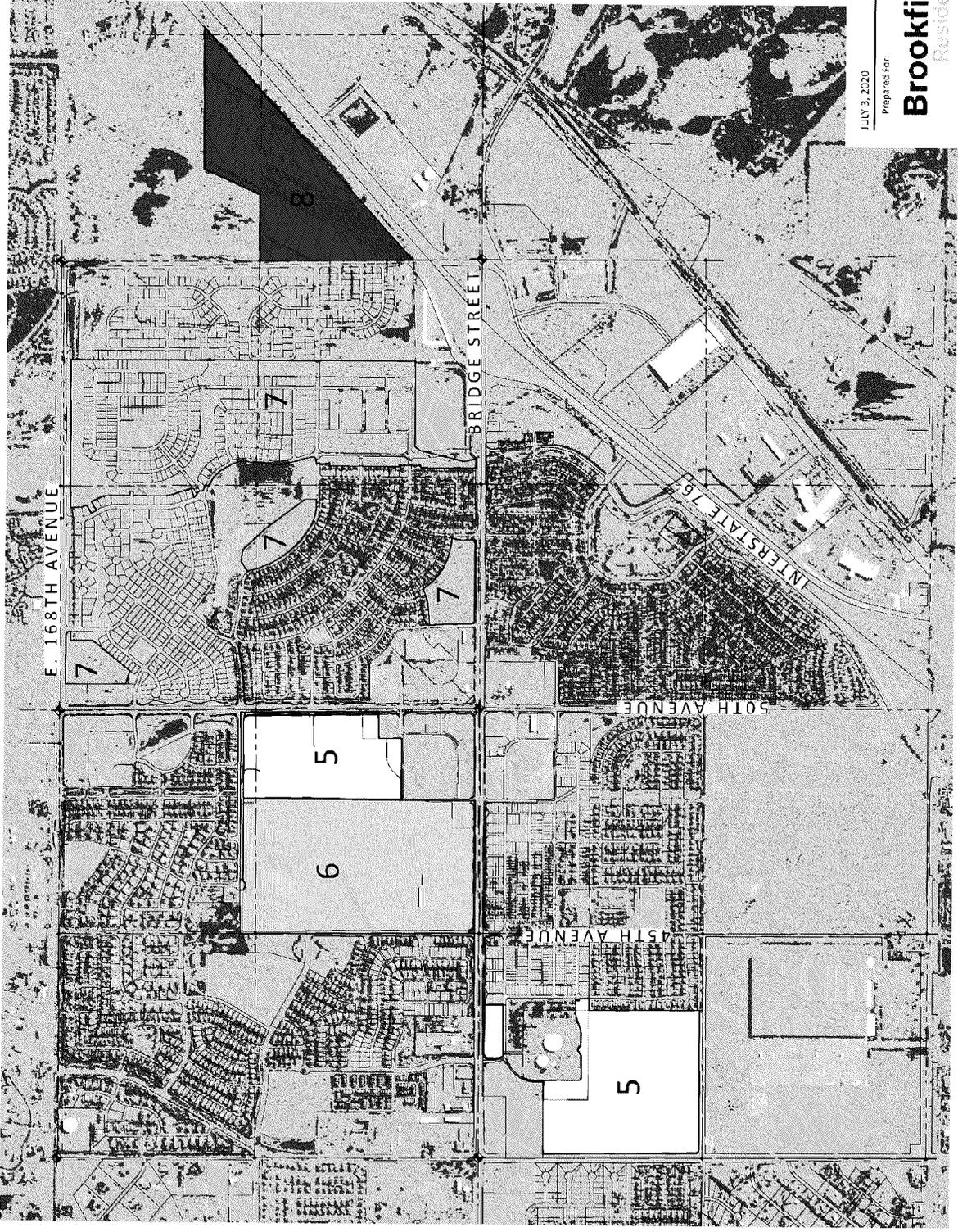
EXHIBIT D
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5
District Boundaries

**BRIGHTON
CROSSINGS**
Brighton Crossing
Metropolitan
Districts

District No.'s 5-8 Boundary Map

LEGEND:
✦ Section Center

□	District 5
▨	District 6
▩	District 7
■	District 8



JULY 3, 2020

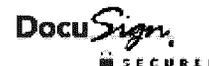
Prepared For:

Brookfield
Residential

Prepared By:

Redland
WHERE GREAT PLACES BEGIN
10000 W. 16th Avenue, Suite 404
Littleton, Colorado 80120
REDLAND.COM





Certificate Of Completion

Envelope Id: 9342EFA1D13549C3816A5EC20C922161 Status: Completed
Subject: Please DocuSign: Resolution Concerning the Imposition of Facilities Fees (D5), 2020-10-14....pd...
Source Envelope:
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

Record Tracking

Status: Original Holder: Andrew Kunkel Location: DocuSign
10/15/2020 2:23:59 PM andrewk@pinnacleconsultinggroupinc.com

Signer Events

Shannon Robbins
Shannon.Robbins@brookfieldpropertiesdevelopment.com
Vice President
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Shannon Robbins
79877D8F332B4D2...
Signature Adoption: Pre-selected Style
Using IP Address: 216.150.208.5

Timestamp

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Viewed: 10/16/2020 8:14:50 AM
Signed: 10/16/2020 8:15:08 AM

Electronic Record and Signature Disclosure:

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

Ashley Taruffelli
Ashley.Taruffelli@brookfieldpropertiesdevelopment.com
CFO
Security Level: Email, Account Authentication (None)

DocuSigned by:
Ashley Taruffelli
9E3D7E7EB9B474...
Signature Adoption: Pre-selected Style
Using IP Address: 216.150.208.5

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Electronic Record and Signature Disclosure:

Accepted: 7/7/2020 12:55:52 PM
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Eve Velasco
evelasco@wbapc.com
Security Level: Email, Account Authentication (None)

DocuSigned by:
Eve Velasco
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Signature Adoption: Pre-selected Style
Using IP Address: 50.209.233.181

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Electronic Record and Signature Disclosure:

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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

Carbon Copy Events

Chelsey Green
ChelseyG@pinnacleconsultinggroupinc.com
District Manager
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
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ID: b93ac0f8-ebde-4c99-960d-a2101d71f9eb

Status

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Timestamp

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

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
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Security Checked

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

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

EXHIBIT C-1
District No. 6 Facilities Fee Resolution

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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. **DEFINITIONS.** 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.

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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. 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. **LIEN**. 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.

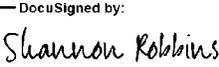
7. **THE PROPERTY**. This Resolution shall apply to all property within the District’s boundaries, including, but not limited to, the property set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

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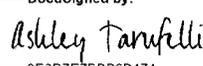
ADOPTED this 14th day of October, 2020.

BRIGHTON CROSSING METROPOLITAN
DISTRICT NO. 6, a quasi-municipal corporation
and political subdivision of the State of Colorado

DocuSigned by:

76877DBF332B4D2...

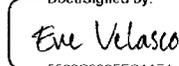
Officer of the District

ATTEST:

DocuSigned by:

9E3D7E7BB6B474...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law

DocuSigned by:

5582C036FFC44E4...

General Counsel to the District

Signature Page to Resolution Concerning the Imposition of Facilities Fees

DocuSign Envelope ID: 9342EFA1-D135-49C3-B10A-5E0200922191

EXHIBIT A

Facilities Costs

Docusign Envelope ID: 5342EFA1-D133-49C3-010A-5E020C922101



720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

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	
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	\$4,552,000
Bridge Street Roadway Improvements (East of 50th Ave)	\$1,794,000
45th Avenue Roadway Improvements	\$970,000
Longs Peak St Roadway Improvements	\$1,783,000
Tower Road Roadway Improvements	\$994,000
Southern Drive Roadway Improvements	\$601,000
Traffic 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



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

YEAR	MD/5 Total Collected Assessed Value	MD/6 Total Collected Assessed Value	MD/7 Total Collected Assessed Value	(Nos. 5-7) Total Collected Assessed Value	Debt Svc MHI Levy [50.349 target] [50.349 Crd]	Total Collections @ 95%	S.O. Taxes Collected @ 6%	Total Available Revenue
2017					0.000			0
2018	260	28,180	47,830	76,270	50.349	384,024	23,041	407,066
2019	3,320	24,840	7,782,910	7,782,910	50.349	404,169	24,250	428,419
2020	12,010	16,180	8,162,980	8,191,170	50.349	540,390	32,423	572,813
2021	0	16,180	10,935,735	10,951,915	50.349	786,337	47,180	833,518
2022	638,395	967,228	14,330,843	15,995,486	50.349	1,184,800	71,088	1,255,888
2023	2,275,957	3,840,476	17,695,551	24,011,964	50.349	1,593,815	95,629	1,689,444
2024	3,946,270	8,029,150	20,325,947	32,301,368	50.349	2,115,038	126,902	2,241,940
2025	5,932,346	13,973,474	22,959,028	42,884,848	50.349	2,554,742	153,284	2,708,026
2026	8,056,287	20,121,011	23,598,907	51,778,185	50.349	2,975,443	178,767	3,154,210
2027	10,050,334	25,202,704	25,130,453	60,383,491	50.349	2,975,443	178,767	3,154,210
2028	10,050,334	25,202,704	25,130,453	60,383,491	50.349	3,158,176	189,491	3,347,666
2029	10,553,354	26,714,866	26,637,589	64,005,809	50.349	3,158,176	189,491	3,347,666
2030	10,553,354	26,714,866	26,637,589	64,005,809	50.349	3,347,666	200,858	3,548,524
2031	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,347,666	200,858	3,548,524
2032	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,548,456	212,907	3,761,363
2033	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,548,456	212,907	3,761,363
2034	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,761,329	225,680	3,987,009
2035	12,885,315	31,817,833	31,723,592	76,229,740	50.349	3,761,329	225,680	3,987,009
2036	12,885,315	31,817,833	31,723,592	76,229,740	50.349	3,986,975	239,218	4,226,193
2037	13,449,614	33,720,903	33,626,316	80,802,833	50.349	3,986,975	239,218	4,226,193
2038	13,449,614	33,720,903	33,626,316	80,802,833	50.349	4,226,159	253,570	4,479,729
2039	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,226,159	253,570	4,479,729
2040	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,479,595	268,782	4,748,476
2041	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,479,595	268,782	4,748,476
2042	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,748,442	284,907	5,033,349
2043	16,018,705	40,169,281	40,047,278	96,235,264	50.349	4,748,442	284,907	5,033,349
2044	16,018,705	40,169,281	40,047,278	96,235,264	50.349	5,033,315	301,999	5,335,314
2045	16,979,827	42,579,438	42,449,422	102,008,868	50.349	5,033,315	301,999	5,335,314
2046	16,979,827	42,579,438	42,449,422	102,008,868	50.349	5,335,279	320,117	5,655,396
2047	17,995,617	45,134,204	44,995,695	108,128,517	50.349	5,335,279	320,117	5,655,396
2048	17,995,617	45,134,204	44,995,695	108,128,517	50.349	5,655,362	338,322	5,994,684
2049	19,076,534	47,842,257	47,694,745	114,615,537	50.349	5,655,362	338,322	5,994,684
2050	19,076,534	47,842,257	47,694,745	114,615,537	50.349	104,428,482	6,285,709	110,694,191



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
 Development Projection at 50.34¢ (largest) Mills for Debt Service – 07/16/2020
 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2020 \$39,446,000 Par (Net \$27,258 MM) Net Debt Service	Annual Surplus	Surplus Release @ to \$7,888,000	Cumulative Surplus* \$7,888,000 Target	Debt/ Assessed Ratio	Net DIS Coverage @ Target	Net DIS Coverage @ Cap
2017								
2018	0							
2019	0							
2020	407,086	\$0	407,086	0	4,351,066	481%	n/a	n/a
2021	428,419	0	428,419	0	4,779,485	360%	n/a	n/a
2022	572,813	0	572,813	0	5,352,298	247%	n/a	n/a
2023	833,518	197,200	636,318	0	5,988,616	184%	423%	423%
2024	1,255,888	2,366,400	(1,110,512)	0	4,878,103	122%	53%	53%
2025	1,689,444	2,366,400	(676,956)	0	4,201,147	92%	71%	71%
2026	2,241,940	2,366,400	(124,460)	0	4,076,687	76%	95%	95%
2027	2,708,028	2,366,400	341,628	0	4,418,313	95%	114%	114%
2028	3,158,210	2,426,400	731,810	0	5,150,124	85%	130%	130%
2029	3,158,210	2,427,800	730,410	0	5,880,534	61%	130%	130%
2030	3,347,686	2,573,900	773,786	0	6,654,300	61%	130%	130%
2031	3,347,686	2,571,000	776,686	0	7,430,986	57%	130%	130%
2032	3,548,490	2,727,500	820,990	363,957	7,888,000	57%	130%	130%
2033	3,548,490	2,728,800	819,690	819,690	7,888,000	53%	130%	130%
2034	3,761,353	2,888,600	872,753	872,753	7,888,000	52%	130%	130%
2035	3,761,353	2,892,300	869,053	869,053	7,888,000	46%	130%	130%
2036	3,987,009	3,063,500	923,409	923,409	7,888,000	47%	130%	130%
2037	3,987,009	3,062,300	924,709	924,709	7,888,000	43%	130%	130%
2038	4,226,193	3,248,000	978,193	978,193	7,888,000	42%	130%	130%
2039	4,226,193	3,249,300	976,893	976,893	7,888,000	36%	130%	130%
2040	4,479,729	3,441,400	1,038,329	1,038,329	7,888,000	36%	130%	130%
2041	4,479,729	3,442,600	1,037,129	1,037,129	7,888,000	33%	130%	130%
2042	4,748,476	3,648,400	1,100,076	1,100,076	7,888,000	31%	130%	130%
2043	4,748,476	3,651,200	1,097,276	1,097,276	7,888,000	27%	130%	130%
2044	5,033,349	3,867,100	1,166,249	1,166,249	7,888,000	24%	130%	130%
2045	5,033,349	3,867,900	1,165,449	1,165,449	7,888,000	21%	130%	130%
2046	5,335,314	4,100,300	1,235,014	1,235,014	7,888,000	18%	130%	130%
2047	5,335,314	4,099,900	1,235,414	1,235,414	7,888,000	14%	130%	130%
2048	5,655,396	4,349,300	1,306,096	1,306,096	7,888,000	11%	130%	130%
2049	5,655,396	4,347,900	1,307,496	1,307,496	7,888,000	7%	130%	130%
2050	5,994,064	8,554,200	(2,559,516)	5,328,484	7,888,000	0%	70%	70%
	110,694,191	90,862,500	19,801,691	23,745,691				

[*] Assumes \$3,944M Deposit @ Closing (ftd.)

[Jul 16:20 Mtd:am]



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
 Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Operns Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available For O&M	Total Mills
2017						
2018	76,270	7.000	523	31	555	7.000
2019	7,782,910	7.000	53,391	3,203	56,594	57.349
2020	8,191,170	7.000	56,191	3,371	59,563	57.349
2021	10,951,915	7.000	75,130	4,508	79,638	57.349
2022	15,936,466	7.000	109,324	6,559	115,884	57.349
2023	24,011,984	7.000	164,722	9,883	174,606	57.349
2024	32,301,368	7.000	221,587	13,295	234,883	57.349
2025	42,864,848	7.000	294,053	17,843	311,896	57.349
2026	51,776,165	7.000	355,165	21,311	376,476	57.349
2027	60,383,491	7.000	414,231	24,854	439,085	57.349
2028	69,363,491	7.000	473,340	28,345	501,685	57.349
2029	78,845,465	7.000	532,450	31,776	564,226	57.349
2030	88,845,465	7.000	591,560	35,207	626,767	57.349
2031	99,363,491	7.000	650,670	38,638	689,308	57.349
2032	110,383,491	7.000	709,780	42,069	751,849	57.349
2033	121,403,491	7.000	768,890	45,500	814,390	57.349
2034	132,423,491	7.000	828,000	48,931	876,931	57.349
2035	143,443,491	7.000	887,110	52,362	939,472	57.349
2036	154,463,491	7.000	946,220	55,793	1,002,013	57.349
2037	165,483,491	7.000	1,005,330	59,224	1,064,554	57.349
2038	176,503,491	7.000	1,064,440	62,655	1,127,095	57.349
2039	187,523,491	7.000	1,123,550	66,086	1,189,636	57.349
2040	198,543,491	7.000	1,182,660	69,517	1,252,177	57.349
2041	209,563,491	7.000	1,241,770	72,948	1,314,718	57.349
2042	220,583,491	7.000	1,300,880	76,379	1,377,259	57.349
2043	231,603,491	7.000	1,360,000	79,810	1,439,800	57.349
2044	242,623,491	7.000	1,419,110	83,241	1,502,341	57.349
2045	253,643,491	7.000	1,478,220	86,672	1,564,882	57.349
2046	264,663,491	7.000	1,537,330	90,103	1,627,423	57.349
2047	275,683,491	7.000	1,596,440	93,534	1,690,000	57.349
2048	286,703,491	7.000	1,655,550	96,965	1,752,541	57.349
2049	297,723,491	7.000	1,714,660	100,396	1,815,082	57.349
2050	308,743,491	7.000	1,773,770	103,827	1,877,623	57.349
			14,516,171	871,150	15,390,321	



BRIGHTON CROSSING METROPOLITAN DISTRICT #5
 Assessed Value Summary

YEAR	Total Res'l Units	Mkt Value Biennial Reasses/mt @ 6.0%	Cumulative Market Value	Ass'd Value* @ 7.15% of Market (2-yr lag)	Cumulative Market Value	Ass'd Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value
2017	0	0	0	0	897	0	0
2018	0	0	0	0	11,448	0	0
2019	0	0	0	0	41,414	0	0
2020	0	0	0	0	0	3,320	3,320
2021	0	0	0	0	2,201,362	12,010	12,010
2022	43	0	22,902,966	0	2,201,362	0	0
2023	43	0	46,263,991	0	2,201,362	638,395	638,395
2024	43	2,775,839	72,868,077	1,637,562	2,490,617	638,395	2,275,957
2025	54	100,356,499	3,307,875	3,307,875	3,034,697	638,395	3,946,270
2026	66	6,021,990	140,564,108	5,210,067	0	722,279	5,932,346
2027	0	0	140,564,108	7,176,205	0	860,062	8,096,267
2028	0	8,433,846	148,997,955	10,050,334	0	0	10,050,334
2029	0	8,939,877	148,997,955	10,050,334	0	0	10,050,334
2030	0	0	157,937,832	10,653,354	0	0	10,653,354
2031	0	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	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	10,647,537	177,458,948	11,970,108	0	0	11,970,108
2036	0	0	188,106,485	12,688,315	0	0	12,688,315
2037	0	0	188,106,485	12,688,315	0	0	12,688,315
2038	0	11,286,589	189,392,874	13,449,614	0	0	13,449,614
2039	0	0	189,392,874	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	0	211,356,446	14,256,590	0	0	14,256,590
2042	0	12,661,387	224,037,833	15,111,986	0	0	15,111,986
2043	0	0	224,037,833	15,111,986	0	0	15,111,986
2044	0	13,442,270	237,480,103	16,018,705	0	0	16,018,705
2045	0	0	237,480,103	16,018,705	0	0	16,018,705
2046	0	14,248,806	251,728,909	16,978,827	0	0	16,978,827
2047	0	0	251,728,909	16,978,827	0	0	16,978,827
2048	0	15,103,735	266,832,644	17,998,617	0	0	17,998,617
2049	0	0	266,832,644	17,998,617	0	0	17,998,617
2050	0	16,009,959	282,842,603	19,078,534	0	0	19,078,534
2051	0	0	282,842,603	19,078,534	0	0	19,078,534
2052	0	16,970,556	299,813,159	20,223,246	0	0	20,223,246
2053	0	0	299,813,159	20,223,246	0	0	20,223,246
2054	0	17,968,790	317,801,948	21,436,641	0	0	21,436,641
2055	0	0	317,801,948	21,436,641	0	0	21,436,641
2056	0	19,068,117	336,870,065	22,722,839	0	0	22,722,839
2057	0	0	336,870,065	22,722,839	0	0	22,722,839
264							
205,103,786							

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



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
 Assessed Value Summary

YEAR	Total Res'l Units	Mkt Value Biennial Reasses/mt @ 6.0%	Cumulative Market Value	Ass'd Value* @ 7.15% of Market (2-yr lag)	Cumulative Market Value	Ass'd Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value
2017	0	0	0	0	97,172	0	0
2018	0	0	0	0	85,655	0	0
2019	0	0	0	0	55,793	0	0
2020	0	0	0	0	55,793	28,180	28,180
2021	0	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	0	84,445,781	0	6,886,470	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	14,950,716	249,845,271	6,037,873	7,783,014	1,991,276	8,029,150
2026	194	0	352,485,371	11,714,375	0	2,259,099	13,973,474
2027	0	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	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	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	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	0	445,004,660	30,016,824	0	0	30,016,824
2036	0	26,700,280	471,704,939	31,817,833	0	0	31,817,833
2037	0	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	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	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	0	561,808,130	37,895,548	0	0	37,895,548
2044	0	33,708,468	595,516,618	40,169,281	0	0	40,169,281
2045	0	0	595,516,618	40,169,281	0	0	40,169,281
2046	0	35,730,997	631,247,615	42,578,438	0	0	42,578,438
2047	0	0	631,247,615	42,578,438	0	0	42,578,438
2048	0	37,874,857	669,122,471	45,134,204	0	0	45,134,204
2049	0	0	669,122,471	45,134,204	0	0	45,134,204
2050	0	40,147,348	709,269,820	47,842,257	0	0	47,842,257
2051	0	0	709,269,820	47,842,257	0	0	47,842,257
2052	0	42,556,189	751,826,009	50,712,792	0	0	50,712,792
2053	0	0	751,826,009	50,712,792	0	0	50,712,792
2054	0	45,109,561	796,935,570	53,755,560	0	0	53,755,560
2055	0	0	796,935,570	53,755,560	0	0	53,755,560
2056	0	47,816,134	844,751,704	56,980,893	0	0	56,980,893
2057	0	0	844,751,704	56,980,893	0	0	56,980,893
754							
		512,323,796					

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



BRIGHTON CROSSING METROPOLITAN DISTRICT #6
Development Summary
 Development Projection - Buildout (updated 7/30/20)

Residential Development

PA 12/13 - SFD 50' - Brookfield	PA 12/13 - SFD 60' - Brookfield	PA 12/13 - TH - Brookfield	PA 12/13 - TH - Brookfield
\$450,792	\$482,092	\$345,016	\$345,016

Product Type
MV \$ ('20)

Res'l Totals

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
754	208	164	134	754

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
754	208	164	134	754

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

\$93,764,736 **\$79,063,088** **\$46,232,144** **\$85,563,968**

\$304,623,936

notes:

Platted/Dev Lots = 10% 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

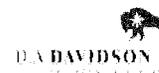
Sources:

Bond Proceeds:	
Par Amount	39,440,000.00
	<hr/>
	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
	<hr/>
	39,440,000.00

DocuSign Envelope ID: 5542EFA1-D155-4903-810A-3E0200922101



BOND SUMMARY STATISTICS

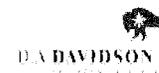
**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6
 GENERAL OBLIGATION BONDS, SERIES 2020A(3)
 50.349 (target) Mills
 Non-Rated, 130x, 30-yr. Maturity
 (Full Growth + 6% Bi-Reassessment Projections)
 [Preliminary -- for discussion only]**

Dated Date	11/01/2020
Delivery Date	11/01/2020
First Coupon	12/01/2020
Last Maturity	12/01/2050
Arbitrage Yield	6.000484%
True Interest Cost (TIC)	6.161495%
Net Interest Cost (NIC)	6.000000%
All-In TIC	6.234535%
Average Coupon	6.000000%
Average Life (years)	24.743
Weighted Average Maturity (years)	24.743
Duration of Issue (years)	12.868
Par Amount	39,440,000.00
Bond Proceeds	39,440,000.00
Total Interest	58,551,700.00
Net Interest	59,340,500.00
Bond Years from Dated Date	975,861,666.67
Bond Years from Delivery Date	975,861,666.67
Total Debt Service	97,991,700.00
Maximum Annual Debt Service	8,554,200.00
Average Annual Debt Service	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	39,440,000.00	39,440,000.00	39,440,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-788,800.00	-788,800.00	
- Cost of Issuance Expense		-350,000.00	
- Other Amounts			
Target Value	38,651,200.00	38,301,200.00	39,440,000.00
Target Date	11/01/2020	11/01/2020	11/01/2020
Yield	6.161495%	6.234535%	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 Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	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			1,183,200	1,183,200	2,366,400
06/01/2022			1,183,200	1,183,200	
12/01/2022			1,183,200	1,183,200	2,366,400
06/01/2023			1,183,200	1,183,200	
12/01/2023			1,183,200	1,183,200	2,366,400
06/01/2024			1,183,200	1,183,200	
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			1,183,200	1,183,200	
12/01/2026			1,183,200	1,183,200	2,366,400
06/01/2027			1,183,200	1,183,200	
12/01/2027			1,183,200	1,183,200	2,366,400
06/01/2028			1,183,200	1,183,200	
12/01/2028	60,000	6.000%	1,183,200	1,243,200	2,426,400
06/01/2029			1,181,400	1,181,400	
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	215,000	6.000%	1,179,450	1,394,450	2,573,900
06/01/2031			1,173,000	1,173,000	
12/01/2031	225,000	6.000%	1,173,000	1,398,000	2,571,000
06/01/2032			1,166,250	1,166,250	
12/01/2032	395,000	6.000%	1,166,250	1,561,250	2,727,500
06/01/2033			1,154,400	1,154,400	
12/01/2033	420,000	6.000%	1,154,400	1,574,400	2,728,800
06/01/2034			1,141,800	1,141,800	
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			1,104,300	1,104,300	
12/01/2036	855,000	6.000%	1,104,300	1,959,300	3,063,600
06/01/2037			1,078,650	1,078,650	
12/01/2037	905,000	6.000%	1,078,650	1,983,650	3,062,300
06/01/2038			1,051,500	1,051,500	
12/01/2038	1,145,000	6.000%	1,051,500	2,196,500	3,248,000
06/01/2039			1,017,150	1,017,150	
12/01/2039	1,215,000	6.000%	1,017,150	2,232,150	3,249,300
06/01/2040			980,700	980,700	
12/01/2040	1,480,000	6.000%	980,700	2,460,700	3,441,400
06/01/2041			936,300	936,300	
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			833,100	833,100	
12/01/2043	1,985,000	6.000%	833,100	2,818,100	3,651,200
06/01/2044			773,550	773,550	
12/01/2044	2,320,000	6.000%	773,550	3,093,550	3,867,100
06/01/2045			703,950	703,950	
12/01/2045	2,460,000	6.000%	703,950	3,163,950	3,867,900
06/01/2046			630,150	630,150	
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	3,010,000	6.000%	544,950	3,554,950	4,099,900
06/01/2048			454,650	454,650	
12/01/2048	3,440,000	6.000%	454,650	3,894,650	4,349,300
06/01/2049			351,450	351,450	
12/01/2049	3,645,000	6.000%	351,450	3,996,450	4,347,900
06/01/2050			242,100	242,100	
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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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]**

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. 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 Type	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

DocuSign Envelope ID: 9342EFA1-D133-49C3-810A-9EC20C922101

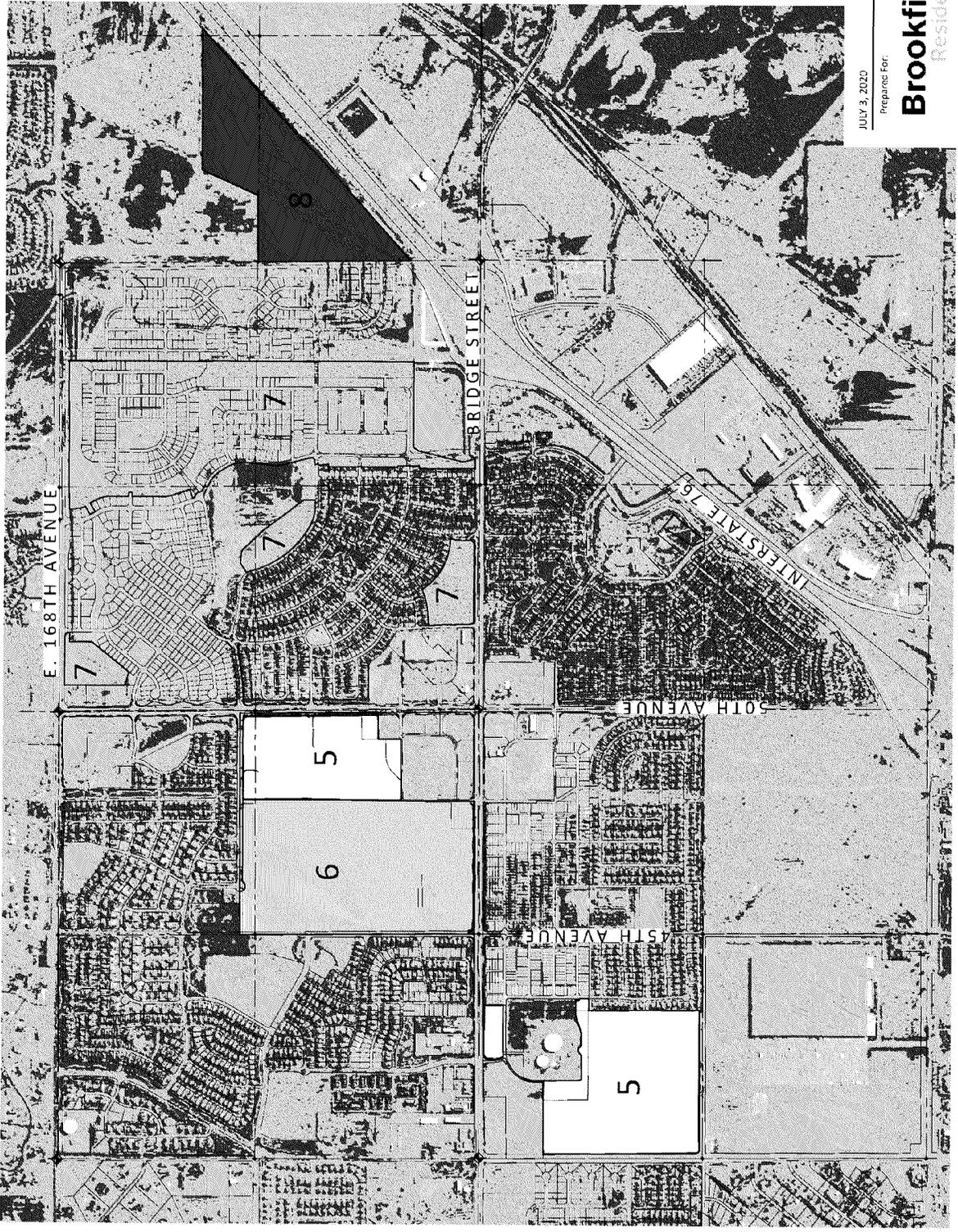
EXHIBIT D

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6

District Boundaries

BRIGHTON
CROSSINGS
Brighton Crossing
Metropolitan
Districts

District No.'s 5-8 Boundary Map



LEGEND:
Section Corner
District 5
District 6
District 7
District 8

JULY 3, 2020

Prepare For:

Brookfield
Residential

Prepare By:

Redland
REGISTERED PLATTS 0618
1200 West Chautauque
Jefferson, Colorado 80127
HILLLAND.COM





Certificate Of Completion

Envelope Id: 9342EFA1D13549C3816A5EC20C922161 Status: Completed
Subject: Please DocuSign: Resolution Concerning the Imposition of Facilities Fees (D5), 2020-10-14....pd...
Source Envelope:
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

Record Tracking

Status: Original Holder: Andrew Kunkel Location: DocuSign
10/15/2020 2:23:59 PM andrewk@pinnacleconsultinggroupinc.com

Signer Events

Shannon Robbins
Shannon.Robbins@brookfieldpropertiesdevelopment.com
Vice President
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Shannon Robbins
79877D8F332B4D2...
Signature Adoption: Pre-selected Style
Using IP Address: 216.150.208.5

Timestamp

Sent: 10/15/2020 2:35:17 PM
Viewed: 10/16/2020 8:14:50 AM
Signed: 10/16/2020 8:15:08 AM

Electronic Record and Signature Disclosure:

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

Ashley Taruffelli
Ashley.Taruffelli@brookfieldpropertiesdevelopment.com
CFO
Security Level: Email, Account Authentication (None)

DocuSigned by:
Ashley Taruffelli
9E3D7E76B9B474...
Signature Adoption: Pre-selected Style
Using IP Address: 216.150.208.5

Sent: 10/16/2020 8:15:10 AM
Viewed: 10/16/2020 12:46:06 PM
Signed: 10/16/2020 12:46:16 PM

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)

DocuSigned by:
Eve Velasco
5582C036FFC44E4...
Signature Adoption: Pre-selected Style
Using IP Address: 50.209.233.181

Sent: 10/16/2020 12:46:19 PM
Viewed: 10/16/2020 12:56:39 PM
Signed: 10/16/2020 12:57:00 PM

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

Carbon Copy Events

Chelsey Green
ChelseyG@pinnacleconsultinggroupinc.com
District Manager
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

Status

COPIED

Timestamp

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

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

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

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure