

**HOME PLACE METROPOLITAN DISTRICT  
(The “District”)**

**2020 ANNUAL REPORT**

Pursuant to Paragraph VII of the Service Plan for Home Place Metropolitan District, (the “District”), the District is required to annually file a special district annual report in accordance with the provisions of § 32-1-207(3)(d), C.R.S. The annual report shall be filed with the City Clerk of the City of Thornton, the Division of Local Government, and the State Auditor, and shall be on file with the Adams County Clerk and Recorder’s Office for public inspection. For the year ending December 31, 2019, the District makes the following report:

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

There were no changes or proposed changes to the boundaries of the District in 2020.

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

No new intergovernmental agreements were entered into during 2020.

- 3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.**

The District has not adopted rules or regulations as of December 31, 2020.

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

To the best of our knowledge, based on review of the court records in Adams County, there is no litigation involving the District’s Public Improvements as of December 31, 2020.

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

The District did not construct any Public Improvements as of December 31 of the prior year.

- 6. The District did not undertake the construction of any Public Improvements as of December 31 of the prior year. A list of all facilities and improvements constructed by the District that has been dedicated to and accepted by the City as of December 31 of the prior year.**

The District did not construct any facilities or improvements as of December 31 of the prior year.

**7. The assessed valuation of the District for the current year.**

The 2020 gross total assessed valuation of the property comprising Home Place Metropolitan District boundaries is \$2,760.

**8. Current year budget including a description of the Public Improvements to be constructed in such year.**

A copy of the 2021 budget for the District is attached as **Exhibit B**.

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

The 2020 Audit is in process and will be provided once complete.

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

The District is not aware of any uncured events of default by the District.

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

The District is not aware of any inability to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

**EXHIBIT A**  
**(2021 Budget)**

**Home Place Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2021**

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Adopted Budget <u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ 2,506	\$ 2,506	\$ -
Revenues:					
Property taxes	21	19	19	19	41
Specific ownership taxes	2	1	1	1	2
Interest Income	1	-	1	1	-
Developer advances	<u>29,010</u>	<u>49,980</u>	<u>30,470</u>	<u>62,448</u>	<u>64,183</u>
Total revenues	<u>29,034</u>	<u>50,000</u>	<u>30,491</u>	<u>62,469</u>	<u>64,226</u>
Total funds available	<u>29,034</u>	<u>50,000</u>	<u>32,997</u>	<u>64,975</u>	<u>64,226</u>
Expenditures:					
Accounting/Audit/ Exemption	2,594	5,000	6,240	12,000	12,000
Insurance/ SDA Dues	2,529	3,000	2,801	2,801	3,000
Legal	21,275	25,000	23,870	50,000	35,000
Management	-	6,000	-	-	6,000
Miscellaneous	130	5,000	84	174	1,500
Contingency	-	4,680	-	-	5,000
Emergency Reserve	<u>-</u>	<u>1,320</u>	<u>-</u>	<u>-</u>	<u>1,725</u>
Total expenditures	<u>26,528</u>	<u>50,000</u>	<u>32,995</u>	<u>64,975</u>	<u>64,226</u>
Ending fund balance	<u>\$ 2,506</u>	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 1,940</u>			<u>\$ 2,760</u>
Mill Levy		<u>10.000</u>			<u>15.000</u>

**Home Place Metropolitan District**  
**Adopted Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2021**

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Adopted Budget <u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 2,665,116
Revenues:					
Interest	-	-	1,125	4,500	1,500
Bond Proceeds	-	8,300,000	7,864,000	7,864,000	-
Total revenues	-	8,300,000	7,865,125	7,868,500	1,500
Total funds available	-	8,300,000	7,865,125	7,868,500	2,666,616
Expenditures:					
Cost of issuance	-	426,330	394,709	394,709	
Capital expenditures	-	6,448,070	2,198,507	3,000,000	2,666,616
Repay developer advances	-	-	-	-	-
Transfer to Debt Service	-	1,425,600	1,808,675	1,808,675	-
Total expenditures	-	8,300,000	4,401,891	5,203,384	2,666,616
Ending fund balance	\$ -	\$ -	\$ 3,463,234	\$ 2,665,116	\$ -

**Home Place Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2021**

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Adopted Budget <u>2021</u>
Beginning fund balance	\$ -	\$ 105	\$ 110	\$ 110	\$ 1,613,353
Revenues:					
Property taxes	104	108	108	108	154
Specific ownership taxes	8	5	4	6	8
Transfer from Capital Projects Fund	-	1,425,600	1,808,675	1,808,675	-
Interest income	-	14,418	609	3,200	6,000
Total revenues	<u>112</u>	<u>1,440,131</u>	<u>1,809,396</u>	<u>1,811,989</u>	<u>6,162</u>
Total funds available	<u>112</u>	<u>1,440,236</u>	<u>1,809,506</u>	<u>1,812,099</u>	<u>1,619,515</u>
Expenditures:					
Bond interest expense	-	280,350	-	198,744	404,225
Treasurer's fees	2	-	1	2	2
Trustee / paying agent fees	-	-	-	-	5,000
Total expenditures	<u>2</u>	<u>280,350</u>	<u>1</u>	<u>198,746</u>	<u>409,227</u>
Ending fund balance	<u>\$ 110</u>	<u>\$ 1,159,886</u>	<u>\$ 1,809,505</u>	<u>\$ 1,613,353</u>	<u>\$ 1,210,288</u>
Assessed valuation		<u>\$ 1,940</u>			<u>\$ 2,760</u>
Mill Levy		<u>55.664</u>			<u>55.664</u>
Total Mill Levy		<u>65.664</u>			<u>70.664</u>