

**ANNUAL INFORMATION REPORT
for the year 2021**

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3

(f/k/a Villages at Murphy Creek Metropolitan District No. 1)

Pursuant to Section VIII of the Service Plan, approved July 24, 2006

- (1) **Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.** The boundaries of the District changed in 2021. An updated map is attached here as **Exhibit A**.
- (2) **Intergovernmental Agreement with other governmental entities either entered into or proposed as of December 31 of the prior year.** The District did not enter into any new Intergovernmental Agreements during the year 2021.
- (3) **Copies of the District's rules and regulations, if any, as of December 31 of the prior year.** None.
- (4) **A summary of any litigation which involved the District Public Improvements as of December 31 of the prior year.** The District was not involved in any litigation during 2021.
- (5) **Status of the District's construction of the Public Improvements as of December 31 of the prior year.** No capital improvements were constructed in 2021.
- (6) **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.** None.
- (7) **The assessed valuation of the District for the current year.** \$1,772
- (8) **Current year budget including a description of the Public Improvements to be constructed in such year.** The 2022 Budget is attached hereto as **Exhibit B**. Construction of public improvements is anticipated to begin in 2022.
- (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 District has filed an extension for the 2021 Audit. The 2021 Audit will be provided when filed.
- (10) **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** None.

- (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. None.**

EXHIBIT A
Boundary Map

EAST JEWELL AVENUE

SOUTHSIDE FARM
PROPERTIES LLC
REC.# D0072972

NW 1/4
SEC. 29,
T.4S.,
R.65W.,
SIXTH P.M.

HARVEST CROSSING
FILING NO. 1

PUBLIC SERVICE
COMPANY OF COLORADO

PARCEL CONTAINS
4,499,408 (SQ.FT.)
103.292 ACRES
MORE OR LESS

EH 2002 LLC
GEORGE McELROY & ASSOC.
NO RECORDING INFORMATION
AVAILABLE



HARVEST CROSSING
PA 5 NORTH

SW 1/4
SEC. 29,
T.4S.,
R.65W.,
SIXTH P.M.

HARVEST & JEWELL LLC
REC.# B8090223

PARCEL CONTAINS
1,600 (SQ.FT.)
0.037 ACRES
MORE OR LESS

HARVEST CROSSING
METRO DISTRICT 3



PATH: Q:\DWG\EXHIBITS\
DWG NAME: PA 5 North.DWG
DWG: JEL CHK: JRW
DATE: 11/11/2021
SCALE: 1"=500'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT

W 1/2, SEC. 29, T4S, R65W, 6TH P.M.
AURORA, COLORADO

EXHIBIT B

2022 Budget

RESOLUTION NO. 2021 – 11 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Harvest Crossing Metropolitan District No. 3 (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 8, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

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

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Harvest Crossing Metropolitan District No. 3:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Harvest Crossing Metropolitan District No. 3 for the 2022 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 8TH day of NOVEMBER, 2021.



Secretary

EXHIBIT A
(Budget)

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
(FORMERLY VILLAGES AT MURPHY CREEK METROPOLITAN DISTRICT NO. 1)

2022 Budget Message

Introduction

The Harvest Crossing Metropolitan District No. 3 (“District No. 3”) was originally formed as the Villages at Murphy Creek Metropolitan District No. 1 in 2007 for the purpose of providing design, financing, acquisition, and construction of certain infrastructure including water improvements, street improvements, sanitary sewer improvements, park and recreation improvements and traffic and safety controls. When appropriate, these improvements have been, or will be, dedicated to the City of Aurora, or such other entities as appropriate for the use and benefit of the District taxpayers and service users. The District went into Inactive Status in 2010, and returned to Active Status in 2021.

The 2022 budget was prepared in accordance with the Local Budget Law of Colorado. The budget reflects the projected spending plan for the 2022 fiscal year based on available revenues. This budget provides for the general operation of the District and debt service expenditures.

The District’s Service Plan authorizes an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, and House Bill 19-255 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%), commencing on January 1, 2019 until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. The Service Plan allows for a total mill levy imposition, as noted in the following paragraph, so the District’s revenue is neither diminished nor enhanced.

The District’s 2021 assessed value is \$1,772. The District’s mill levy is 66.778 for taxes collected in 2022. Of the 66.778 mills, 55.664 mills are dedicated to the Debt Service Fund, 10.000 mills are dedicated to the General Fund, and 1.114 mills are dedicated to the Aurora Regional Infrastructure Agreement.

Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District’s funds are considered governmental funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are

considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. District No. 2's primary expenditure in 2022 is a transfer to District No. 1.

The **Capital Projects Fund** is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt issues. On December 9, 2021, the District issued General Obligation (Limited Tax General Obligation Bonds), Series 2021A(3) in the amount of \$12,358,000. Below is a summary of the District's long-term scheduled debt payments for the obligation:

Villages at Murphy Creek Metropolitan District No. 1			
Limited Tax General Obligation Bonds, Series 2021A(3)			
Year Ending December 31,	Principal	Interest	Total
2022	\$ -	\$ -	\$ -
2023	-	-	-
2024	-	39,723	39,723
2025	-	267,105	267,105
2026	-	643,631	643,631
2027	-	831,972	831,972
2028	-	882,130	882,130
2029	-	882,130	882,130
2030	-	935,298	935,298
2031	-	935,298	935,298
2032	-	991,656	991,656
2033	-	991,656	991,656
2034	-	1,051,395	1,051,395
2035	-	1,051,395	1,051,395
2036	-	1,114,719	1,114,719
2037	-	1,114,719	1,114,719
2038	-	1,181,842	1,181,842
2039	37,000	1,144,701	1,181,701
2040	575,000	677,655	1,252,655
2041	607,000	646,030	1,253,030
2042	716,000	612,645	1,328,645
2043	755,000	573,265	1,328,265
2044	876,000	531,740	1,407,740
2045	925,000	483,560	1,408,560
2046	1,061,000	432,685	1,493,685
2047	1,118,000	374,330	1,492,330
2048	1,271,000	312,840	1,583,840
2049	1,340,000	242,935	1,582,935
2050	1,508,000	169,235	1,677,235
2051	1,569,000	86,295	1,655,295
Totals	\$ 12,358,000	\$ 19,202,587	\$ 31,560,585

Emergency Reserve

As required by Section 20 of Article X of the Colorado Constitution (“TABOR”) the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

Harvest Crossing Metropolitan District #3
Assessed Value, Property Tax and Mill Levy Information

	2020 Actual	2021 Adopted Budget	2022 Adopted Budget
--	----------------	------------------------	------------------------

Assessed Valuation	\$0	\$0	\$1,772
Mill Levy			
General Fund	0.000	0.000	10.000
Debt Service Fund	0.000	0.000	55.664
ARI Mill Levy	0.000	0.000	1.114
Temporary Mill Levy Reduction	0.000	0.000	0.000
Refunds and Abatements	0.000	0.000	0.000
Total Mill Levy	0.00	0.00	66.778
Property Taxes			
General Fund	\$ - \$	- \$	18
Debt Service Fund	\$ - \$	- \$	99
ARI Mill Levy	-	-	\$ 2
Temporary Mill Levy Reduction	\$ - \$	- \$	-
Refunds and Abatements	\$ - \$	- \$	-
Actual/Budgeted Property Taxes	\$ - \$	- \$	118

Harvest Crossing Metropolitan District # 3

Adopted 2022 Budget, with 2020 Actual, 2021 Adopted Budget and 2021 Estimated

General Fund

	2020 Actual	2021 Adopted Budget	2021 Estimated	2022 Adopted Budget
Beginning Funds Available	\$ -	\$ -	\$ -	\$ 1,500
Revenue				
Property Taxes	-	-	-	18
Specific Ownership Taxes	-	-	-	-
Developer Advance	-	50,000	50,000	50,000
ARI Mill Levy	-	-	-	2
Miscellaneous Income	-	-	-	-
Total Revenue	-	50,000	50,000	50,020
Total Funds Available	\$ -	\$ 50,000	\$ 50,000	\$ 51,520
Expenditures				
Audit/Exemption	-	1,000	1,000	1,000
Election	-	-	-	-
Insurance	-	3,500	3,500	3,500
Accounting	-	8,000	8,000	8,000
Legal	-	15,000	15,000	15,000
Management	-	15,000	15,000	15,000
Miscellaneous	-	3,000	3,000	3,000
ARI Mill Levy	-	-	-	2
Contingency	-	3,000	3,000	3,000
Treasurer's Fees	-	-	-	-
Total Expenditures	\$ -	\$ 48,500	\$ 48,500	\$ 48,500
Emergency Reserve	-	1,500	-	1,500
Total Expenditures Requiring Appropriation	\$ -	\$ 50,000	\$ 48,500	\$ 50,000
Ending Funds Available	\$ -	\$ 50,000	\$ 1,500	\$ 1,520

Harvest Crossing Metropolitan District #3
Adopted 2022 Budget, with 2020 Actual, 2021 Adopted Budget and 2021 Estimated

Debt Service Fund


	2020 Actual		2021 Adopted Budget		2021 Estimated		2022 Adopted Budget	
Beginning Funds Available	\$	-	\$	-	\$	-	\$	-
Revenue								
Property Taxes		-		-		-		99
Specific Ownership Taxes		-		-		-		-
Developer Advance		-		-		-		-
Miscellaneous Income		-		-		-		-
Bond Proceeds		-	14,000,000		14,000,000			-
Total Revenue		-		-		-		99
Total Funds Available	\$	-	\$	14,000,000	\$	14,000,000	\$	99
Expenditures								
Treasurer's Fees		-		-		-		1
Bond Principal		-		-		-		-
Bond Interest		-		-		-		-
Miscellaneous		-		-		-		-
Contingency		-		-		-		-
Treasurer's Fees		-		-		-		-
Costs of Bond Issuance		-	500,000		500,000			-
Total Expenditures	\$	-	\$	500,000	\$	500,000	\$	1
Transfer to Capital Projects		-	13,500,000		13,500,000			-
Total Expenditures Requiring Appropriation	\$	-	\$	14,000,000	\$	14,000,000	\$	1
Ending Funds Available	\$	-	\$	-	\$	-	\$	98

Harvest Crossing Metropolitan District #3
Adopted 2022 Budget, with 2020 Actual, 2021 Adopted Budget and 2021 Estimated

Capital Projects Fund

	2020 Actual	2021 Adopted Budget	2021 Estimated	2022 Adopted Budget
Beginning Funds Available	\$ -	\$ -	\$ -	\$ 13,500,000
Revenue				
Property Taxes	-	-	-	-
Specific Ownership Taxes	-	-	-	-
Developer Advance	-	-	-	-
Miscellaneous Income	-	-	-	-
Transfer from Debt Service	-	13,500,000	13,500,000	-
Total Revenue	-	13,500,000	13,500,000	-
Total Funds Available	\$ -	\$ 13,500,000	\$ 13,500,000	\$ 13,500,000
Expenditures				
Capital Outlay	-	-	-	13,500,000
Repay Developer Advance	-	-	-	-
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ 13,500,000
Total Expenditures Requiring				
Appropriation	\$ -	\$ -	\$ -	\$ 13,500,000
Ending Funds Available	\$ -	\$ 13,500,000	\$ 13,500,000	\$ -

I, David Solin, hereby certify that I am the duly appointed Secretary of the Harvest Crossing Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Harvest Crossing Metropolitan District No. 3 held on November 8, 2021.

By: 
Secretary