

PARK 70 METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|----------------|-------------------------|
| Keiffer Garton | President | 2025/May 2025 |
| VACANT | | 2025/May 2025 |
| VACANT | | 2025/May 2025 |
| VACANT | | 2023/May 2023 |
| VACANT | | 2023/May 2023 |
| Ann Finn | Secretary | non-elected position |

DATE: June 28, 2022

TIME: 4:00 P.M.

PLACE: Zoom

<https://us02web.zoom.us/j/82222484542?pwd=NDhjVHdiUXlsRy9pZVdZTIUyVVIeUT09>

Phone: 1 (669) 900 6833 or 1 (253) 215-8782

Meeting ID: 822 2248 4542

Password: 939192

One tap mobile: +16699006833,,82222484542#,,, *939192#

I. ADMINISTRATIVE MATTERS

A. Confirm Quorum and Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

C. Discuss results of the cancelled May 3, 2022 Election (enclosure).

D. Consider appointment of Tom Martin to fill a vacancy on the Board of Directors. Administer Oath of Office. (Notice of Vacancy published June 9, 2022).

E. Consider appointment of Officers:

President _____
 Treasurer _____
 Secretary _____
 Asst. Secretary _____
 Asst. Secretary _____
 Asst. Secretary _____

F. Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Approve Minutes of the March 22, 2022 Special Meeting (enclosure).
2. Ratify the payment of claims through the period ending (enclosures):

| Fund | Period Ending March 31, 2022 | Period Ending March 31, 2022 | Period Ending April 30, 2022 | Period Ending May 31, 2022 |
|------------------|---------------------------------|---------------------------------|---------------------------------|-------------------------------|
| General | \$ 9,385.41 | \$ 6,494.00 | \$ 9,950.87 | 13,827.54 |
| Debt Service | \$ 93,397.70 | \$ -0- | \$ -0- | \$ -0- |
| Capital Projects | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 102,783.11 | \$ 6,494.00 | \$ 9,950.87 | \$ 13,827.54 |

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
-

III. FINANCIAL MATTERS

- A. Review and accept the unaudited Financial Statements through the period ending March 31, 2022 and accept the Schedule of Cash Position as of May 31, 2021 (to be distributed).
-
- B. Review and consider approval of 2021 draft Audit and authorize execution of Representations Letter (enclosure).
-

IV. LEGAL MATTERS

- A. Discuss status of the organization of a property owners association.
-

- B. Discuss possible License Agreement with the City of Aurora related to the new improvements to be constructed by the District.
-

V. CAPITAL IMPROVEMENTS

- A. Review and approve a Letter of Authorization for proposed sign package (enclosure).
-

VI. OPERATIONS AND MAINTENANCE

- A. Operation and Maintenance Report.
-

VII. OTHER BUSINESS

- A. _____
-

- VIII. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 8, 2022 AT 1:00 PM, BUDGET HEARING**

**RESOLUTION OF DESIGNATED ELECTION OFFICIAL
REGARDING CANCELLATION OF ELECTION AND
DECLARATION DEEMING CANDIDATES ELECTED**

PARK 70 METROPOLITAN DISTRICT
Adams County, Colorado

A. The Designated Election Official of the Park 70 Metropolitan District (“**District**”) has been duly authorized by the Board of Directors of the District to cancel the election and declare candidates elected at the close of business on the sixty-third (63rd) day before the election to be conducted on May 3, 2022, pursuant to that certain Resolution Calling Election attached hereto as **Exhibit A**.

B. On the sixty-third (63rd) day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

NOW, THEREFORE, be it resolved by the Designated Election Official of the District that:

1. The regular election to be conducted on May 3, 2022, is hereby cancelled pursuant to Section 1-13.5-513, C.R.S.
2. The following candidates are declared elected for the following terms of office:

| <u>Name</u> | <u>Term</u> |
|----------------|-----------------------------------|
| Keiffer Garton | Second Regular Election, May 2025 |
| Tom Martin | Second Regular Election, May 2025 |
| Vacant | Second Regular Election, May 2025 |
| Vacant | Next Regular Election, May 2023 |
| Vacant | Next Regular Election, May 2023 |

DATED this 2nd day of March, 2022.

PARK 70 METROPOLITAN DISTRICT

By: *Ann Finn*
Ann Finn, Designated Election Official
Park 70 Metropolitan District
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
Phone: (303) 987-0835

EXHIBIT A

Resolution Calling Election

| | |
|--------------------------------|--|
| TITLE | Resolution Cancelling Directors Election |
| FILE NAME | Resolution...CMD3).docx and 12 others |
| DOCUMENT ID | eb67af405968dcd2b1a18f93489b112c79fee8a3 |
| AUDIT TRAIL DATE FORMAT | MM / DD / YYYY |
| STATUS | ● Signed |

Document History



SENT

03 / 14 / 2022

22:32:39 UTC

Sent for signature to Ann Finn (afinn@sdmsi.com) from apadilla@sdmsi.com
IP: 50.78.200.153



VIEWED

03 / 14 / 2022

23:13:20 UTC

Viewed by Ann Finn (afinn@sdmsi.com)
IP: 50.78.200.153



SIGNED

03 / 14 / 2022

23:14:02 UTC

Signed by Ann Finn (afinn@sdmsi.com)
IP: 50.78.200.153



COMPLETED

03 / 14 / 2022

23:14:02 UTC

The document has been completed.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARK 70 METROPOLITAN DISTRICT HELD MARCH 22, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Park 70 Metropolitan District (referred to hereafter as the “District”) was duly held on Tuesday, the 22nd day of March, 2022, at 2:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public via Zoom.

ATTENDANCE

Directors In Attendance Were:

Keiffer Garton, President
Tom Martin, Treasurer

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Paula Williams, Esq. and Tim O’Connor, Esq.; McGeady Becher P.C.

Lindsay Ross; CliftonLarsonAllen LLP

Anne LaPlace; ProLogis

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Ms. Finn noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors’ Disclosure Statements had been filed with the Colorado Secretary of State.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board’s review and approval a proposed Agenda for the District’s Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Garton and seconded by Director Martin and, upon vote, unanimously carried, the Agenda was approved, as presented.

Meeting Location/Manner and Posting of Meeting Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Ms. Finn noted the meeting will be conducted via Zoom. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

May 3, 2022 Regular Election: Ms. Finn noted that the May 3, 2022 Regular Election has been cancelled and that there was no intention of appointing additional individuals to the Board at this time.

CONSENT AGENDA: The Board considered the following actions:

- Approve Minutes of the November 9, 2021 Special Meeting.
- Ratify approval of payment of claims as follows:

| Fund | Period Ending Nov. 30, 2021 | Period Ending Dec. 31, 2021 | Period Ending Jan. 31, 2022 | Period Ending Feb. 28, 2022 |
|------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| General | \$ 12,586.49 | \$ 13,259.87 | \$ 7,149.88 | \$ 13,205.06 |
| Debt Service | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Capital Projects | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 12,586.49 | \$ 13,259.87 | \$ 7,149.88 | \$ 13,205.06 |

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

There was no public comment.

PUBLIC COMMENT

FINANCIAL MATTERS

Unaudited Financial Statements: Ms. Ross reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending December 31, 2021 and the schedule of cash position updated as of March 31, 2021.

Following review and discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash

RECORD OF PROCEEDINGS

deposits, investments, budget analysis, and accounts payable vouchers for the period ending December 31, 2021 and the schedule of cash position updated as of March 31, 2021.

Process and Timing for Payment of Invoices: The Board discussed the process and timing for payment of invoices. No changes were made to the process.

Bond Issuance: The Board discussed the possible bond issuance and engagement of an underwriter. The Board confirmed that they did not anticipate issuing bonds in the near future. No action was taken by the Board at this time.

LEGAL MATTERS

Property Owners Association ('POA'): Ms. LaPlace discussed with the Board the organization of a POA for the eastern portion of the District. She noted Prudential Insurance Company of America will be assigning declarant rights to ProLogis for the western portion of the District in the near future. No action was needed by the Board.

Assignment and Assumption of Development Agreement ("DA") between the District and Prologis Regarding Prologis Park 70: The Board discussed ratifying the approval of the Assignment and Assumption of Development Agreement between the District and Prologis Regarding Prologis Park 70.

Following discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board ratified approval of the Assignment and Assumption of Development Agreement between the District and Prologis Regarding Prologis Park 70.

Obligations of the District Under the DA: There was no discussion by the Board at this time.

Agreement with the City of Aurora: The Board discussed a possible License Agreement with the City of Aurora related to the new improvements to be constructed by the District. Following discussion, the Board deferred action at this time.

Conveyance of Property from Prologis Park 70 Land Venture LLC to the District: The Board discussed the conveyance of property (monument signs) from Prologis Park 70 Land Venture LLC to the District. Ms. Finn confirmed that an updated Legal Description for the monument sign at issue had been received. Attorney Williams noted that she will prepare a Quitclaim Deed for the conveyance.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board approved the Quitclaim Deed conveying property (monument signs) from Prologis Park 70 Land Venture LLC to the District, subject to legal review.

Renovation of Monuments: The Board discussed the status of the renovation of the monuments. Following discussion, Director Garton noted that the signs are currently being fabricated.

CAPITAL IMPROVEMENTS

Construction Management Fees: Ms. Finn noted that reimbursement to the developer for construction management fees will need to be provided to the District for verification by an independent engineer. No additional action was taken at this time.

OPERATIONS AND MAINTENANCE

Operation and Maintenance Services for 2022: Ms. Finn updated the Board regarding 2022 operation and maintenance services.

Tree Replacements and Scope: Ms. Finn recommended waiting to replace the trees along Smith Road until the irrigation issues in that area had been resolved. Ms. Finn also recommended replacing the trees along 19th Street right away. The Board agreed and determined not to replace the trees along Smith Road and have the trees along 19th Street replaced.

Bids: Ms. Finn reviewed proposals for tree replacements and tree care services.

Service Agreement with Tree Keepers, LLC: Following discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board approved the Services Agreement with Tree Keepers, LLC for the tree replacement and tree care services.

OTHER BUSINESS

No other business was discussed

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Garton and seconded by Director Martin and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

**Park 70 Metropolitan District
March-22**

| Vendor | Invoice # | Date | Due Date | Amount | Expense Account | Account Number |
|---|------------------|-------------|-----------------|---------------|--------------------------|-----------------------|
| Aurora Media Group | 102185 | 2/7/2022 | 3/9/2022 | \$ 47.75 | Election expense | 107581 |
| Aurora Regional Transportation | 2021 Taxes | 3/7/2022 | 3/7/2022 | \$ 93,397.70 | ARTA Reimbursement | 307480 |
| Aurora Water | 173462 3/22 | 2/18/2022 | 3/10/2022 | \$ 39.37 | Utilities | 107635 |
| Aurora Water | 173464 3/22 | 2/18/2022 | 3/10/2022 | \$ 39.37 | Utilities | 107635 |
| Aurora Water | 145422 3/22 | 2/18/2022 | 3/10/2022 | \$ 18.20 | Utilities | 107635 |
| Brightview Landscape Services | 7785806 | 3/1/2022 | 3/16/2022 | \$ 2,640.00 | Landscaping | 107585 |
| CliftonLarsonAllen LLP | 3145736 | 1/31/2022 | 1/31/2022 | \$ 1,134.26 | Accounting | 107000 |
| Denver Commercial Property | 11215A | 1/27/2022 | 1/27/2022 | \$ 213.60 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | D10965 | 2/12/2022 | 2/12/2022 | \$ 294.30 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | D11204 | 2/17/2022 | 2/17/2022 | \$ 253.19 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | D10578 | 2/3/2022 | 2/3/2022 | \$ 406.90 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | 10831A | 1/25/2022 | 1/25/2021 | \$ 441.60 | Snowplowing and sweeping | 107630 |
| McGeady Becher P.C. | 690W 01/2022 | 1/31/2022 | 1/31/2022 | \$ 270.00 | Legal services | 107460 |
| Special District Association | SDA-2022 | 2/28/2022 | 2/28/2022 | \$ 577.31 | Dues & Association | 107470 |
| Special District Management Services Inc. | Feb-22 | 2/28/2022 | 2/28/2022 | \$ 433.20 | Election expense | 107581 |
| Special District Management Services Inc. | Feb-22 | 2/28/2022 | 2/28/2022 | \$ 2,547.76 | District management | 107440 |
| UNCC | 222021073 | 2/28/2022 | 2/28/2022 | \$ 28.60 | Locates | 107802 |

\$102,783.11

**Park 70 Metropolitan District
March-22**

| | General | Debt | Capital | Totals |
|--|--------------------|-------------|---------------------|----------------------|
| Disbursements | \$ 9,288.47 | \$ - | \$ 93,397.70 | \$ 102,686.17 |
| Xcel - Auto Pay | | \$ - | \$ - | \$ - |
| Aurora Water - Auto Pay | \$ 96.94 | \$ - | \$ - | \$ 96.94 |
| Payroll | - | - | - | - |
| Total Disbursements from Checking | \$ 9,385.41 | \$ - | \$ 93,397.70 | \$ 102,783.11 |

Park 70 Metropolitan District

March-22

Bill.com Special Payment

| Vendor | Invoice # | Date | Due Date | Amount | Expense Account | Account Number |
|-------------------------------------|------------------|-------------|-----------------|---------------|------------------------|-----------------------|
| CO Special Dist. Prop & Liab. Pool | POL-0010515 | 1/27/2022 | 1/27/2022 | \$ 5,719.00 | Insurance and bonds | 107360 |
| T. Charles Wilson Insurance Service | 10817 | 1/27/2022 | 1/27/2022 | \$ 775.00 | Insurance and bonds | 107360 |
| | | | | \$ 6,494.00 | | |

**Park 70 Metropolitan District
March-22**

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|--|--------------------|-------------|----------------|--------------------|
| Disbursements | \$ 6,494.00 | \$ - | | \$ 6,494.00 |
| Xcel - Auto Pay | | \$ - | \$ - | \$ - |
| Aurora Water - Auto Pay | | \$ - | \$ - | \$ - |
| Payroll | - | - | - | - |
| Total Disbursements from Checking | \$ 6,494.00 | \$ - | \$ - | \$ 6,494.00 |

**Park 70 Metropolitan District
April-22**

| Vendor | Invoice # | Date | Due Date | Amount | Expense Account | Account Number |
|---|------------------|-------------|-----------------|---------------|--------------------------|-----------------------|
| Aurora Water | 173462 4-22 | 3/24/2022 | 4/13/2022 | \$ 39.37 | Utilities | 107635 |
| Aurora Water | 173464 4-22 | 3/24/2022 | 4/13/2022 | \$ 39.37 | Utilities | 107635 |
| Aurora Water | 145422 4-22 | 3/24/2022 | 4/13/2022 | \$ 18.20 | Utilities | 107635 |
| Brightview Landscape Services | 7829776 | 4/1/2022 | 4/16/2022 | \$ 2,640.00 | Landscaping | 107585 |
| CliftonLarsonAllen LLP | 3175870 | 2/28/2022 | 2/28/2022 | \$ 601.65 | Accounting | 107000 |
| Denver Commercial Property | D14150 | 3/17/2022 | 3/17/2022 | \$ 784.00 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | D13222 | 3/10/2022 | 3/10/2022 | \$ 358.00 | Snowplowing and sweeping | 107630 |
| Denver Commercial Property | D12985 | 3/6/2022 | 3/6/2022 | \$ 239.25 | Snowplowing and sweeping | 107630 |
| McGeady Becher P.C. | 690W 02/2022 | 2/28/2022 | 2/28/2022 | \$ 359.00 | Legal services | 107460 |
| McGeady Becher P.C. | 690W 02/2022 | 2/28/2022 | 2/28/2022 | \$ 24.00 | Election expense | 107581 |
| Special District Management Services Inc. | Mar-22 | 3/31/2022 | 3/31/2022 | \$ 414.20 | Election expense | 107581 |
| Special District Management Services Inc. | Mar-22 | 3/31/2022 | 3/31/2022 | \$ 4,350.43 | District management | 107440 |
| UNCC | 222031104 | 3/31/2022 | 3/31/2022 | \$ 9.10 | Locates | 107802 |
| Xcel Energy | 772919573 | 3/24/2022 | 4/13/2022 | \$ 74.30 | Utilities | 107635 |
| | | | | \$ 9,950.87 | | |

**Park 70 Metropolitan District
April-22**

| | General | Debt | Capital | Totals |
|--|--------------------|-------------|----------------|--------------------|
| Disbursements | \$ 9,779.63 | \$ - | | \$ 9,779.63 |
| Xcel - Auto Pay | \$ 74.30 | \$ - | \$ - | \$ 74.30 |
| Aurora Water - Auto Pay | \$ 96.94 | \$ - | \$ - | \$ 96.94 |
| Total Disbursements from Checking | \$ 9,950.87 | \$ - | \$ - | \$ 9,950.87 |

**Park 70 Metropolitan District
May-22**

| Vendor | Invoice # | Date | Due Date | Amount | Expense Account | Account Number |
|---|------------------|----------------|-----------------|---------------|------------------------|-----------------------|
| Aurora Water | 145422 | 5/22 4/25/2022 | 5/16/2022 | \$ 25.66 | Utilities | 107635 |
| Aurora Water | 173462 | 5/22 4/25/2022 | 5/16/2022 | \$ 106.51 | Utilities | 107635 |
| Aurora Water | 173464 | 5/22 4/25/2022 | 5/16/2022 | \$ 76.67 | Utilities | 107635 |
| Brightview Landscape Services | 7870130 | 5/1/2022 | 5/16/2022 | \$ 2,640.00 | Landscaping | 107585 |
| Brightview Landscape Services | 5082691 | 4/18/2022 | 5/3/2022 | \$ 450.30 | Landscaping | 107585 |
| Brightview Landscape Services | 5089105 | 4/22/2022 | 5/7/2022 | \$ 714.27 | Landscaping | 107585 |
| Brightview Landscape Services | 5077062 | 4/13/2022 | 4/28/2022 | \$ 499.91 | Landscaping | 107585 |
| CliftonLarsonAllen LLP | 3220222 | 3/31/2022 | 3/31/2022 | \$ 2,915.43 | Accounting | 107000 |
| Diversified Underground, Inc. | 25603 | 4/30/2022 | 5/30/2022 | \$ 260.00 | Locates | 107802 |
| McGeady Becher P.C. | 690W 03/2022 | 3/31/2022 | 3/31/2022 | \$ 4,440.50 | Legal services | 107460 |
| Special District Management Services Inc. | Apr-22 | 4/30/2022 | 4/30/2022 | \$ 145.80 | Election expense | 107581 |
| Special District Management Services Inc. | Apr-22 | 4/30/2022 | 4/30/2022 | \$ 1,385.80 | District management | 107440 |
| UNCC | 222041142 | 4/30/2022 | 4/30/2022 | \$ 19.50 | Locates | 107802 |
| Xcel Energy | 777122937 | 4/19/2022 | 4/20/2022 | \$ 71.05 | Utilities | 107635 |
| Xcel Energy | 768921309 | 2/23/2022 | 3/15/2022 | \$ 76.14 | Utilities | 107635 |

\$13,827.54

**Park 70 Metropolitan District
May-22**

| | General | | Debt | | Capital | | Totals |
|--|---------------------|----|-------------|----|----------------|----|------------------|
| Disbursements | \$ 13,471.51 | \$ | - | | \$ | | 13,471.51 |
| Xcel - Auto Pay | \$ 147.19 | \$ | - | \$ | - | \$ | 147.19 |
| Aurora Water - Auto Pay | \$ 208.84 | \$ | - | \$ | - | \$ | 208.84 |
| Total Disbursements from Checking | \$ 13,827.54 | \$ | - | \$ | - | \$ | 13,827.54 |

PARK 70 METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

MARCH 31, 2022

**PARK 70 METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
MARCH 31, 2022**

| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | <u>Total</u> |
|--|---------------------|---------------------|-------------------------|---------------------|
| ASSETS | | | | |
| Cash - Checking | \$ 159,895 | \$ - | \$ - | \$ 159,895 |
| Colotrust | 1,852,224 | 94,132 | - | 1,946,356 |
| UMB Series 2016 Bond Fund | - | 232,880 | - | 232,880 |
| UMB Series 2016 Surplus Fund | - | 2,626,837 | - | 2,626,837 |
| 2019 Project Fund | - | - | 1,475,387 | 1,475,387 |
| 2019 Bond Fund | - | 239,636 | - | 239,636 |
| Receivable from County Treasurer | 84,800 | 449,440 | - | 534,240 |
| TOTAL ASSETS | \$ 2,096,919 | \$ 3,642,925 | \$ 1,475,387 | \$ 7,215,231 |
| LIABILITIES AND FUND BALANCES | | | | |
| CURRENT LIABILITIES | | | | |
| Accounts payable | \$ 23,955 | \$ 92,855 | \$ - | \$ 116,810 |
| ARTA payable | - | 34,453 | - | 34,453 |
| Total Liabilities | 23,955 | 127,308 | - | 151,263 |
| FUND BALANCES | | | | |
| Total Fund Balances | 2,072,964 | 3,515,617 | 1,475,387 | 7,063,968 |
| TOTAL LIABILITIES AND FUND BALANCES | \$ 2,096,919 | \$ 3,642,925 | \$ 1,475,387 | \$ 7,215,231 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE THREE MONTHS ENDED MARCH 31, 2022**

GENERAL FUND

| | <u>Annual Budget</u> | <u>Year to Date Actual</u> | <u>Variance</u> |
|------------------------------------|--------------------------|--------------------------------|-------------------|
| REVENUES | | | |
| Property taxes | \$ 530,104 | \$ 174,890 | \$ (355,214) |
| Specific ownership taxes | 37,107 | 8,257 | (28,850) |
| Net investment income | 4,500 | 653 | (3,847) |
| TOTAL REVENUES | <u>571,711</u> | <u>183,800</u> | <u>(387,911)</u> |
| EXPENDITURES | | | |
| Accounting | 28,000 | 4,651 | 23,349 |
| Audit | 5,000 | - | 5,000 |
| County Treasurer's fee | 7,952 | 2,623 | 5,329 |
| Director fees | 200 | - | 200 |
| Insurance and bonds | 6,000 | 6,944 | (944) |
| District management | 28,000 | 8,368 | 19,632 |
| Legal services | 30,000 | 5,070 | 24,930 |
| Dues and Membership | 600 | 577 | 23 |
| Miscellaneous | 2,500 | - | 2,500 |
| Banking fees | 250 | 24 | 226 |
| Locates | 3,000 | 303 | 2,697 |
| Payroll taxes | 15 | - | 15 |
| Election expense | 5,000 | 919 | 4,081 |
| Landscaping | 52,000 | 7,920 | 44,080 |
| Landscaping maintenance - floral | 6,000 | - | 6,000 |
| Detention pond maintenance | 15,000 | - | 15,000 |
| Pest control | 5,000 | - | 5,000 |
| Snowplowing and sweeping | 15,000 | 4,125 | 10,875 |
| Utilities | 75,000 | 519 | 74,481 |
| Tree replacement and care | 75,000 | 2,650 | 72,350 |
| Signage | 1,000 | - | 1,000 |
| Contingency | 16,483 | - | 16,483 |
| TOTAL EXPENDITURES | <u>377,000</u> | <u>44,693</u> | <u>332,307</u> |
| NET CHANGE IN FUND BALANCES | 194,711 | 139,107 | (55,604) |
| FUND BALANCES - BEGINNING | <u>1,883,662</u> | <u>1,933,857</u> | <u>50,195</u> |
| FUND BALANCES - ENDING | <u>\$ 2,078,373</u> | <u>\$ 2,072,964</u> | <u>\$ (5,409)</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE THREE MONTHS ENDED MARCH 31, 2022**

DEBT SERVICE FUND

| | <u>Annual Budget</u> | <u>Year to Date Actual</u> | <u>Variance</u> |
|------------------------------------|--------------------------|--------------------------------|--------------------|
| REVENUES | | | |
| Property taxes | \$ 2,703,530 | \$ 891,939 | \$ (1,811,591) |
| Property taxes - ARTA | 106,021 | 34,978 | (71,043) |
| Specific ownership taxes | 196,669 | 43,765 | (152,904) |
| Net investment income | 7,527 | 806 | (6,721) |
| TOTAL REVENUES | <u>3,013,747</u> | <u>971,488</u> | <u>(2,042,259)</u> |
| EXPENDITURES | | | |
| County Treasurer's fee | 40,553 | 13,379 | 27,174 |
| County Treasurer's fees - ARTA | 1,590 | 525 | 1,065 |
| Paying agent fees | 6,500 | - | 6,500 |
| ARTA reimbursement | 104,036 | 34,453 | 69,583 |
| Bond interest - Series 2016 | 762,500 | - | 762,500 |
| Bond interest - Series 2019 | 783,913 | - | 783,913 |
| Bond principal - Series 2016 | 225,000 | - | 225,000 |
| Bond principal - Series 2019 | 220,000 | - | 220,000 |
| Contingency | 3,408 | - | 3,408 |
| TOTAL EXPENDITURES | <u>2,147,500</u> | <u>48,357</u> | <u>2,099,143</u> |
| NET CHANGE IN FUND BALANCES | 866,247 | 923,131 | 56,884 |
| FUND BALANCES - BEGINNING | <u>2,575,282</u> | <u>2,592,486</u> | <u>17,204</u> |
| FUND BALANCES - ENDING | <u>\$ 3,441,529</u> | <u>\$ 3,515,617</u> | <u>\$ 74,088</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE THREE MONTHS ENDED MARCH 31, 2022**

CAPITAL PROJECTS FUND

| | <u>Annual Budget</u> | <u>Year to Date Actual</u> | <u>Variance</u> |
|------------------------------------|--------------------------|--------------------------------|---------------------|
| REVENUES | | | |
| Net investment income | \$ 1,000 | \$ 406 | \$ (594) |
| TOTAL REVENUES | <u>1,000</u> | <u>406</u> | <u>(594)</u> |
| EXPENDITURES | | | |
| Construction Management Fees | 961,119 | - | 961,119 |
| Monuments | 500,000 | - | 500,000 |
| Engineering | 15,000 | - | 15,000 |
| TOTAL EXPENDITURES | <u>1,476,119</u> | <u>-</u> | <u>1,476,119</u> |
| NET CHANGE IN FUND BALANCES | (1,475,119) | 406 | 1,475,525 |
| FUND BALANCES - BEGINNING | <u>1,475,119</u> | <u>1,474,981</u> | <u>(138)</u> |
| FUND BALANCES - ENDING | <u>\$ -</u> | <u>\$ 1,475,387</u> | <u>\$ 1,475,387</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**PARK 70 METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized on November 4, 2003 by election to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of all powers of a metropolitan district as described in Colorado statutes and the Colorado Constitution except for certain limitations which have been placed upon fire protection, television relay and translation and golf course construction within the District's Amended Service Plan dated February 17, 2006. The District's service area is located entirely within the City of Aurora in Adams County, Colorado.

The District operates under the Amended and Restated Service Plan as approved by the City of Aurora on February 17, 2006.

District voters approved authorization for property taxes to be increased up to \$1,100,000 annually and taxes be increased up to \$90,000,000 annually by the imposition of a fee or fees to pay for the operations and maintenance expenditures of the District. In addition, voters approved taxes to be increased up to \$1,000,000 annually for regional improvements. Total debt authorization was approved in the amount of \$853,712,500 for the above listed facilities and operations and maintenance, \$90,000,000 for intergovernmental agreements and \$123,337,500 for refunding debt. The election provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution or any other law. However, the District's Amended Service Plan stipulates that the total debt that the District will be permitted to issue will not exceed \$90,000,000, not including refunding of debt.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the total adopted mill levy of 31.500 mills; 5.000 for general operations, 25.500 for debt service and 1.000 for the Aurora Regional Improvement (ARI) mill levy. The ARI mill levy is required pursuant to the Amended and Restated Service Plan (Service Plan). The ARI mill levy began in 2007, and pursuant to the Service Plan, will remain 1.000 mill for 20 years, through 2026, and shall be increased to 5.000 mills for the 21st through 40th year, or the date of the repayment of the debt incurred for Public Improvements, other than Regional Improvements, which ever first occurs, and for an additional 10 years, the mill levy shall be

**PARK 70 METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

equal to the average debt service mill levy imposed by the District in the 10 years prior to the date of repayment of the debt incurred for Public Improvements other than Regional Improvements.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes that the District's share will be equal to approximately 7.0% of the property taxes collected by the General Fund and Debt Service fund.

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.25%.

Expenditures

Administrative and Operation Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal and management costs. Operation expenditures include the street, sidewalk and landscaping maintenance. These expenditures are based on estimates of the District's Board of Directors and consultants.

Debt Service

Principal and interest payments are provided based upon the debt amortization schedule for the Series 2016 and 2019 General Obligation Refunding and Improvement Bonds.

Debt and Leases

Series 2016 Bonds

On September 28, 2016, the District issued General Obligation Refunding and Improvement Bonds. The proceeds of the Series 2016 Bonds were used in part to redeem the Series 2013 Note in the amount of \$10,244,950.42. Bond proceeds of \$8,477,462.20 will be used for a future capital improvement project. The Series 2016 Bond bears an interest rate of 5.00% and matures on December 1, 2046. Interest is payable semi-annually on June 1 and December 1, and the principal is payable annually on December 1. The Bonds maturing on and after December 1, 2036 are subject to redemption prior to maturity, at the option of the District on December 1, 2026, and on any date thereafter, upon payment of par plus accrued interest, without redemption premium. The Bonds maturing on December 1, 2036, are also subject to mandatory sinking fund redemption on December 1, 2027, and on each December 1 thereafter prior to the maturity date, upon payment of par and accrued interest, without redemption premium.

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) all Property Tax Revenues, 2) all Specific

**PARK 70 METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Series 2016 Bonds (Continued)

Ownership Tax Revenues, and 3) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

Series 2019 Bonds

On January 30, 2019, the District issued its \$19,300,000 Series 2019 General Obligation Bonds (the "Series 2019 Bonds"). The Bonds were issued on a parity with the Series 2016 Bonds, with final maturity on December 1, 2048. The proceeds from the Series 2019 Bonds were used for a. paying the Project costs, and b. paying other costs in connection with the issuance of the Series 2019 Bonds.

The Series 2019 Bonds bear interest at a rate of 3.5%-5% per annum, with interest payable semi-annually from Pledged Revenue on June 1 and December 1, beginning on June 1, 2019, and principle payable annually from Pledged Revenue on December 1, beginning December 1, 2019. Pledged revenue consists of the following, net of costs of collection: a) all Property Tax Revenues; b) all Specific Ownership Tax Revenues; and c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The Bonds maturing on and after December 1, 2029 are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2028, and on any date thereafter, upon payment of par plus accrued interest, without redemption premium.

The district has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$16,260,000.00

General Obligation Refunding and Improvement Bonds, Series 2016

Dated September 28, 2016

Principal Due December 1

Interest Due June 1 and December 1

Interest at 5.00%

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|------|----------------------|----------------------|----------------------|
| 2022 | \$ 225,000 | \$ 762,500 | \$ 987,500 |
| 2023 | 235,000 | 751,250 | 986,250 |
| 2024 | 270,000 | 739,500 | 1,009,500 |
| 2025 | 280,000 | 726,000 | 1,006,000 |
| 2026 | 315,000 | 712,000 | 1,027,000 |
| 2027 | 330,000 | 696,250 | 1,026,250 |
| 2028 | 370,000 | 679,750 | 1,049,750 |
| 2029 | 385,000 | 661,250 | 1,046,250 |
| 2030 | 425,000 | 642,000 | 1,067,000 |
| 2031 | 450,000 | 620,750 | 1,070,750 |
| 2032 | 490,000 | 598,250 | 1,088,250 |
| 2033 | 515,000 | 573,750 | 1,088,750 |
| 2034 | 565,000 | 548,000 | 1,113,000 |
| 2035 | 590,000 | 519,750 | 1,109,750 |
| 2036 | 645,000 | 490,250 | 1,135,250 |
| 2037 | 675,000 | 458,000 | 1,133,000 |
| 2038 | 730,000 | 424,250 | 1,154,250 |
| 2039 | 770,000 | 387,750 | 1,157,750 |
| 2040 | 830,000 | 349,250 | 1,179,250 |
| 2041 | 870,000 | 307,750 | 1,177,750 |
| 2042 | 940,000 | 264,250 | 1,204,250 |
| 2043 | 985,000 | 217,250 | 1,202,250 |
| 2044 | 1,060,000 | 168,000 | 1,228,000 |
| 2045 | 1,110,000 | 115,000 | 1,225,000 |
| 2046 | 1,190,000 | 59,500 | 1,249,500 |
| | <u>\$ 15,250,000</u> | <u>\$ 12,472,250</u> | <u>\$ 27,722,250</u> |

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$19,300,000.00

General Obligation Refunding and Improvement Bonds, Series 2019

Dated January 23, 2019

Principal Due December 1

Interest Due June 1 and December 1

Interest at 4.00%

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|------|----------------------|----------------------|----------------------|
| 2022 | \$ 220,000 | \$ 783,913 | \$ 1,003,913 |
| 2023 | 230,000 | 775,113 | 1,005,113 |
| 2024 | 255,000 | 765,913 | 1,020,913 |
| 2025 | 270,000 | 753,163 | 1,023,163 |
| 2026 | 300,000 | 742,363 | 1,042,363 |
| 2027 | 315,000 | 727,363 | 1,042,363 |
| 2028 | 350,000 | 711,613 | 1,061,613 |
| 2029 | 370,000 | 694,113 | 1,064,113 |
| 2030 | 410,000 | 675,613 | 1,085,613 |
| 2031 | 425,000 | 655,113 | 1,080,113 |
| 2032 | 470,000 | 633,863 | 1,103,863 |
| 2033 | 495,000 | 610,363 | 1,105,363 |
| 2034 | 535,000 | 585,613 | 1,120,613 |
| 2035 | 570,000 | 558,863 | 1,128,863 |
| 2036 | 605,000 | 538,913 | 1,143,913 |
| 2037 | 630,000 | 516,225 | 1,146,225 |
| 2038 | 675,000 | 492,600 | 1,167,600 |
| 2039 | 700,000 | 465,600 | 1,165,600 |
| 2040 | 750,000 | 437,600 | 1,187,600 |
| 2041 | 785,000 | 407,600 | 1,192,600 |
| 2042 | 835,000 | 376,200 | 1,211,200 |
| 2043 | 870,000 | 342,800 | 1,212,800 |
| 2044 | 925,000 | 308,000 | 1,233,000 |
| 2045 | 965,000 | 271,000 | 1,236,000 |
| 2046 | 1,030,000 | 232,400 | 1,262,400 |
| 2047 | 2,320,000 | 191,200 | 2,511,200 |
| 2048 | 2,460,000 | 98,400 | 2,558,400 |
| | <u>\$ 18,765,000</u> | <u>\$ 14,351,513</u> | <u>\$ 33,116,513</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Park 70 Metropolitan District
Schedule of Cash Position
March 31, 2022
Updated as of June 2, 2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Total |
|--|-------------------------|------------------------------|----------------------------------|------------------------|
| <u>Wells Fargo Bank - Checking Account</u> | | | | |
| Balance as of 3/31/22 | \$ 159,895.16 | \$ - | \$ - | \$ 159,895.16 |
| Subsequent activity: | | | | |
| 04/11/22 - Bank Fee | (12.90) | - | - | (12.90) |
| 04/13/22 - Aurora Water | (96.94) | - | - | (96.94) |
| 04/14/22 - Xcel | (74.30) | - | - | (74.30) |
| 04/26/22 - Bill.com payables | (19,068.10) | (92,854.91) | - | (111,923.01) |
| 05/23/22 - Transfer from CT | - | 92,854.91 | - | 92,854.91 |
| <i>Anticipated bill.com Payables</i> | (13,827.54) | - | - | (13,827.54) |
| <i>Anticipated Balance</i> | <u>126,815.38</u> | <u>-</u> | <u>-</u> | <u>126,815.38</u> |
| <u>Colostrust - Savings Account</u> | | | | |
| Balance as of 3/31/22 | 1,852,223.80 | 94,132.31 | - | 1,946,356.11 |
| Subsequent activity: | | | | |
| 04/10/22 - Property Tax Receipt | 84,800.02 | 449,440.25 | - | 534,240.27 |
| 04/30/22 - Interest Income | 813.50 | 41.34 | - | 854.84 |
| 05/10/22 - Property Tax Receipt | 212,049.43 | 1,123,861.93 | - | 1,335,911.36 |
| 05/23/22 - Transfer to Checking | - | (92,854.91) | - | (92,854.91) |
| 05/29/22 - Transfer to UMB | - | (416,305.59) | - | (416,305.59) |
| <i>Anticipated ARTA Payable - 2022 Collections</i> | - | (34,453.40) | - | (34,453.40) |
| <i>Anticipated Balance</i> | <u>2,149,886.75</u> | <u>1,123,861.93</u> | <u>-</u> | <u>3,273,748.68</u> |
| <u>UMB Series 2016 Bond Fund</u> | | | | |
| Balance as of 3/31/22 | - | 232,879.81 | - | 232,879.81 |
| Subsequent activity: | | | | |
| 04/30/22 - Interest Income | - | 77.55 | - | 77.55 |
| 05/29/22 - Transfer from Checking | - | 203,989.74 | - | 203,989.74 |
| 06/01/22 - DS Payment | - | (381,250.00) | - | (381,250.00) |
| <i>Anticipated Balance</i> | <u>-</u> | <u>55,697.10</u> | <u>-</u> | <u>55,697.10</u> |
| <u>UMB Series 2016 Surplus Fund</u> | | | | |
| Balance as of 3/31/22 | - | 2,626,836.58 | - | 2,626,836.58 |
| Subsequent activity: | | | | |
| 04/30/22 - Interest Income | - | 875.00 | - | 875.00 |
| <i>Anticipated Balance</i> | <u>-</u> | <u>2,627,711.58</u> | <u>-</u> | <u>2,627,711.58</u> |
| <u>UMB Series 2019 Bond Fund</u> | | | | |
| Balance as of 3/31/22 | - | 239,635.81 | - | 239,635.81 |
| Subsequent activity: | | | | |
| 04/30/22 - Interest Income | - | 79.81 | - | 79.81 |
| 05/29/22 - Transfer from Checking | - | 212,315.85 | - | 212,315.85 |
| 06/01/22 - DS Payment | - | (391,956.25) | - | (391,956.25) |
| <i>Anticipated Balance</i> | <u>-</u> | <u>60,075.22</u> | <u>-</u> | <u>60,075.22</u> |
| <u>UMB Series 2019 Project Fund</u> | | | | |
| Balance as of 3/31/22 | - | - | 1,475,387.18 | 1,475,387.18 |
| Subsequent activity: | | | | |
| 04/30/22 - Interest Income | - | - | 491.40 | 491.40 |
| <i>Anticipated Balance</i> | <u>-</u> | <u>-</u> | <u>1,475,878.58</u> | <u>1,475,878.58</u> |
| <i>Total by fund</i> | <u>\$ 2,276,702.13</u> | <u>\$ 3,867,345.83</u> | <u>\$ 1,475,878.58</u> | <u>\$ 7,619,926.54</u> |

Yield Information:

Colostrust Plus (April 2022) - 0.4492%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

PARK 70 METROPOLITAN DISTRICT
Property Taxes Reconciliation
2022

| | Current Year | | | | | | Prior Year | | | | |
|--------------|------------------------|--|--------------------------|-------------|-----------------------|------------------------|------------------------------------|---------------|------------------------|------------------------------------|---------------|
| | Property Taxes | Delinquent Taxes, Rebates & Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Net Amount | % of Total Property Taxes Received | | Total Cash | % of Total Property Taxes Received | |
| | | | | | | | Received | Monthly | | Y-T-D | Received |
| January | \$ - | \$ - | \$ 16,192.09 | \$ - | \$ - | \$ 16,192.09 | 0.00% | 0.00% | \$ 15,963.62 | 0.00% | 0.00% |
| February | 577,596.29 | - | 17,937.51 | - | (8,663.94) | 586,869.86 | 17.30% | 17.30% | 959,922.21 | 31.93% | 31.93% |
| March | 524,210.71 | - | 17,892.72 | - | (7,863.16) | 534,240.27 | 15.70% | 32.99% | 92,400.17 | 2.53% | 34.46% |
| April | - | - | - | - | - | - | 0.00% | 32.99% | 1,312,435.86 | 43.86% | 78.31% |
| May | - | - | - | - | - | - | 0.00% | 32.99% | 328,832.41 | 10.60% | 88.91% |
| June | - | - | - | - | - | - | 0.00% | 32.99% | 341,394.09 | 11.00% | 99.91% |
| July | - | - | - | - | - | - | 0.00% | 32.99% | 17,520.90 | 0.01% | 99.92% |
| August | - | - | - | - | - | - | 0.00% | 32.99% | 20,734.19 | 0.00% | 99.92% |
| September | - | - | - | - | - | - | 0.00% | 32.99% | 22,678.05 | 0.00% | 99.92% |
| October | - | - | - | - | - | - | 0.00% | 32.99% | 18,588.22 | 0.00% | 99.92% |
| November | - | - | - | - | - | - | 0.00% | 32.99% | 19,064.51 | 0.00% | 99.92% |
| December | - | - | - | - | - | - | 0.00% | 32.99% | 16,988.30 | 0.00% | 99.92% |
| Total | \$ 1,101,807.00 | \$ - | \$ 52,022.32 | \$ - | \$ (16,527.10) | \$ 1,137,302.22 | 32.99% | 32.99% | \$ 3,166,522.53 | 99.92% | 99.92% |

| Taxes Levied | % of Levied | Property Tax Collected | % Collected to Amount Levied |
|--------------|-------------|------------------------|------------------------------|
|--------------|-------------|------------------------|------------------------------|

Property Tax

| | | | | |
|--------------------|------------------------|----------------|------------------------|--------|
| General Fund | \$ 530,104.00 | 15.87% | \$ 174,890.01 | 32.99% |
| Debt Service Fund | 2,703,530.00 | 80.95% | 891,938.92 | 32.99% |
| ARTA(Debt Service) | 106,021.00 | 3.17% | 34,978.07 | 32.99% |
| Total | \$ 3,339,655.00 | 100.00% | \$ 1,101,807.00 | |

Specific Ownership Tax

| | | | | |
|-------------------|----------------------|----------------|---------------------|--------|
| General Fund | \$ 37,107.00 | 15.87% | \$ 8,257.44 | 22.25% |
| Debt Service Fund | 196,669.00 | 84.13% | 43,764.88 | 22.25% |
| Total | \$ 233,776.00 | 100.00% | \$ 52,022.32 | |

Treasurer's Fees

| | | | | |
|-------------------|---------------------|----------------|---------------------|--------|
| General Fund | \$ 7,952.00 | 15.87% | \$ 2,623.35 | 32.99% |
| Debt Service Fund | 40,553.00 | 80.95% | 13,379.08 | 32.99% |
| ARTA | 1,590.00 | 3.17% | 524.67 | 33.00% |
| Total | \$ 50,095.00 | 100.00% | \$ 16,527.10 | |

ARTA Property Tax

| | | | | |
|----------------------------------|---------------|-------|--------------|--------|
| Property Taxes (DS) (Net T-Fees) | \$ 104,431.00 | 3.17% | \$ 34,453.40 | 32.99% |
|----------------------------------|---------------|-------|--------------|--------|

| A.V. | |
|-----------|-------------|
| Certified | 106,020,800 |

| Mills | |
|--------------|---------------|
| General | 5.000 |
| Debt Service | 25.500 |
| ARTA | 1.000 |
| Total | 31.500 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**PARK 70 METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

**PARK 70 METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021**

| | |
|---|-----------|
| INDEPENDENT AUDITOR'S REPORT | 1 |
| BASIC FINANCIAL STATEMENTS | |
| GOVERNMENT-WIDE FINANCIAL STATEMENTS | |
| STATEMENT OF NET POSITION | 1 |
| STATEMENT OF ACTIVITIES | 2 |
| FUND FINANCIAL STATEMENTS | |
| BALANCE SHEET – GOVERNMENTAL FUNDS | 3 |
| STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS | 4 |
| RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES | 5 |
| GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL | 6 |
| NOTES TO BASIC FINANCIAL STATEMENTS | 7 |
| SUPPLEMENTARY INFORMATION | |
| DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL | 23 |
| CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL | 24 |
| OTHER INFORMATION | |
| SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY | 26 |
| SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED | 29 |

INSERT INDEPENDENT AUDITOR'S REPORT

BASIC FINANCIAL STATEMENTS

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

| | Governmental Activities |
|---|----------------------------|
| ASSETS | |
| Cash and Investments | \$ 1,924,690 |
| Cash and Investments - Restricted | 4,161,431 |
| Accounts Receivable - County Treasurer | 16,989 |
| Prepaid Expenses | 450 |
| Property Taxes Receivable | 3,339,655 |
| Capital Assets: | |
| Capital Assets, Net of Accumulated Depreciation | 10,935,715 |
| Total Assets | 20,378,930 |
| LIABILITIES | |
| Accounts Payable | 102,236 |
| Accrued Interest on Loan Payable | 128,868 |
| Noncurrent Liabilities: | |
| Due Within One Year | 562,671 |
| Due in More Than One Year | 35,380,884 |
| Total Liabilities | 36,174,659 |
| DEFERRED INFLOWS OF RESOURCES | |
| Property Tax Revenue | 3,339,655 |
| Total Deferred Inflows of Resources | 3,339,655 |
| NET POSITION | |
| Net Investment in Capital Assets | (2,672,851) |
| Restricted For: | |
| Emergency Reserves | 15,400 |
| Debt Service | 2,463,619 |
| Unrestricted | (18,941,552) |
| Total Net Position | \$ (19,135,384) |

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

| | | Program Revenues | | | Net Revenues (Expenses) and Change in Net Position |
|---|----------------------------|--|--|----------------------------|---|
| Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities | |
| FUNCTIONS/PROGRAMS | | | | | |
| Primary Government: | | | | | |
| Governmental Activities: | | | | | |
| General Government | \$ (382,712) | \$ - | \$ - | \$ 382,712 | |
| Conveyance of Assets to Other Entities | - | - | - | - | |
| Interest and Related Costs on Long-Term Debt | 1,578,388 | - | - | (1,578,388) | |
| Total Governmental Activities | \$ 1,195,676 | \$ - | \$ - | (1,195,676) | |
| GENERAL REVENUES | | | | | |
| Property Taxes | | | | 2,889,692 | |
| Property Taxes - ARTA | | | | 94,744 | |
| Specific Ownership Taxes | | | | 227,458 | |
| Net Investment Income | | | | 1,708 | |
| Other Income | | | | 2,374 | |
| Total General Revenues | | | | 3,215,976 | |
| CHANGE IN NET POSITION | | | | 2,020,300 | |
| Net Position - Beginning of Year | | | | (21,155,684) | |
| NET POSITION - END OF YEAR | | | | \$ (19,135,384) | |

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---|--------------|-----------------|---------------------|--------------------------------|
| ASSETS | | | | |
| Cash and Investments | \$ 1,924,690 | \$ - | \$ - | \$ 1,924,690 |
| Cash and Investments - Restricted | 15,400 | 2,671,050 | 1,474,981 | 4,161,431 |
| Accounts Receivable - County Treasurer | 2,697 | 14,292 | - | 16,989 |
| Prepaid Expenses | 450 | - | - | 450 |
| Property Taxes Receivable | 530,104 | 2,809,551 | - | 3,339,655 |
| Total Assets | \$ 2,473,341 | \$ 5,494,893 | \$ 1,474,981 | \$ 9,443,215 |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Accounts Payable | \$ 9,381 | \$ - | \$ - | \$ 9,381 |
| ARTA Payable | - | 92,855 | - | 92,855 |
| Total Liabilities | 9,381 | 92,855 | - | 102,236 |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Property Tax Revenue | 530,104 | 2,809,551 | - | 3,339,655 |
| Total Deferred Inflows of Resources | 530,104 | 2,809,551 | - | 3,339,655 |
| FUND BALANCES | | | | |
| Nonspendable: | 450 | - | - | 450 |
| Restricted For: | | | | |
| Emergency Reserves | 15,400 | - | - | 15,400 |
| Debt Service | - | 2,592,487 | - | 2,592,487 |
| Capital Projects | - | - | 1,474,981 | 1,474,981 |
| Unassigned | 1,918,006 | - | - | 1,918,006 |
| Total Fund Balances | 1,933,856 | 2,592,487 | 1,474,981 | 6,001,324 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | \$ 2,473,341 | \$ 5,494,893 | \$ 1,474,981 | |
| Amounts reported for governmental activities in the statement of net position are different because: | | | | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | | | | |
| Capital Assets, Being Depreciated, Net | | | | 10,935,715 |
| Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds. | | | | |
| Bonds Payable | | | | (34,015,000) |
| Bond Premium (Net of Amortization) | | | | (1,928,555) |
| Accrued Interest Payable - Bonds | | | | (128,868) |
| Net Position of Governmental Activities | | | | \$ (19,135,384) |

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|------------------------------------|---------------------|---------------------|---------------------|--------------------------------|
| REVENUES | | | | |
| Property Taxes | \$ 473,720 | \$ 2,415,972 | \$ - | \$ 2,889,692 |
| Property Taxes - ARTA | - | 94,744 | - | 94,744 |
| Specific Ownership Taxes | 36,104 | 191,354 | - | 227,458 |
| Net Investment Income | 736 | 510 | 462 | 1,708 |
| Other Revenue | 107 | 2,267 | - | 2,374 |
| Total Revenues | <u>510,667</u> | <u>2,704,847</u> | <u>462</u> | <u>3,215,976</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| Accounting | 26,554 | - | - | 26,554 |
| Audit | 4,200 | - | - | 4,200 |
| County Treasurer's Fees | 7,110 | 36,261 | - | 43,371 |
| County Treasurer's Fees - ARTA | - | 1,422 | - | 1,422 |
| Insurance | 5,864 | - | - | 5,864 |
| District Management | 23,553 | - | - | 23,553 |
| Legal | 9,958 | - | - | 9,958 |
| Dues | 589 | - | - | 589 |
| Miscellaneous | 87 | - | - | 87 |
| Banking Fees | 222 | - | - | 222 |
| Locates | 501 | - | - | 501 |
| Landscaping | 33,286 | - | - | 33,286 |
| Landscape Maintenance | 5,239 | - | - | 5,239 |
| Landscaping Maintenance - Floral | 4,115 | - | - | 4,115 |
| Repairs and Maintenance | 2,400 | - | - | 2,400 |
| Pest Control | 402 | - | - | 402 |
| Snowplowing and Sweeping | 6,293 | - | - | 6,293 |
| Utilities | 72,352 | - | - | 72,352 |
| Debt Service: | | | | |
| Paying Agent Fees | - | 6,500 | - | 6,500 |
| ARTA Reimbursement | - | 93,322 | - | 93,322 |
| Bond Interest | - | 1,558,113 | - | 1,558,113 |
| Bond Principal | - | 395,000 | - | 395,000 |
| Total Expenditures | <u>202,725</u> | <u>2,090,618</u> | <u>-</u> | <u>2,293,343</u> |
| NET CHANGE IN FUND BALANCES | 307,942 | 614,229 | 462 | 922,633 |
| Fund Balances - Beginning of Year | <u>1,625,914</u> | <u>1,978,258</u> | <u>1,474,519</u> | <u>5,078,691</u> |
| FUND BALANCES - END OF YEAR | <u>\$ 1,933,856</u> | <u>\$ 2,592,487</u> | <u>\$ 1,474,981</u> | <u>\$ 6,001,324</u> |

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Governmental Funds \$ 922,633

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Depreciation Expense 585,437

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Bond Principal Payment 395,000
Amortization of Bond Premium 116,255

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in Accrued Bond Interest Payable 975

Change in Net Position of Governmental Activities \$ 2,020,300

**PARK 70 METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

| | Original And Final Budget | Actual Amounts | Variance with Final Budget Positive (Negative) |
|-----------------------------------|---------------------------------|---------------------|---|
| REVENUES | | | |
| Property Taxes | \$ 474,101 | \$ 473,720 | \$ (381) |
| Specific Ownership Taxes | 33,187 | 36,104 | 2,917 |
| Net Investment Income | 10,192 | 736 | (9,456) |
| Other Income | - | 107 | 107 |
| Total Revenues | <u>517,480</u> | <u>510,667</u> | <u>(6,813)</u> |
| EXPENDITURES | | | |
| Current: | | | |
| Accounting | 26,250 | 26,554 | (304) |
| Audit | 4,500 | 4,200 | 300 |
| County Treasurer's Fees | 7,111 | 7,110 | 1 |
| Directors' Fees | 200 | - | 200 |
| Insurance | 5,000 | 5,864 | (864) |
| District Management | 21,000 | 23,553 | (2,553) |
| Legal | 30,000 | 9,958 | 20,042 |
| Dues | 500 | 589 | (89) |
| Miscellaneous | 2,500 | 87 | 2,413 |
| Banking Fees | 250 | 222 | 28 |
| Payroll Taxes | 15 | - | 15 |
| Security | 48,000 | - | 48,000 |
| Detention Pond Maintenance | 35,000 | - | 35,000 |
| Locates | 3,000 | 501 | 2,499 |
| Engineering | 5,000 | - | 5,000 |
| Landscaping | 75,000 | 33,286 | 41,714 |
| Landscape Maintenance | - | 5,239 | (5,239) |
| Landscaping Maintenance - Floral | 15,000 | 4,115 | 10,885 |
| Repairs and Maintenance | - | 2,400 | (2,400) |
| Pest Control | 10,000 | 402 | 9,598 |
| Snowplowing and Sweeping | 15,000 | 6,293 | 8,707 |
| Utilities | 75,000 | 72,352 | 2,648 |
| Contingency | 19,319 | - | 19,319 |
| Total Expenditures | <u>397,645</u> | <u>202,725</u> | <u>194,920</u> |
| NET CHANGE IN FUND BALANCE | 119,835 | 307,942 | 188,107 |
| Fund Balance - Beginning of Year | <u>1,630,273</u> | <u>1,625,914</u> | <u>(4,359)</u> |
| FUND BALANCE - END OF YEAR | <u>\$ 1,750,108</u> | <u>\$ 1,933,856</u> | <u>\$ 183,748</u> |

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

Park 70 Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by court order and decree of the District Court in and for Adams County on January 8, 2004, and recorded with the Adams County Clerk and Recorder on January 27, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the Amended and Restated Service Plan approved by the City of Aurora on February 17, 2006, as amended by that First Amendment approved by the City of Aurora on January 25, 2016 (collectively, the Amended Service Plan). The District's service area is located entirely within the City of Aurora in Adams County, Colorado. The District was established to provide financing for the planning, design, acquisition, construction, installation, relocation and redevelopment of certain public improvements, including but not limited to, the powers described in Colorado statutes and the Colorado Constitution, except for certain limitations pursuant to the Service Plan including fire protection, television relay and translation and golf course construction.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of 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. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2021.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure (e.g., storm drainage, streets, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

| | |
|-----------------------------|----------|
| Monumentation | 20 Years |
| Street Lights | 20 Years |
| Traffic and Safety Controls | 20 Years |
| Water Improvements | 20 Years |
| Sanitation Improvements | 20 Years |
| Stormwater Drainage | 20 Years |
| Parks and Recreation | 20 Years |
| Transportation | 20 Years |

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

| | |
|-----------------------------------|---------------------|
| Cash and Investments | \$ 1,924,690 |
| Cash and Investments - Restricted | 4,161,431 |
| Total Cash and Investments | <u>\$ 6,086,121</u> |

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2021, consist of the following:

| | |
|--------------------------------------|----------------------------|
| Deposits with Financial Institutions | \$ 186,941 |
| Investments | <u>5,899,180</u> |
| Total Cash and Investments | <u><u>\$ 6,086,121</u></u> |

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the District's cash deposits had a bank balance and a carrying balance of \$186,941.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2021, the District had the following investments:

| <u>Investment</u> | <u>Maturity</u> | <u>Amount</u> |
|---|-----------------------------------|---------------------|
| Colorado Surplus Asset Fund Trust (CSAFE) | Weighted Average Under 60 Days | \$ 4,114,343 |
| Colorado Local Government Liquid Asset Trust (COLOTRUST) | Weighted Average Under 60 Days | 1,784,837 |
| Total | | <u>\$ 5,899,180</u> |

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

| | Balance - December 31, 2020 | Increases | Decreases | Balance - December 31, 2021 |
|---|-----------------------------------|---------------------|-------------|-----------------------------------|
| Capital Assets, Being Depreciated | | | | |
| Monumentation | \$ 312,633 | \$ - | \$ - | \$ 312,633 |
| Stormwater Drainage | 10,196,355 | - | - | 10,196,355 |
| Parks & Recreation Improvements | 1,199,744 | - | - | 1,199,744 |
| Total Capital Assets, Being Depreciated | <u>11,708,732</u> | <u>-</u> | <u>-</u> | <u>11,708,732</u> |
| Less Accumulated Depreciation For: | | | | |
| Monumentation | (218,844) | (15,632) | - | (234,476) |
| Stormwater Drainage | (1,019,636) | (509,818) | - | (1,529,454) |
| Parks & Recreation Improvements | (119,974) | (59,987) | - | (179,961) |
| Total Accumulated Depreciation | <u>(1,358,454)</u> | <u>(585,437)</u> | <u>-</u> | <u>(1,943,891)</u> |
| Capital Assets, Net | <u>\$ 10,350,278</u> | <u>\$ (585,437)</u> | <u>\$ -</u> | <u>\$ 9,764,841</u> |

Depreciation expense for 2021 was charged to the General Government function/program.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2021:

The details of the District's long-term obligations are as follows:

| | Balance - December 31, 2020 | Additions | Retirements | Balance - December 31, 2021 | Due Within One Year |
|---|-----------------------------------|-------------|-------------------|-----------------------------------|------------------------|
| Governmental Activities | | | | | |
| General Obligation Refunding and Improvement Bonds | | | | | |
| Series 2016 | \$ 15,455,000 | \$ - | \$ 205,000 | \$ 15,250,000 | \$ 225,000 |
| General Obligation Bonds | | | | | |
| Series 2019 | 18,955,000 | - | 190,000 | 18,765,000 | 220,000 |
| | <u>34,410,000</u> | <u>-</u> | <u>395,000</u> | <u>34,015,000</u> | <u>445,000</u> |
| Unamortized Bond Premiums | <u>2,044,810</u> | <u>-</u> | <u>116,255</u> | <u>1,928,555</u> | <u>117,671</u> |
| Total | <u>\$ 36,454,810</u> | <u>\$ -</u> | <u>\$ 511,255</u> | <u>\$ 35,943,555</u> | <u>\$ 562,671</u> |

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$16,260,000 General Obligation Refunding and Improvement Bonds, Series 2016

On September 28, 2016, the District issued its General Obligation Refunding and Improvement Bonds Series 2016 Bonds in the principal amount of \$16,260,000. The Series 2016 Bonds have an interest rate of 5.00%. Interest is payable semi-annually on June 1 and December 1, and principal is payable annually on December 1. The Series 2016 Bonds were issued at a premium of \$2,106,411 which is being amortized over the life of the bonds. The Series 2016 Bonds were issued for the purpose of (i) paying the Project Costs; (ii) prepaying and cancelling in full the Series 2013 Loan as evidenced by the Promissory Note in the original principal amount of \$10,950,000; and (iii) paying other costs in connection with the issuance of the Bonds and the prepayment of the Loan and the Note.

The Series 2016 Bonds maturing on or after December 1, 2036 are subject to optional redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2026, and on any date thereafter, upon payment of par, accrued interest. The Series 2016 Bonds maturing on December 1, 2036, are subject to mandatory sinking fund redemption, in part, by lot, starting on December 1, 2026, and on each December 1 thereafter prior to the maturity date of such Series 2016 Bonds, upon payment of par and accrued interest, without redemption premium. The Series 2016 Bonds maturing on December 1, 2046, also are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2037, and on each December 1 thereafter prior to the maturity date of such Series 2016 Bonds, upon payment of par and accrued interest, without redemption premium.

**\$16,260,000 General Obligation Refunding and Improvement Bonds, Series 2016
(Continued)**

The Series 2016 Bonds are secured by and payable from monies derived by the District from the following sources, net of any collection costs: 1) all Property Tax Revenues, 2) all Specific Ownership Tax Revenues, and 3) any other legally available monies which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are secured by amounts on deposit in a surplus fund, which was initially funded using \$1,040,597 of funds on hand with the District.

\$19,300,000 General Obligation Bonds, Series 2019

On January 30, 2019, the District issued its \$19,300,000 Series 2019 General Obligation Bonds (the "Series 2019 Bonds"). The Bonds were issued on a parity with the Series 2016 Bonds, with final maturity on December 1, 2048. The proceeds from the Series 2019 Bonds were used for a) paying the Project costs, and b) paying other costs in connection with the issuance of the Series 2019 Bonds.

The Series 2019 Bonds bear interest at a rate of 3.5%-5% per annum, with interest payable semi-annually from Pledged Revenue on June 1 and December 1, beginning on June 1, 2019, and principle payable annually from Pledged Revenue on December 1, beginning December 1, 2019. Pledged revenue consists of the following, net of costs of collection: a) all Property Tax Revenues; b) all Specific Ownership Tax Revenues; and c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$19,300,000 General Obligation Bonds, Series 2019

The Bonds maturing on and after December 1, 2029 are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2028, and on any date thereafter, upon payment of par plus accrued interest, without redemption premium.

In 2021, the District levied 5.0 mills for general operating expenses, 25.5 mills for debt service and 1.0 mill pursuant to the Intergovernmental Agreement with the City of Aurora for funding of the Aurora Regional Improvements (ARI Mill Levy).

The District's long-term obligations will mature as follows:

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 445,000 | \$ 1,546,413 | \$ 1,991,413 |
| 2023 | 465,000 | 1,526,363 | 1,991,363 |
| 2024 | 525,000 | 1,505,413 | 2,030,413 |
| 2025 | 550,000 | 1,479,163 | 2,029,163 |
| 2026 | 615,000 | 1,454,363 | 2,069,363 |
| 2027-2031 | 3,830,000 | 6,763,813 | 10,593,813 |
| 2032-2036 | 5,480,000 | 5,657,613 | 11,137,613 |
| 2037-2041 | 7,415,000 | 4,246,625 | 11,661,625 |
| 2042-2046 | 9,910,000 | 2,354,400 | 12,264,400 |
| 2047-2048 | 4,780,000 | 289,600 | 5,069,600 |
| Total | <u>\$ 34,015,000</u> | <u>\$ 26,823,763</u> | <u>\$ 60,838,763</u> |

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 4, 2003 and May 2, 2006, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$67,050,000 and \$1,000,000,000, respectively, for general obligation bonds at an interest rate not to exceed 18% per annum. As of December 31, 2021, the District had authorized but unissued general obligation indebtedness in the following amounts allocated for the following purposes:

| | Amount Authorized 2003 | Amount Authorized 2006 | Authorization Used, Series 2008 Bonds | Authorization Used, Series 2013 Loan | Authorization Used, Series 2016 Bonds | Authorization Used, Series 2019 Bonds | Authorized but Unissued |
|---------------------------------------|------------------------------|------------------------------|---|--|---|---|----------------------------|
| Water | \$ 5,300,000 | \$ 90,000,000 | \$ 3,489,000 | \$ - | \$ 2,208,539 | \$ 1,265,965 | \$ 88,336,496 |
| Sanitary Sewer and Storm Drainage | 4,800,000 | 90,000,000 | 2,284,000 | - | 1,473,340 | 9,647,803 | 81,394,857 |
| Streets | 22,606,250 | 90,000,000 | 5,894,000 | - | 3,680,609 | 7,038,237 | 95,993,404 |
| Transportation | - | 90,000,000 | - | - | - | 325,844 | 89,674,156 |
| Park and Recreation Facilities | 631,250 | 90,000,000 | 508,000 | - | - | 1,022,151 | 89,101,099 |
| Mosquito Control | - | 90,000,000 | - | - | - | - | 90,000,000 |
| Safety Protection | - | 90,000,000 | - | - | - | - | 90,000,000 |
| Fire Protection and Emergency Medical | - | 90,000,000 | - | - | - | - | 90,000,000 |
| Television Relay | - | 90,000,000 | - | - | - | - | 90,000,000 |
| Operations | 375,000 | 10,000,000 | - | - | - | - | 10,375,000 |
| Intergovernmental Agreements | - | 90,000,000 | - | - | - | - | 90,000,000 |
| Refunding | 33,337,500 | 90,000,000 | - | 10,950,000 | - | - | 112,387,500 |
| | <u>\$ 67,050,000</u> | <u>\$ 1,000,000,000</u> | <u>\$ 12,175,000</u> | <u>\$ 10,950,000</u> | <u>\$ 7,362,488</u> | <u>\$ 19,300,000</u> | <u>\$ 1,017,262,512</u> |

Authorized Debt (Continued)

Pursuant to the Amended Service Plan, the District is permitted to issue bond indebtedness of up to \$90,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District service area; however, as of the date of this audit, the amount and timing of any debt issuance is not determinable.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets calculated as follows:

| | |
|---|-----------------------|
| Net Investment in Capital Assets: | |
| Capital Assets, Net | \$ 9,764,841 |
| Long Term Debt Associated with Capital Assets | (13,001,470) |
| Unspent Bond Proceeds | 563,778 |
| Net Investment in Capital Assets | <u>\$ (2,672,851)</u> |

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2021, as follows:

| | |
|-------------------------------|---------------------|
| Restricted Net Position: | |
| Emergencies | \$ 15,400 |
| Debt Service | 2,463,619 |
| Total Restricted Net Position | <u>\$ 2,479,019</u> |

The District's has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 7 RELATED PARTIES

The primary developer of the property within the District is ProLogis Corporation, a Maryland real estate investment trust, or its subsidiaries (Developer). The majority of the property within the District is owned by several limited liability companies which are owned and controlled by the Developer and Prudential Real Estate Investors, which is a real estate investment management business of Prudential Insurance. All of the members of the Board of Directors of the District are employees or consultants of the Developer.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Operations Funding Agreement

The District has entered into Operation Funding Agreements with ProLogis, a Maryland real estate investment trust (Developer), each year from 2004 through 2007, as may be amended from time to time. The District anticipated it would not have sufficient funds to make the payment of its operations and maintenance expenses from 2004 through 2007; therefore, the Developer advanced funds pursuant to these agreements. The advances prior to January 1, 2007, accrued interest at the rate of 300 basis points above the 20 year "AAA" Municipal Market Data rate from the date the debt is incurred by the District. Per the 2007 Operations Funding Agreement, beginning January 1, 2007, the operating advances made under the 2007 Operation Funding Agreement shall accrue simple interest until paid, at the rate of 8%. Per Amendments to the 2004, 2005 and 2006 Operations Funding Agreements, beginning January 2008, the operating advances made under the 2004, 2005 and 2006 agreements shall accrue simple interest until paid at a rate of 7.5%. As of December 31, 2021, no balance is outstanding under this agreement.

Facilities Acquisition Agreement

On November 9, 2015, the District executed the Assignment and Assumption of Facilities Funding and Acquisition Agreement, assigning the terms of the Facilities Funding and Acquisition Agreement between Eastgate Commercial Metropolitan District and the Developer to the District. Under the terms of the agreement, the District agreed to reimburse costs advanced by the Developer, together with interest at 300 basis points above the 20 year AAA Municipal Market Data Rate. As of December 31, 2021, the District has no amounts outstanding under this agreement.

2020-2023 Facilities Acquisition Agreement

On October 28, 2020, the District entered into 2020-2023 Facilities Acquisition Agreement with the Developer. The Developer has agreed to design, construct, and complete certain infrastructure improvements within the District in an amount not to exceed \$1,500,000. Simple interest shall accrue on amounts reimbursable to the Developer under the agreement, until paid, at the rate of eight percent (8%) per annum. As of December 31, 2021, no balance is outstanding under this agreement.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS AND COMMITMENTS

Intergovernmental Agreement with the City of Aurora

The District entered into the Amended and Restated Service Plan Intergovernmental Agreement (IGA) between the City and the District dated July 27, 2006, as Amended by that First Amendment dated January 25, 2016. The IGA defines and clarifies the services which the District may provide, as well as, those services which the District is prohibited from providing. Pursuant to the Service Plan and IGA, the District is required to impose the Aurora Regional Improvement (ARI) Mill Levy upon all of the property within the District. This mill levy is 1.000 mill for the first twenty years of the District, which for this purpose begins the first year that the District certifies a debt service mill levy. The levy increases to 1.500 mills from the twenty-first year through the date of repayment of debt incurred for Public Improvements, other than Regional Improvements. For the five years subsequent to the period where the 1.500 mills is imposed, the ARI mill levy shall be the lessor of 20.000 mills or a mill levy equal to the average debt service mill levy imposed by the District for the previous ten years.

Aurora Regional Transportation Authority

The District entered into the Aurora Regional Transportation Authority (ARTA) Establishment Agreement as amended, with other metropolitan districts within Aurora. ARTA will plan, design, acquire, construct, relocate, redevelop and finance regional improvements within the boundaries of the metropolitan districts which are a party to the Agreement, using the ARI revenue from each of the districts. In accordance with the IGA, the City has been offered the right to appoint no less than 30% and no more than 49% of the ARTA Board but as of December 31, 2021, had not exercised this right. In 2021, \$93,322 was collected to be remitted under this agreement.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On May 2, 2006, a majority of the District's electors authorized the District to collect and spend or retain all revenue of the District and authorized tax levies to produce taxes of \$1,000,000 annually for operations and maintenance without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**PARK 70 METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

| | Budget Amounts | | Actual Amounts | Variance Final Bud Positive (Negative) |
|-----------------------------------|---------------------|---------------------|---------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Property Taxes | \$ 2,417,913 | \$ 2,417,913 | \$ 2,415,972 | \$ (1,941) |
| Property Taxes - ARTA | 94,820 | 94,820 | 94,744 | (76) |
| Specific Ownership Taxes | 175,891 | 175,891 | 191,354 | 15,463 |
| Net Investment Income | 11,354 | 11,354 | 510 | (10,844) |
| Other Revenue | - | - | 2,267 | 2,267 |
| Total Revenues | <u>2,699,978</u> | <u>2,699,978</u> | <u>2,704,847</u> | <u>4,829</u> |
| EXPENDITURES | | | | |
| County Treasurer's Fees | 36,269 | 36,269 | 36,261 | (8) |
| County Treasurer's Fees - ARTA | 1,422 | 1,422 | 1,422 | - |
| Paying Agent Fees | 3,500 | 6,500 | 6,500 | 3,000 |
| ARTA Reimbursement | 92,977 | 92,977 | 93,322 | 345 |
| Bond Interest - Series 2016 | 766,600 | 766,600 | 766,600 | - |
| Bond Principal - Series 2016 | 205,000 | 205,000 | 205,000 | - |
| Bond interest - Series 2019 | 791,513 | 791,513 | 791,513 | - |
| Bond principal - Series 2019 | 190,000 | 190,000 | 190,000 | - |
| Contingency | 2,719 | 9,719 | - | 9,719 |
| Total Expenditures | <u>2,090,000</u> | <u>2,100,000</u> | <u>2,090,618</u> | <u>9,382</u> |
| NET CHANGE IN FUND BALANCE | | 599,978 | 614,229 | 14,251 |
| Fund Balance - Beginning of Year | <u>1,173,880</u> | <u>1,977,566</u> | <u>1,978,258</u> | |
| FUND BALANCE - END OF YEAR | <u>\$ 1,783,858</u> | <u>\$ 2,577,544</u> | <u>\$ 2,592,487</u> | <u>\$ 14,251</u> |

**PARK 70 METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

| | Original And Final Budget | Actual Amounts | Variance with Final Budget Positive (Negative) |
|-----------------------------------|---------------------------------|---------------------|---|
| REVENUES | | | |
| Net investment income | \$ - | \$ 462 | \$ 462 |
| Total Revenues | <u>-</u> | <u>462</u> | <u>462</u> |
| EXPENDITURES | | | |
| Construction Management Fees | 961,139 | - | 961,139 |
| Monuments | 500,000 | - | 500,000 |
| Engineering | 15,000 | - | 15,000 |
| Total Expenditures | <u>1,476,139</u> | <u>-</u> | <u>1,476,139</u> |
| NET CHANGE IN FUND BALANCE | (1,476,139) | 462 | 1,476,601 |
| Fund Balance - Beginning of Year | <u>1,476,139</u> | <u>1,474,519</u> | <u>(1,620)</u> |
| FUND BALANCE - END OF YEAR | <u>\$ -</u> | <u>\$ 1,474,981</u> | <u>\$ 1,474,981</u> |

OTHER INFORMATION

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

\$16,260,000

Series 2016

General Obligation Refunding and Improvement Bonds

Dated September 28, 2016

Principal Due December 1

Interest Due June 1 and December 1

Interest at 5.00%

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 225,000 | \$ 762,500 | \$ 987,500 |
| 2023 | 235,000 | 751,250 | 986,250 |
| 2024 | 270,000 | 739,500 | 1,009,500 |
| 2025 | 280,000 | 726,000 | 1,006,000 |
| 2026 | 315,000 | 712,000 | 1,027,000 |
| 2027 | 330,000 | 696,250 | 1,026,250 |
| 2028 | 370,000 | 679,750 | 1,049,750 |
| 2029 | 385,000 | 661,250 | 1,046,250 |
| 2030 | 425,000 | 642,000 | 1,067,000 |
| 2031 | 450,000 | 620,750 | 1,070,750 |
| 2032 | 490,000 | 598,250 | 1,088,250 |
| 2033 | 515,000 | 573,750 | 1,088,750 |
| 2034 | 565,000 | 548,000 | 1,113,000 |
| 2035 | 590,000 | 519,750 | 1,109,750 |
| 2036 | 645,000 | 490,250 | 1,135,250 |
| 2037 | 675,000 | 458,000 | 1,133,000 |
| 2038 | 730,000 | 424,250 | 1,154,250 |
| 2039 | 770,000 | 387,750 | 1,157,750 |
| 2040 | 830,000 | 349,250 | 1,179,250 |
| 2041 | 870,000 | 307,750 | 1,177,750 |
| 2042 | 940,000 | 264,250 | 1,204,250 |
| 2043 | 985,000 | 217,250 | 1,202,250 |
| 2044 | 1,060,000 | 168,000 | 1,228,000 |
| 2045 | 1,110,000 | 115,000 | 1,225,000 |
| 2046 | 1,190,000 | 59,500 | 1,249,500 |
| 2047 | - | - | - |
| 2048 | - | - | - |
| | <u>\$ 15,250,000</u> | <u>\$ 12,472,250</u> | <u>\$ 27,722,250</u> |

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2021**

\$19,300,000
Series 2019
General Obligation Bonds
Dated January 23, 2019
Principal Due December 1
Interest Due June 1 and December 1
Interest at 3.50-5.00%

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 220,000 | \$ 783,913 | \$ 1,003,913 |
| 2023 | 230,000 | 775,113 | 1,005,113 |
| 2024 | 255,000 | 765,913 | 1,020,913 |
| 2025 | 270,000 | 753,163 | 1,023,163 |
| 2026 | 300,000 | 742,363 | 1,042,363 |
| 2027 | 315,000 | 727,363 | 1,042,363 |
| 2028 | 350,000 | 711,613 | 1,061,613 |
| 2029 | 370,000 | 694,113 | 1,064,113 |
| 2030 | 410,000 | 675,613 | 1,085,613 |
| 2031 | 425,000 | 655,113 | 1,080,113 |
| 2032 | 470,000 | 633,863 | 1,103,863 |
| 2033 | 495,000 | 610,363 | 1,105,363 |
| 2034 | 535,000 | 585,613 | 1,120,613 |
| 2035 | 570,000 | 558,863 | 1,128,863 |
| 2036 | 605,000 | 538,913 | 1,143,913 |
| 2037 | 630,000 | 516,225 | 1,146,225 |
| 2038 | 675,000 | 492,600 | 1,167,600 |
| 2039 | 700,000 | 465,600 | 1,165,600 |
| 2040 | 750,000 | 437,600 | 1,187,600 |
| 2041 | 785,000 | 407,600 | 1,192,600 |
| 2042 | 835,000 | 376,200 | 1,211,200 |
| 2043 | 870,000 | 342,800 | 1,212,800 |
| 2044 | 925,000 | 308,000 | 1,233,000 |
| 2045 | 965,000 | 271,000 | 1,236,000 |
| 2046 | 1,030,000 | 232,400 | 1,262,400 |
| 2047 | 2,320,000 | 191,200 | 2,511,200 |
| 2048 | 2,460,000 | 98,400 | 2,558,400 |
| | <u>\$ 18,765,000</u> | <u>\$ 14,351,513</u> | <u>\$ 33,116,513</u> |

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2021**

| <u>Year Ending December 31,</u> | Total Debt Service Requirements to Maturity Series 2016 and Series 2019 Bonds | | |
|---------------------------------|--|----------------------|----------------------|
| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
| 2022 | \$ 445,000 | \$ 1,546,413 | \$ 1,991,413 |
| 2023 | 465,000 | 1,526,363 | 1,991,363 |
| 2024 | 525,000 | 1,505,413 | 2,030,413 |
| 2025 | 550,000 | 1,479,163 | 2,029,163 |
| 2026 | 615,000 | 1,454,363 | 2,069,363 |
| 2027 | 645,000 | 1,423,613 | 2,068,613 |
| 2028 | 720,000 | 1,391,363 | 2,111,363 |
| 2029 | 755,000 | 1,355,363 | 2,110,363 |
| 2030 | 835,000 | 1,317,613 | 2,152,613 |
| 2031 | 875,000 | 1,275,863 | 2,150,863 |
| 2032 | 960,000 | 1,232,113 | 2,192,113 |
| 2033 | 1,010,000 | 1,184,113 | 2,194,113 |
| 2034 | 1,100,000 | 1,133,613 | 2,233,613 |
| 2035 | 1,160,000 | 1,078,613 | 2,238,613 |
| 2036 | 1,250,000 | 1,029,163 | 2,279,163 |
| 2037 | 1,305,000 | 974,225 | 2,279,225 |
| 2038 | 1,405,000 | 916,850 | 2,321,850 |
| 2039 | 1,470,000 | 853,350 | 2,323,350 |
| 2040 | 1,580,000 | 786,850 | 2,366,850 |
| 2041 | 1,655,000 | 715,350 | 2,370,350 |
| 2042 | 1,775,000 | 640,450 | 2,415,450 |
| 2043 | 1,855,000 | 560,050 | 2,415,050 |
| 2044 | 1,985,000 | 476,000 | 2,461,000 |
| 2045 | 2,075,000 | 386,000 | 2,461,000 |
| 2046 | 2,220,000 | 291,900 | 2,511,900 |
| 2047 | 2,320,000 | 191,200 | 2,511,200 |
| 2048 | 2,460,000 | 98,400 | 2,558,400 |
| | <u>\$ 34,015,000</u> | <u>\$ 26,823,763</u> | <u>\$ 60,838,763</u> |

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021**

| Year Ended December 31, | Prior Year Assessed Valuation for Current Year Tax Levy | Mills Levied | Total Property Taxes | | Percent Collected to Levied |
|--|---|-----------------|----------------------|--------------|-----------------------------------|
| | | | Levied | Collected | |
| 2017 | \$ 32,524,740 | 37.000 | \$ 1,203,415 | \$ 1,203,415 | 100.00 % |
| 2018 | 42,524,020 | 37.000 | 1,573,389 | 1,573,389 | 100.00 |
| 2019 | 70,831,650 | 37.000 | 2,620,771 | 2,548,447 | 97.24 |
| 2020 | 73,730,300 | 37.000 | 2,728,021 | 2,710,544 | 99.36 |
| 2021 | 94,820,100 | 31.500 | 2,986,834 | 2,984,436 | 99.92 |
| Estimated for the Year Ending December 31, 2022 | \$ 106,020,800 | 31.500 | \$ 3,339,655 | | |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes and/or abatements of valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

Park 70 Metro District

Date: 06/07/2022

141 Union Blvd Suite 150

Lakewood, CO 80228-1898

Attn: Ann Finn

Phone: 303-987-0835

Letter of Authorization

Location: 24000 E 19th Ave, Aurora CO

Sign Type: (EO-2) Prologis Park 70

Thank you for the opportunity to present our justification for the proposed sign package. We believe this proposal meets the criteria for approval because it has no impact on any adjacent lot and it does not violate any condition specifically applied to the property by the Planning and Zoning Commission or City Council.

Further, we believe the placement and construction of the proposed signs will greatly improve the unity and perceived quality of the development. The proposed signs were designed to mimic the architectural signals used by the existing signs in the project – note the color scheme, materials, and slight curve at the top. This repetition creates a cohesive visual signal that binds the park together. Additionally, locating these visually significant signs at the main entrances to the development will help to create a greater sense of place upon arrival and departure. To ensure this cohesive image does not deteriorate over time, the proposed signs will be made from Aluminum Composite Material (ACM) sheeting, which carries a 20-year warranty against fading; thus, guaranteeing their beautiful appearance for decades to come.

I _____ Owner of Park 70 Metro District agree the above statement to be true and I approve the purposed signage for this address.

Thank you again for review of this proposal.

Regards,

Samantha Bluhm | AGI

2820 Crusader Cir

Virginia Beach, VA 23453

Phone: 757-705-9507

Carissa Shafer | Greenline Sign Services

10500 Havana Ct, Unit F

Brighton, CO 80601

Phone: 720-708-2048

24000 E 19th Ave, Aurora, Co 80019



- JOINT VENTURE OWNERSHIP
- PLANNED DEVELOPMENTS
- DEVELOPED BY PROLOGIS

- Building Vertical Monument
- Customer Directory
- Branded Directional
- Gateway Horizontal Monument
- Directional
- Lease Sign

| SIGN | EXISTING SIGN TYPE | ACTION | PROPOSED SIGN TYPE | DESCRIPTION |
|------|--------------------|----------------|--------------------|--------------------|
| E02 | EXISTING PARK SIGN | Remove&Replace | Park Monument Sign | Park Monument Sign |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

INVENTORY



Comments

Remove existing sign

| Sign Type | |
|------------------|--------------------|
| Existing Sign | |
| Sign Text | |
| N/A | |
| Overall Height | Overall Width |
| 5' | 34' 8" |
| Illumination | |
| N/A | N/A |
| Wall Color | Substrate Material |
| N/A | Concrete |
| Available Height | Available Width |
| N/A | N/A |

INVENTORY



Comments

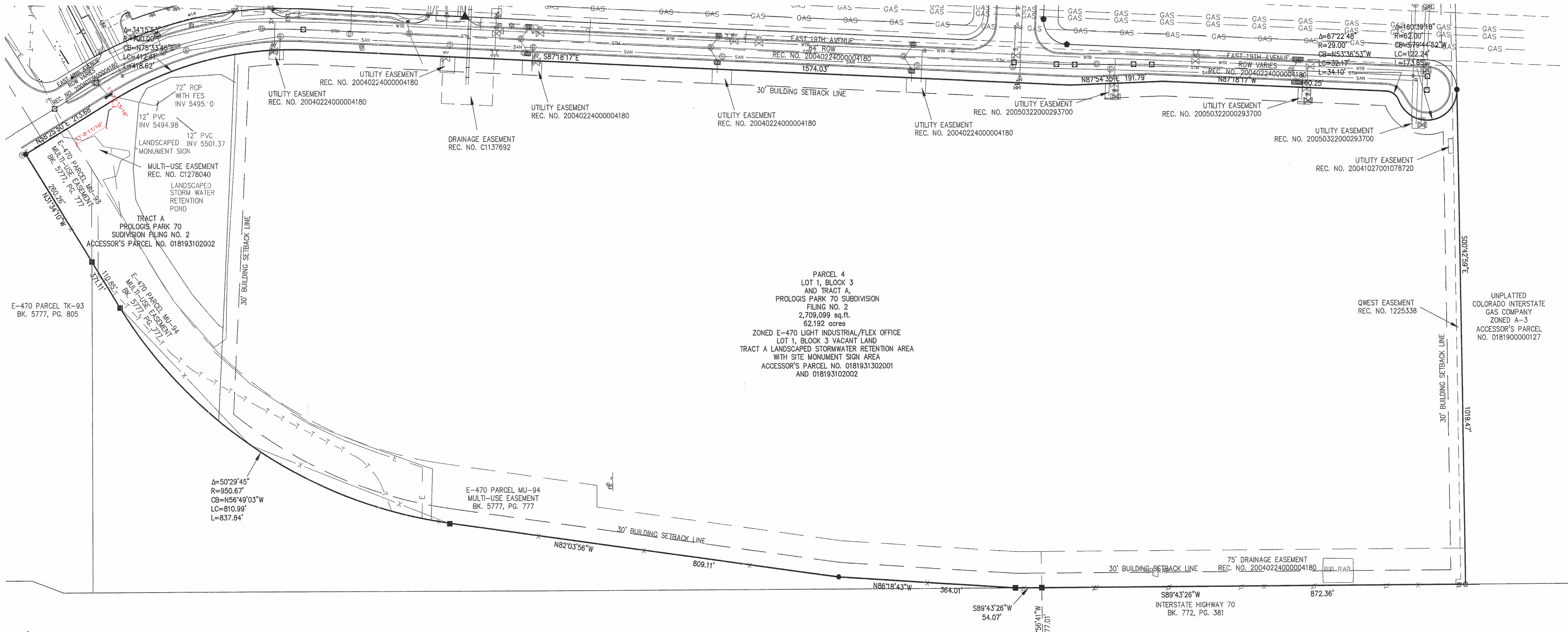
Install (1) New Illuminated Sign

| Proposed Action | Proposed Sign Type |
|---------------------------|--------------------|
| New Install | Monument |
| Description | |
| Monument | |
| Height | Width |
| 25'-0" | 38'-0" |
| Restoration SOW | Square Feet |
| N/A | N/A |
| Electrical Scope of Work | |
| N/A | |
| Landscaping Scope of Work | |
| N/A | |

ALTA/ACSM LAND TITLE SURVEY

A PART OF TRACT A, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1
 A PART OF LOT 1, BLOCK 1, ALL OF LOT 1, BLOCK 2, LOT 1, BLOCK 3, TRACT A
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 AND AN UPLATTED PART OF THE SOUTHEAST QUARTER OF
 SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 4

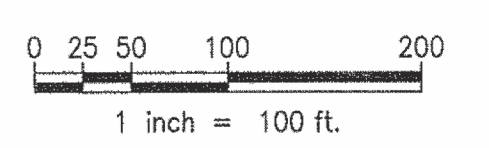


PARCEL 4
 LOT 1, BLOCK 3
 AND TRACT A,
 PROLOGIS PARK 70 SUBDIVISION
 FILING NO. 2
 2,709,099 sq.ft.
 62.192 acres
 ZONED E-470 LIGHT INDUSTRIAL/FLEX OFFICE
 LOT 1, BLOCK 3 VACANT LAND
 TRACT A LANDSCAPED STORMWATER RETENTION AREA
 WITH SITE MONUMENT SIGN AREA
 ACCESSOR'S PARCEL NO. 0181931302001
 AND 018193102002

SW COR., SEC. 31
 T3S, R65W, 6th P.M.
 FND: 3" BRASS CAP
 PLS# 25618

S89°43'26"W 2680.59'
 SOUTHERLY LINE SW 1/4, SEC 31 BASIS OF BEARING

POINT OF COMMENCEMENT
 S 1/4 COR., SEC. 31
 T3S, R65W, 6th P.M.
 FND: 3 1/2" ALUM CAP
 PLS# 24960



LEGEND

| | | | | | |
|---------------------------|-------|---------------------------|---------|----------------------------|-------|
| ELECTRIC BOX | □ | GAS VALVE | ⊕ | TELEPHONE PEDESTAL | ⊞ |
| LIGHT POLE | ☆ | UNDERGROUND GAS LINE | — GAS — | UNDERGROUND TELEPHONE LINE | — T — |
| ELECTRIC METER | ⊙ | LANDSCAPE LIGHT | ☆ | TRAFFIC CONTROL BOX | ⊞ |
| ELECTRIC MARKER | ⋈ | METAL POST SIGN | ⊖ | TRAFFIC CONTROL MANHOLE | ⊕ |
| UNDERGROUND ELECTRIC LINE | — E — | WOOD POST SIGN | ⊖ | WATER METER | ⊙ |
| POWER POLE | ⋈ | SANITARY MANHOLE | ⊕ | WATER MANHOLE | ⊕ |
| TRANSFORMER | ⊞ | UNDERGROUND SANITARY LINE | — SAN — | WATER VALVE | ⊕ |
| GAS METER | ⊙ | STORM CATCH BASIN | ⊞ | IRRIGATION VALVE | ⊕ |
| GAS RISER | ⊙ | STORM MANHOLE | ⊕ | IRRIGATION MANHOLE | ⊕ |
| | | STORM INLET | ⊞ | FIRE HYDRANT | ⊕ |

MONUMENT LEGEND

| | |
|--|---|
| FND: 2" ALUM CAP IN RANGE BOX | □ |
| FND: 2" ALUM CAP PLS# 29036 | ● |
| FND: 2" ALUM CAP PLS# 35601 | ⬤ |
| FND: #4 REBAR NO CAP | ▲ |
| FND: 2 1/2" ALUM CAP E-470 ROW MONUMENT PLS# 28649 | ■ |
| FND: PLASTIC CAP PLS# 24670 | ● |
| FND: PLASTIC CAP: ILLEGIBLE | ○ |

| ISSUE | DESCRIPTION | DATE | REFERENCE |
|-------|--|------|-----------|
| | ALTA/ACSM LAND TITLE SURVEY | | |
| | A PART OF TRACT A, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1 | | |
| | A PART OF LOT 1, BLOCK 1, ALL OF LOT 1, BLOCK 2, LOT 1, BLOCK 3, TRACT A | | |
| | PROLOGIS PARK 70 SUBDIVISION FILING NO. 2 | | |
| | AND AN UPLATTED PART OF THE SOUTHEAST QUARTER OF | | |
| | SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M. | | |
| | CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO | | |

SCALE 1" = 100'
 DRAWN WHN
 Architects and Engineers
MERRICK