

ANNUAL INFORMATION REPORT
for the year 2023
PARK 70 METROPOLITAN DISTRICT

As required by Section 32-1-207(3)(c), C.R.S. and Section VIII of the Amended and Restated Service Plan approved by the City of Aurora on February 17, 2006, as amended by the First Amendment to the Amended and Restated Service Plan, approved January 25, 2016, and Section 20 of the Amended and Restated Service Plan Intergovernmental Agreement between the City of Aurora and the Park 70 Metropolitan District (the “District”), dated July 27, 2006, as amended by the First Amendment to Amended and Restated Service Plan Intergovernmental Agreement, dated January 25, 2016, the following report of activities of the District from January 1, 2023 to December 31, 2023 is hereby submitted.

- (1) **Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year:** No boundary changes were made or proposed during 2023.
- (2) **Intergovernmental Agreements with other governmental entities either entered into or proposed or terminated as of December 31 of the prior year:** The District did not enter into or terminate any Intergovernmental Agreements in 2023.
- (3) **Access information to obtain a copy of rules and regulations adopted:** The District has not adopted any rules or regulations as of December 31, 2023. In the event the District adopts rules or regulations in the future, such documents may be accessed at the offices of Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, 303-987-0835, or on the District’s website: <https://park70metrodistrict.com/>.
- (4) **A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year:** The District was not involved in any litigation during 2023.
- (5) **Status of the District’s construction of the Public Improvements as of December 31 of the prior year:** The District did not construct any Public Improvements in 2023.
- (6) **A list of all facilities and improvements constructed by the District that have been convey or dedicated to and accepted by the City as of December 31 of the prior year:** The District did not convey or dedicate any improvements to the City in 2023.
- (7) **The assessed valuation of the District for the current year:** A copy of the 2023 certification of assessed valuation from Adams County is attached hereto as **Exhibit A**.
- (8) **Current year budget including a description of the Public Improvements to be constructed in such year:** A copy of the 2024 Budget is attached hereto as **Exhibit B**.
- (9) **Audit of the District’s financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable:** A copy of the 2022 Audit is attached hereto as **Exhibit C**. A copy of the 2023 Audit will be provided upon its completion.

- (10) **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument:** To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- (11) **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period:** To our knowledge, the District has been able to pay its obligations as they come due.

EXHIBIT A
Assessed Valuation

Ken Musso
ASSESSOR



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

DEC 14 2023

December 11, 2023

PARK 70 METRO DISTRICT
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: ANN E FINN
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

To ANN E FINN:

Enclosed is the final 2023 certified value.

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

In accordance with the law, you are directed to certify a mill levy for the year 2023, by January 10, 2024.

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

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

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

Sincerely,



Ken Musso
Adams County Assessor
KM/rmb

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **224 - PARK 70 METRO DISTRICT**

IN ADAMS COUNTY ON 12/11/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$115,613,630
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$173,921,500
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$173,921,500
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

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

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

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

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

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$530,230,479
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

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

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

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

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023	
IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$18,832
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

Data Date: 12/7/2023

EXHIBIT B
2024 Budget

PARK 70 METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**PARK 70 METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$6,001,324	\$ 7,350,461	\$ 9,150,198
REVENUES			
Property taxes	3,221,452	3,526,216	5,304,606
Specific ownership taxes	242,085	254,928	265,230
Property Taxes - ARTA	105,622	115,614	180,704
Interest income	136,708	360,000	431,500
Other revenue	-	8,545	-
Total revenues	<u>3,705,867</u>	<u>4,265,303</u>	<u>6,182,040</u>
Total funds available	<u>9,707,191</u>	<u>11,615,764</u>	<u>15,332,238</u>
EXPENDITURES			
General Fund	212,793	307,867	400,000
Debt Service Fund	2,143,937	2,157,699	2,290,000
Capital Projects Fund	-	-	1,618,886
Total expenditures	<u>2,356,730</u>	<u>2,465,566</u>	<u>4,308,886</u>
Total expenditures and transfers out requiring appropriation	<u>2,356,730</u>	<u>2,465,566</u>	<u>4,308,886</u>
ENDING FUND BALANCES	<u>\$7,350,461</u>	<u>\$ 9,150,198</u>	<u>\$ 11,023,352</u>
EMERGENCY RESERVE	\$ 18,300	\$ 22,200	\$ 31,100
AVAILABLE FOR OPERATIONS	2,309,628	2,734,939	3,360,627
DEBT SERVICE SURPLUS FUND	2,558,400	2,558,400	2,558,400
TOTAL RESERVE	<u>\$4,886,328</u>	<u>\$ 5,315,539</u>	<u>\$ 5,950,127</u>

**PARK 70 METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Commercial	\$ 90,317,820	\$ 93,024,680	\$ 92,168,760
Industrial	-	-	55,761,480
Agricultural	1,730	1,560	1,560
State assessed	420	2,110	2,280
Vacant land	150	150	140
Personal property	15,700,680	22,585,130	25,987,280
	<u>106,020,800</u>	<u>115,613,630</u>	<u>173,921,500</u>
Certified Assessed Value	<u>\$ 106,020,800</u>	<u>\$ 115,613,630</u>	<u>\$ 173,921,500</u>
MILL LEVY			
General	5.000	5.000	5.000
Debt Service	25.500	25.500	25.500
ARI	1.000	1.000	1.039
Total mill levy	<u>31.500</u>	<u>31.500</u>	<u>31.539</u>
PROPERTY TAXES			
General	\$ 530,104	\$ 578,068	\$ 869,608
Debt Service	2,703,530	2,948,148	4,434,998
ARI	106,021	115,614	180,704
	<u>3,339,655</u>	<u>3,641,830</u>	<u>5,485,310</u>
Levied property taxes	3,339,655	3,641,830	5,485,310
Adjustments to actual/rounding	(12,581)	-	-
Budgeted property taxes	<u>\$ 3,327,074</u>	<u>\$ 3,641,830</u>	<u>\$ 5,485,310</u>
BUDGETED PROPERTY TAXES			
General	\$ 528,107	\$ 578,068	\$ 869,607
Debt Service	2,693,346	2,948,148	4,434,998
ARI	105,621	115,614	180,704
	<u>\$ 3,327,074</u>	<u>\$ 3,641,830</u>	<u>\$ 5,485,310</u>

**PARK 70 METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,933,856	\$ 2,327,928	\$ 2,757,139
REVENUES			
Property taxes	528,107	578,068	869,608
Specific ownership taxes	38,426	40,465	43,480
Interest income	40,332	110,000	121,500
Other revenue	-	8,545	-
Total revenues	<u>606,865</u>	<u>737,078</u>	<u>1,034,588</u>
Total funds available	<u>2,540,721</u>	<u>3,065,006</u>	<u>3,791,727</u>
EXPENDITURES			
General and administrative			
Accounting	24,116	35,000	38,500
Auditing	4,600	5,000	6,500
County Treasurer's fee	7,922	8,671	13,044
Dues and membership	577	591	660
Insurance	7,194	7,487	9,000
District management	24,331	25,000	33,440
Legal	19,895	28,000	30,800
Miscellaneous	2,609	2,000	2,500
Banking fees	89	200	200
Security	-	20,000	50,000
Locates	3,232	3,000	2,750
Election	1,686	1,026	-
Contingency	-	-	19,806
Operations and maintenance			
Repairs and maintenance	-	5,000	5,500
Detention pond maintenance	-	15,000	16,500
Engineering	-	1,478	-
Landscaping	42,201	52,500	55,500
Landscaping Maintenance	-	1,000	1,100
Landscaping Maintenance - Floral	3,514	3,914	6,600
Tree Replacement & Care	21,865	35,000	38,500
Pest Control	125	3,000	6,600
Signage	-	-	1,000
Snow removal	7,226	15,000	16,500
Utilities	41,611	40,000	45,000
Total expenditures	<u>212,793</u>	<u>307,867</u>	<u>400,000</u>
Total expenditures and transfers out requiring appropriation	<u>212,793</u>	<u>307,867</u>	<u>400,000</u>
ENDING FUND BALANCES	<u>\$ 2,327,928</u>	<u>\$ 2,757,139</u>	<u>\$ 3,391,727</u>
EMERGENCY RESERVE	\$ 18,300	\$ 22,200	\$ 31,100
AVAILABLE FOR OPERATIONS	<u>2,309,628</u>	<u>2,734,939</u>	<u>3,360,627</u>
TOTAL RESERVE	<u>\$ 2,327,928</u>	<u>\$ 2,757,139</u>	<u>\$ 3,391,727</u>

**PARK 70 METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,592,487	\$ 3,523,647	\$ 4,834,173
REVENUES			
Property taxes	2,693,345	2,948,148	4,434,998
Specific ownership taxes	203,659	214,463	221,750
Property Taxes - ARTA	105,622	115,614	180,704
Interest income	72,471	190,000	250,000
Total revenues	<u>3,075,097</u>	<u>3,468,225</u>	<u>5,087,452</u>
Total funds available	<u>5,667,584</u>	<u>6,991,872</u>	<u>9,921,625</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	40,403	44,222	66,525
County Treasurer's Fee - ARTA	1,584	1,734	2,711
ARTA Reimbursement	104,037	113,880	167,350
Paying agent fees	6,500	6,500	6,500
Contingency	-	-	16,501
Debt Service			
Bond interest - Series 2016	762,500	751,250	739,500
Bond interest - Series 2019	783,913	775,113	765,913
Bond Principal - Series 2016	225,000	235,000	270,000
Bond Principal - Series 2019	220,000	230,000	255,000
Total expenditures	<u>2,143,937</u>	<u>2,157,699</u>	<u>2,290,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,143,937</u>	<u>2,157,699</u>	<u>2,290,000</u>
ENDING FUND BALANCES	<u>\$ 3,523,647</u>	<u>\$ 4,834,173</u>	<u>\$ 7,631,625</u>
DEBT SERVICE SURPLUS FUND	<u>\$ 2,558,400</u>	<u>\$ 2,558,400</u>	<u>\$ 2,558,400</u>
TOTAL RESERVE	<u>\$ 2,558,400</u>	<u>\$ 2,558,400</u>	<u>\$ 2,558,400</u>

**PARK 70 METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$1,474,981	\$ 1,498,886	\$ 1,558,886
REVENUES			
Interest income	23,905	60,000	60,000
Total revenues	<u>23,905</u>	<u>60,000</u>	<u>60,000</u>
Total funds available	<u>1,498,886</u>	<u>1,558,886</u>	<u>1,618,886</u>
EXPENDITURES			
General and Administrative			
Capital Projects			
Engineering	-	-	15,000
Construction Management Fees	-	-	974,481
Monuments	-	-	629,405
Total expenditures	<u>-</u>	<u>-</u>	<u>1,618,886</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>1,618,886</u>
ENDING FUND BALANCES	<u>\$1,498,886</u>	<u>\$ 1,558,886</u>	<u>\$ -</u>

**PARK 70 METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized on January 27, 2004 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 and Restated Service Plan dated February 17, 2006, as amended by the First Amendment to the Amended and Restated Service Plan dated January 25, 2016. 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 31.539 mills; 5.000 for general operations, 25.500 for debt service and 1.039 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

**PARK 70 METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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 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.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

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 4.00%.

**PARK 70 METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 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.

**PARK 70 METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Series 2019 Bonds (Continued)

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.

This information is an integral part of the accompanying forecasted budget.

**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>
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>\$ 14,790,000</u>		<u>\$ 10,958,500</u>		<u>\$ 25,748,500</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>
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>\$ 18,315,000</u>	<u>\$</u>	<u>12,792,488</u>	<u>\$</u>	<u>31,107,488</u>

EXHIBIT C
2022 Audit

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2022

**PARK 70 METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2022**

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Independent Auditors' Report

Board of Directors
Park 70 Metropolitan District
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Park 70 Metropolitan District (the "District") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Park 70 Metropolitan District as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary schedules and property tax information listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The individual fund budgetary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The budgetary schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary schedules are fairly stated in all material respects in relation to the financial statements as a whole.

Simmons & Whelan P.C.

Englewood, CO
September 20, 2023

BASIC FINANCIAL STATEMENTS

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2022**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 2,332,791
Cash and Investments - Restricted	5,128,319
Accounts Receivable - County Treasurer	19,675
Prepaid Expenses	450
Property Taxes Receivable	3,641,830
Capital Assets:	
Capital Assets, Net of Accumulated Depreciation	9,179,404
Total Assets	20,302,469
LIABILITIES	
Accounts Payable	130,774
Accrued Interest on Loan Payable	127,197
Noncurrent Liabilities:	
Due Within One Year	578,922
Due in More Than One Year	34,804,070
Total Liabilities	35,640,963
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	3,641,830
Total Deferred Inflows of Resources	3,641,830
NET POSITION	
Net Investment in Capital Assets	(3,069,500)
Restricted For:	
Emergency Reserves	18,300
Debt Service	3,396,450
Unrestricted	(19,325,574)
Total Net Position	\$ (18,980,324)

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

		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	\$ 798,230	\$ -	\$ -	\$ -	
Interest and Related Costs on Long-Term Debt	<u>1,581,703</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Total Governmental Activities	<u><u>\$ 2,379,933</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	
 GENERAL REVENUES					
Property Taxes				3,221,452	
Property Taxes - ARTA				105,622	
Specific Ownership Taxes				242,085	
Net Investment Income				<u>136,708</u>	
Total General Revenues				<u><u>3,705,867</u></u>	
 CHANGE IN NET POSITION					
Net Position - Beginning of Year				<u>(20,306,258)</u>	
 NET POSITION - END OF YEAR					
				<u><u>\$ (18,980,324)</u></u>	

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 2,332,791	\$ -	\$ -	\$ 2,332,791
Cash and Investments - Restricted	18,300	3,611,133	1,498,886	5,128,319
Accounts Receivable - County Treasurer	3,124	16,551	-	19,675
Prepaid Expenses	450	-	-	450
Property Taxes Receivable	578,068	3,063,762	-	3,641,830
Total Assets	\$ 2,932,733	\$ 6,691,446	\$ 1,498,886	\$ 11,123,065
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 26,737	\$ -	\$ -	\$ 26,737
ARTA Payable	-	104,037	-	104,037
Total Liabilities	26,737	104,037	-	130,774
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	578,068	3,063,762	-	3,641,830
Total Deferred Inflows of Resources	578,068	3,063,762	-	3,641,830
FUND BALANCES				
Nonspendable:	450	-	-	450
Restricted For:				
Emergency Reserves	18,300	-	-	18,300
Debt Service	-	3,523,647	-	3,523,647
Capital Projects	-	-	1,498,886	1,498,886
Unassigned	2,309,178	-	-	2,309,178
Total Fund Balances	2,327,928	3,523,647	1,498,886	7,350,461
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 2,932,733	\$ 6,691,446	\$ 1,498,886	

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 9,179,404

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 (33,570,000)
Bond Premium (Net of Amortization) (1,812,992)
Accrued Interest Payable - Bonds (127,197)

Net Position of Governmental Activities \$ (18,980,324)

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, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 528,107	\$ 2,693,345	\$ -	\$ 3,221,452
Property Taxes - ARTA	-	105,622	-	105,622
Specific Ownership Taxes	38,426	203,659	-	242,085
Net Investment Income	40,332	72,471	23,905	136,708
Total Revenues	<u>606,865</u>	<u>3,075,097</u>	<u>23,905</u>	<u>3,705,867</u>
EXPENDITURES				
Current:				
Accounting	24,116	-	-	24,116
Audit	4,600	-	-	4,600
County Treasurer's Fees	7,922	40,403	-	48,325
County Treasurer's Fees - ARTA	-	1,584	-	1,584
Insurance	7,194	-	-	7,194
District Management	24,331	-	-	24,331
Legal	19,895	-	-	19,895
Dues	577	-	-	577
Miscellaneous	2,610	-	-	2,610
Banking Fees	89	-	-	89
Locates	3,231	-	-	3,231
Election Expense	1,686	-	-	1,686
Landscaping	42,201	-	-	42,201
Landscaping Maintenance - Floral	3,514	-	-	3,514
Pest Control	125	-	-	125
Snowplowing and Sweeping	7,226	-	-	7,226
Utilities	41,611	-	-	41,611
Tree Replacement and Care	21,865	-	-	21,865
Debt Service:				
Paying Agent Fees	-	6,500	-	6,500
ARTA Reimbursement	-	104,037	-	104,037
Bond Interest	-	1,546,413	-	1,546,413
Bond Principal	-	445,000	-	445,000
Total Expenditures	<u>212,793</u>	<u>2,143,937</u>	<u>-</u>	<u>2,356,730</u>
NET CHANGE IN FUND BALANCES	394,072	931,160	23,905	1,349,137
Fund Balances - Beginning of Year	<u>1,933,856</u>	<u>2,592,487</u>	<u>1,474,981</u>	<u>6,001,324</u>
FUND BALANCES - END OF YEAR	<u>\$ 2,327,928</u>	<u>\$ 3,523,647</u>	<u>\$ 1,498,886</u>	<u>\$ 7,350,461</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, 2022**

Net Change in Fund Balances - Governmental Funds \$ 1,349,137

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 445,000
Amortization of Bond Premium 115,563

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 1,671

Change in Net Position of Governmental Activities \$ 1,325,934

**PARK 70 METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 530,104	\$ 528,107	\$ (1,997)
Specific Ownership Taxes	37,107	38,426	1,319
Net Investment Income	4,500	40,332	35,832
Total Revenues	<u>571,711</u>	<u>606,865</u>	<u>35,154</u>
EXPENDITURES			
Current:			
Accounting	28,000	24,116	3,884
Audit	5,000	4,600	400
County Treasurer's Fees	7,952	7,922	30
Directors' Fees	200	-	200
Insurance	6,000	7,194	(1,194)
District Management	28,000	24,331	3,669
Legal	30,000	19,895	10,105
Dues	600	577	23
Miscellaneous	2,500	2,610	(110)
Banking Fees	250	89	161
Locates	3,000	3,231	(231)
Payroll Taxes	15	-	15
Election Expense	5,000	1,686	3,314
Landscaping	52,000	42,201	9,799
Landscaping Maintenance - Floral	6,000	3,514	2,486
Detention Pond Maintenance	15,000	-	15,000
Pest Control	5,000	125	4,875
Snowplowing and Sweeping	15,000	7,226	7,774
Utilities	75,000	41,611	33,389
Tree replacement and care	75,000	21,865	53,135
Signage	1,000	-	1,000
Contingency	16,483	-	16,483
Total Expenditures	<u>377,000</u>	<u>212,793</u>	<u>164,207</u>
NET CHANGE IN FUND BALANCE	194,711	394,072	199,361
Fund Balance - Beginning of Year	<u>1,883,662</u>	<u>1,933,856</u>	<u>50,194</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,078,373</u>	<u>\$ 2,327,928</u>	<u>\$ 249,555</u>

See accompanying Notes to Basic Financial Statements.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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, 2022**

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, 2022**

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.

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, 2022**

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, 2022**

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, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 2,332,791
Cash and Investments - Restricted	5,128,319
Total Cash and Investments	<u><u>\$ 7,461,110</u></u>

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 36,426
Investments	<u>7,424,684</u>
Total Cash and Investments	<u><u>\$ 7,461,110</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, 2022, the District's cash deposits had a bank balance and a carrying balance of \$36,426.

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, 2022**

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, 2022, 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	\$ 4,428,603
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	2,996,081
Total		<u>\$ 7,424,684</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 currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

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 CASH FUND is rated AAmmf and CSAFE CORE is rated AAf/S1 by Fitch Ratings. 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.

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 Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

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 PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAf/S1 by FitchRatings. 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, 2022**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance - December 31, 2021	Increases	Decreases	Balance - December 31, 2022
Capital Assets, Being Depreciated				
Monumentation	\$ 312,633	\$ -	\$ -	\$ 312,633
Stormwater Drainage	10,196,355	-	-	10,196,355
Parks and Recreation Improvements	1,199,744	-	-	1,199,744
Total Capital Assets, Being Depreciated	11,708,732	-	-	11,708,732
Less Accumulated Depreciation For:				
Monumentation	(234,476)	(15,632)	-	(250,108)
Stormwater Drainage	(1,529,454)	(509,818)	-	(2,039,272)
Parks and Recreation Improvements	(179,961)	(59,987)	-	(239,948)
Total Accumulated Depreciation	(1,943,891)	(585,437)	-	(2,529,328)
Capital Assets, Net	<u>\$ 9,764,841</u>	<u>\$ (585,437)</u>	<u>\$ -</u>	<u>\$ 9,179,404</u>

Depreciation expense for 2022 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, 2022:

	Balance - December 31, 2021	Additions	Retirements	Balance - December 31, 2022	Due Within One Year
Governmental Activities					
General Obligation Refunding and Improvement Bonds					
Series 2016	\$ 15,250,000	\$ -	\$ 225,000	\$ 15,025,000	\$ 235,000
General Obligation Bonds					
Series 2019	18,765,000	-	220,000	18,545,000	230,000
Total	34,015,000	-	445,000	33,570,000	465,000
Unamortized Bond Premiums	1,928,555	-	115,563	1,812,992	113,922
Total	<u>\$ 35,943,555</u>	<u>\$ -</u>	<u>\$ 560,563</u>	<u>\$ 35,382,992</u>	<u>\$ 578,922</u>

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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 2%-5%. 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.

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, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$19,300,000 General Obligation Bonds, Series 2019 (Continued)

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 2022, 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>
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
2028-2032	4,145,000	6,572,313	10,717,313
2033-2037	5,825,000	5,399,725	11,224,725
2038-2042	7,885,000	3,912,850	11,797,850
2043-2047	10,455,000	1,905,150	12,360,150
2048	2,460,000	98,400	2,558,400
Total	<u>\$ 33,570,000</u>	<u>\$ 25,277,350</u>	<u>\$ 58,847,350</u>

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, 2022, the District had authorized but unissued general obligation indebtedness in the following amounts allocated for the following purposes:

	<u>Amount Authorized 2003</u>	<u>Amount Authorized 2006</u>	<u>Authorization Used, Series 2008 Bonds</u>	<u>Authorization Used, Series 2013 Loan</u>	<u>Authorization Used, Series 2016 Bonds</u>	<u>Authorization Used, Series 2019 Bonds</u>	<u>Authorized but Unissued</u>
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
Total	<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>

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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.

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, 2022, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 9,179,404
Long-Term Debt Associated with Capital Assets	(12,821,373)
Unspent Bond Proceeds	572,469
Net Investment in Capital Assets	<u>\$ (3,069,500)</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, 2022, as follows:

Restricted Net Position:	
Emergencies	\$ 18,300
Debt Service	3,396,450
Total Restricted Net Position	<u>\$ 3,414,750</u>

The District 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, 2022**

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, 2022, 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, 2022, 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 8% per annum. As of December 31, 2022, no balance is outstanding under this agreement.

**PARK 70 METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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 20 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 21st 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 10 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, 2022, had not exercised this right. In 2022, \$104,037 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, 2022**

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, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 2,703,530	\$ 2,693,345	\$ (10,185)
Property Taxes - ARTA	106,021	105,622	(399)
Specific Ownership Taxes	196,669	203,659	6,990
Net Investment Income	7,527	72,471	64,944
Total Revenues	<u>3,013,747</u>	<u>3,075,097</u>	<u>61,350</u>
EXPENDITURES			
County Treasurer's Fees	40,553	40,403	150
County Treasurer's Fees - ARTA	1,590	1,584	6
Paying Agent Fees	6,500	6,500	-
ARTA Reimbursement	104,036	104,037	(1)
Bond Interest - Series 2016	762,500	762,500	-
Bond Principal - Series 2016	225,000	225,000	-
Bond Interest - Series 2019	783,913	783,913	-
Bond Principal - Series 2019	220,000	220,000	-
Contingency	3,408	-	3,408
Total Expenditures	<u>2,147,500</u>	<u>2,143,937</u>	<u>3,563</u>
NET CHANGE IN FUND BALANCE	866,247	931,160	64,913
Fund Balance - Beginning of Year	<u>2,575,282</u>	<u>2,592,487</u>	<u>17,205</u>
FUND BALANCE - END OF YEAR	<u>\$ 3,441,529</u>	<u>\$ 3,523,647</u>	<u>\$ 82,118</u>

**PARK 70 METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Original And Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 1,000	\$ 23,905	\$ 22,905
Total Revenues	<u>1,000</u>	<u>23,905</u>	<u>22,905</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 BALANCE	(1,475,119)	23,905	1,499,024
Fund Balance - Beginning of Year	<u>1,475,119</u>	<u>1,474,981</u>	<u>(138)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 1,498,886</u>	<u>\$ 1,498,886</u>

OTHER INFORMATION

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2022**

<u>Year Ending December 31,</u>	Principal	Interest	Total
			\$16,260,000
			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 2.00% - 5.00%
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	-	-	-
Total	\$ 15,025,000	\$ 11,709,750	\$ 26,734,750

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2022**

\$19,300,000
General Obligation Bonds, Series 2019
Dated January 30, 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>
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
Total	<u>\$ 18,545,000</u>	<u>\$ 13,567,600</u>	<u>\$ 32,112,600</u>

**PARK 70 METROPOLITAN DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2022**

<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>
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
Total	<u>\$ 33,570,000</u>	<u>\$ 25,277,350</u>	<u>\$ 58,847,350</u>

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2022**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
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
2022	106,020,800	31.500	3,339,655	3,327,074	99.62
Estimated for the Year Ending December 31, 2023	115,613,630	31.500	3,641,830		

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.