

**PARK 70 METROPOLITAN DISTRICT**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://park70metrodistrict.com/>

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Keiffer Garton	President	2025/May 2025
<b>VACANT</b>		2025/May 2025
<b>VACANT</b>		2025/May 2025
<b>VACANT</b>		2027/May 2027
<b>VACANT</b>		2027/May 2027
Ann Finn	Secretary	non-elected position

DATE: June 14, 2023

TIME: 2:00 P.M.

PLACE: *IN-PERSON*

**Prologis**  
**1800 Wazee Street, Suite 500**  
**Denver, CO 80202**

**I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest.

\_\_\_\_\_

B. Confirm quorum, location of meeting, and posting of meeting notices. Approve Agenda.

\_\_\_\_\_

C. Discuss results of the cancelled May 2, 2023 Election (enclosure).

\_\_\_\_\_

D. Consider appointment of Katie Kier to fill a vacancy on the Board of Directors. Administer Oath of Office. (Notice of Vacancy published May 25, 2023).

\_\_\_\_\_

E. Consider appointment of Officers:

President \_\_\_\_\_

Treasurer \_\_\_\_\_

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 the Minutes from the April 28, 2023 Special Meeting (enclosure).
2. Ratify the payment of claims through the period ending (enclosures):

Fund	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General	\$ 12,220.20	\$ 22,653.05	\$ 8,601.59	\$ 6,811.15
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 12,220.20</b>	<b>\$ 22,653.05</b>	<b>\$ 8,601.59</b>	<b>\$ 6,811.15</b>

Fund	Period Ending March 31, 2023	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 6,504.14	\$ 15,362.35	\$ 21,646.43
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 6,540.14</b>	<b>\$ 15,362.35</b>	<b>\$ 21,646.43</b>

II. PUBLIC COMMENTS

A. Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the Agenda. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

A. Review and accept Unaudited Financial Statements for the period ending December 31, 2022 and the Schedule of Cash Position as of March 31, 2023, updated as of May 23, 2023 (enclosure).

B. Review and consider approval of 2022 draft Audit and authorize execution of Representations Letter (to be distributed).

IV. LEGAL MATTERS

A. \_\_\_\_\_

IV. OPERATIONS AND MAINTENANCE

- A. Maintenance Report.
- 

V. OTHER BUSINESS

- A. Discuss status of the new monument signs.
- 

VI. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 14, 2023.**

**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 (63<sup>rd</sup>) day before the election to be conducted on May 2, 2023, pursuant to that certain Resolution Calling Election attached hereto as **Exhibit A**.

B. On the sixty-third (63<sup>rd</sup>) 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 2, 2023, 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>
Vacant	Second Regular Election, May 2027
Vacant	Second Regular Election, May 2027
Vacant	Next Regular Election, May 2025
Vacant	Next Regular Election, May 2025

DATED this 1st day of March, 2023.

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

**RESOLUTION NO. 2022-11-04**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
PARK 70 METROPOLITAN DISTRICT  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023**

A. The term of the office to which Director Katie Kier has previously been appointed expires upon her re-election, or the election of her successor at the Election, and upon such successor taking office.

B. Four (4) vacancies currently exist on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 6, 2025, and two (2) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Park 70 Metropolitan District (the “**District**”) of the County of Adams, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 6, 2025, and two (2) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with Ann E. Finn, the Designated Election Official of the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Ann E. Finn, the Designated Election Official for the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**

[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023]

RESOLUTION APPROVED AND ADOPTED on November 11, 2022.

**PARK 70 METROPOLITAN DISTRICT**

By: *Keiffer Garton*  
President

Attest:

*Ann Finn*  
Secretary



## RECORD OF PROCEEDINGS

---

### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARK 70 METROPOLITAN DISTRICT HELD APRIL 28, 2023

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 Friday, the 28th day of April, 2023, at 9:00 a.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

##### 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

Katie Kier and Ann LaPlace; ProLogis

---

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 statute. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

---

#### ADMINISTRATIVE MATTERS

##### Confirm Quorum/Meeting Location/Manner and Posting of Meeting Notice:

Ms. Finn confirmed the presence of a quorum.

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 would be conducted via Zoom. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or

## RECORD OF PROCEEDINGS

---

any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received

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

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

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District's website at least 24 hours prior to each meeting. If the District website is unavailable, notices of meetings will be posted within the boundaries of the District at the following location: the corner of Smith Way and 19<sup>th</sup> Avenue, Aurora, Colorado.

**CONSENT AGENDA:** The Board considered the following actions:

- Approve Minutes of the November 11, 2022 Special Meeting.

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

**PUBLIC  
COMMENT**

There was no public comment.

**LEGAL MATTERS**

**Platte Energy LLC regarding proposed Oil, Gas and Mineral Lease ("Lease"):** The Board discussed the offer from Platte Energy LLC regarding a proposed Oil, Gas and Mineral Lease.

Following discussion, upon motion duly made and seconded by Director Garton, and upon vote, unanimously carried, the Board authorized Ms. LaPlace to verify ownership of the mineral rights and if determined the rights are owned by the District, the Board declined entering into the Lease. The Board acknowledged that if it is determined that the District does not own the mineral rights, then there is no further action required by the Board in regard to the proposed Lease.

**Amendment to Long Term Agreement to Restrict Mineral Development Agreement No. 3451:** The Board reviewed the Amendment to Long Term Agreement to Restrict Mineral Development Agreement No. 3451 and Addendum.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made and seconded by Director Garton, and upon vote, unanimously carried, the Board ratified approval of the Amendment to Long Term Agreement to Restrict Mineral Development Agreement No. 3451 and authorized execution of the Addendum.

\_\_\_\_\_

### **OTHER BUSINESS**

No other business was discussed.

\_\_\_\_\_

### **ADJOURNMENT**

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

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**Park 70 Metropolitan District  
November-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>	
Aurora Media Group	104185	10/24/2022	11/18/2022	\$ 42.65	Miscellaneous	107480	
Aurora Media Group	104068	10/10/2022	11/9/2022	\$ 42.65	Miscellaneous	107480	
Aurora Water	A038464	11/22	10/24/2022	11/14/2022	\$ 540.40	Utilities	107635
Aurora Water	A038466	11/22	10/24/2022	11/14/2022	\$ 942.03	Utilities	107635
Aurora Water	A038465	11/22	10/24/2022	11/14/2022	\$ 3,948.97	Utilities	107635
Brightview Landscape Services	8144565	11/1/2022	11/16/2022	\$ 2,640.00	Landscaping	107585	
Brightview Landscape Services	5290323	10/4/2022	10/19/2022	\$ 226.05	Landscaping	107585	
Diversified Underground, Inc.	26409	9/30/2022	10/30/2022	\$ 234.00	Locates-DNU	107802	
McGeady Becher P.C.	690W	09/2022	9/30/2022	9/30/2022	\$ 1,222.00	Legal services	107460
Special District Management Services Inc.	Oct-22	10/31/2022	10/31/2022	\$ 2,317.47	District management	107440	
UNCC	222101118	10/31/2022	10/31/2022	\$ 19.50	Locates-DNU	107802	
Xcel Energy	801664809	10/25/2022	11/15/2022	\$ 44.48	Utilities	107635	
				\$12,220.20			

**Park 70 Metropolitan District  
November-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 6,744.32		\$	\$ 6,744.32
<b>Xcel - Auto Pay</b>	\$ 44.48		\$ -	\$ 44.48
<b>Aurora Water - Auto Pay</b>	\$ 5,431.40		\$ -	\$ 5,431.40
<b>Total Disbursements from Checking</b>	<u>\$ 12,220.20</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,220.20</u>

**Park 70 Metropolitan District  
December-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038466 12/22	12/12/2022	12/12/2022	\$ 39.37	Utilities	107635
Aurora Water	A038465 12/22	11/21/2022	12/12/2022	\$ 39.37	Utilities	107635
Aurora Water	A038464 12/22	11/21/2022	12/12/2022	\$ 18.20	Utilities	107635
Brightview Landscape Services	8187337	12/1/2022	12/16/2022	\$ 2,640.00	Landscaping	107585
CO Special Dist. Prop & Liab. Pool	23PL-60350-2110	10/26/2022	10/26/2022	\$ 7,037.00	Prepaid Insurance	101256
CliftonLarsonAllen LLP	3480262	10/31/2022	10/31/2022	\$ 4,706.63	Accounting	107000
Denver Commercial Property	15046	11/15/2022	12/15/2022	\$ 436.50	Snowplowing and sweeping	107630
Diversified Underground, Inc.	26602	10/31/2022	10/31/2022	\$ 1,065.00	Locates	107562
Diversified Underground, Inc.	26759	11/30/2022	11/30/2022	\$ 275.00	Locates	107562
McGeady Becher P.C.	690W 10/2022	10/31/2022	10/31/2022	\$ 1,770.75	Legal services	107460
Special District Management Services Inc.	Nov-22	11/30/2022	11/30/2022	\$ 2,069.60	District management	107440
TownCloud, Inc.	3610	9/14/2022	9/14/2022	\$ 2,494.80	Miscellaneous	107480
UNCC	222111090	11/30/2022	11/30/2022	\$ 16.90	Locates-DNU	107802
Xcel Energy	805791256	11/23/2022	12/14/2022	\$ 43.93	Utilities	107635
				\$22,653.05		

**Park 70 Metropolitan District  
December-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 22,512.18			\$ 22,512.18
<b>Xcel - Auto Pay</b>	\$ 43.93		\$ -	\$ 43.93
<b>Aurora Water - Auto Pay</b>	\$ 96.94		\$ -	\$ 96.94
<b>Total Disbursements from Checking</b>	<u>\$ 22,653.05</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,653.05</u>

**Park 70 Metropolitan District  
January-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038465 01/23	12/22/2022	1/11/2023	\$ 39.37	Utilities	107635
Aurora Water	A038464 01/23	12/22/2022	1/11/2023	\$ 18.20	Utilities	107635
Aurora Water	A038466 01/23	12/22/2022	1/11/2023	\$ 39.37	Utilities	107635
CliftonLarsonAllen LLP	3504287	11/30/2022	11/30/2022	\$2,594.29	Accounting	107000
Denver Commercial Property	16524	12/23/2022	1/12/2023	\$ 906.01	Snowplowing and sweeping	107630
Denver Commercial Property	15783	11/29/2022	12/29/2022	\$ 542.75	Snowplowing and sweeping	107630
Diversified Underground, Inc.	26912	12/31/2022	12/31/2022	\$ 120.00	Locates	107562
McGeady Becher P.C.	690W 11/2022	11/30/2022	11/30/2022	\$2,982.50	Legal services	107460
Special District Management Services Inc.	Dec-22	12/31/2022	12/31/2022	\$1,298.60	District management	107440
UNCC	222121024	12/31/2022	12/31/2022	\$ 13.00	Locates	107562
Xcel Energy	809470721	12/23/2022	1/17/2023	\$ 47.50	Utilities	107635
				<b>\$8,601.59</b>		



**Park 70 Metropolitan District  
January-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 8,457.15		\$	\$ 8,457.15
<b>Payroll</b>		\$ -	\$ -	\$ -
<b>Aurora Water</b>	\$ 96.94		\$	\$ 96.94
<b>Xcel Energy</b>	47.50		\$	\$ 47.50
<b>Total Disbursements from Checking Acct</b>	<u>\$ 8,601.59</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,601.59</u>

**Park 70 Metropolitan District  
February-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038465 02/23	1/24/2023	2/13/2023	\$ 40.31	Utilities	7701
Aurora Water	A038466 02/23	1/24/2023	2/13/2023	\$ 40.31	Utilities	7701
Aurora Water	A038464 02/23	1/24/2023	2/13/2023	\$ 18.64	Utilities	7701
CliftonLarsonAllen LLP	3539010	12/31/2022	12/31/2022	\$ 624.49	Accounting	7000
Denver Commercial Property	18230	1/19/2023	2/18/2023	\$ 940.00	Snow removal	7595
Denver Commercial Property	16959	12/31/2022	1/30/2023	\$ 835.26	Snow removal	7595
Denver Commercial Property	17388	1/3/2023	2/2/2023	\$ 511.51	Snow removal	7595
Denver Commercial Property	18671	1/24/2023	2/23/2023	\$ 171.50	Snow removal	7595
Diversified Underground, Inc.	27059	1/31/2023	3/2/2023	\$ 175.00	Locates	7480-43179-10000
McGeady Becher P.C.	690W 12/2022	12/31/2022	12/31/2022	\$1,201.00	Legal	7460
Special District Management Services Inc.	Jan-23	1/31/2023	1/31/2023	\$2,142.74	District management	7440
Special District Management Services Inc.	Jan-23	1/31/2023	1/31/2023	\$ 32.00	Election	7581
UNCC	223011004	1/31/2023	1/31/2023	\$ 29.67	Locates	7480-43179-10000
Xcel Energy	813271801	1/24/2023	2/13/2023	\$ 48.72	Utilities	7701
				\$6,811.15		

**Park 70 Metropolitan District  
February-23**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 6,663.17			\$ 6,663.17
<b>Xcel - Auto Pay</b>	\$ 48.72		\$ -	\$ 48.72
<b>Aurora Water - Auto Pay</b>	\$ 99.26		\$ -	\$ 99.26
<b>Total Disbursements from Checking</b>	<b>\$ 6,811.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,811.15</b>

**Park 70 Metropolitan District  
March-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038464	03/23	2/21/2023	3/13/2023	\$ 18.91	Utilities 7701
Aurora Water	A038466	03/23	2/21/2023	3/13/2023	\$ 40.91	Utilities 7701
Aurora Water	A038465	03/23	2/21/2023	3/13/2023	\$ 40.91	Utilities 7701
CliftonLarsonAllen LLP	3563897		1/31/2023	1/31/2023	\$ 2,405.29	Accounting 7000
Denver Commercial Property	19960		1/31/2023	3/2/2023	\$ 360.00	Snow removal 7595
Denver Commercial Property	20705		2/17/2023	3/19/2023	\$ 498.51	Snow removal 7595
Denver Commercial Property	21140		2/23/2023	3/15/2023	\$ 580.00	Snow removal 7595
Diversified Underground, Inc.	27216		2/28/2023	3/15/2023	\$ 135.00	Locates 7480-43179-10000
McGeady Becher P.C.	690W	01/2023	1/31/2023	1/31/2023	\$ 888.80	Legal 7460
Special District Management Services Inc.	Feb-23		2/28/2023	2/28/2023	\$ 1,136.40	District management 7440
Special District Management Services Inc.	Feb-23		2/28/2023	2/28/2023	\$ 242.40	Election 7581
UNCC	223020996		2/28/2023	2/28/2023	\$ 14.19	Locates 7480-43179-10000
Xcel Energy	817279498		2/23/2023	3/15/2023	\$ 43.82	Utilities 7701
					\$ 6,405.14	

**Park 70 Metropolitan District  
March-23**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Payroll</b>	\$ 6,260.59	\$ -	\$ -	\$ 6,260.59
<b>Aurora Water</b>	\$ 100.73			\$ 100.73
<b>Xcel Energy</b>	43.82			\$ 43.82
<hr/>				
<b>Total Disbursements from Checking Acct</b>	\$ 6,405.14	\$ -	\$ -	\$ 6,405.14

**Park 70 Metropolitan District  
April-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038466 04/23	3/22/2023	4/11/2023	\$ 40.91	Utilities	7701
Aurora Water	A038465 04/23	3/22/2023	4/11/2023	\$ 40.91	Utilities	7701
Aurora Water	A038464 04/23	3/22/2023	4/11/2023	\$ 18.91	Utilities	7701
CliftonLarsonAllen LLP	3600593	2/28/2023	2/28/2023	\$ 3,185.96	Accounting	7000
Denver Commercial Property	21624	3/17/2023	4/16/2023	\$ 208.00	Snow removal	7595
Denver Commercial Property	22228	3/27/2023	4/26/2023	\$ 375.00	Snow removal	7595
Diversified Underground, Inc.	27398	3/31/2023	4/18/2023	\$ 65.00	Locates	7480-43179-10000
McGeady Becher P.C.	690W 02/2023	2/28/2023	2/28/2023	\$ 3,684.91	Legal	7460
Special District Management Services Inc.	Mar-23	3/31/2023	3/31/2023	\$ 914.00	District management	7440
Special District Management Services Inc.	Mar-23	3/31/2023	3/31/2023	\$ 269.80	Election	7581
Tree Keepers	9703104554	3/27/2023	4/18/2023	\$ 6,500.00	Tree Replacement & Care	7585-43179-10002
UNCC	223031075	3/31/2023	3/31/2023	\$ 18.06	Locates	7480-43179-10000
Xcel Energy	821334722	3/24/2023	4/13/2023	\$ 40.89	Utilities	7701

\$15,362.35

**Park 70 Metropolitan District  
April-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Payroll</b>	\$ 15,220.73	\$ -	\$ -	\$ 15,220.73
<b>Aurora Water</b>	\$ 100.73			\$ 100.73
<b>Xcel Energy</b>	40.89			\$ 40.89
<b>Total Disbursements from Checking Acct</b>	<u>\$ 15,362.35</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,362.35</u>

**Park 70 Metropolitan District  
May-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Aurora Water	A038465 05/23	4/21/2023	5/11/2023	\$ 40.91	Utilities	7701
Aurora Water	A038464 05/23	4/21/2023	5/11/2023	\$ 18.91	Utilities	7701
Aurora Water	A038466 05/23	5/11/2023	5/11/2023	\$ 40.91	Utilities	7701
Brightview Landscape Services	8372815	3/1/2023	3/16/2023	\$ 3,021.00	Landscaping	7585
Brightview Landscape Services	8372812	1/1/2023	1/16/2023	\$ 3,021.00	Landscaping	7585
Brightview Landscape Services	8372818	4/1/2023	4/16/2023	\$ 3,021.00	Landscaping	7585
Brightview Landscape Services	8391911	5/1/2023	5/16/2023	\$ 3,021.00	Landscaping	7585
Brightview Landscape Services	8372814	2/1/2023	2/16/2023	\$ 3,021.00	Landscaping	7585
CliftonLarsonAllen LLP	3656890	3/31/2023	3/31/2023	\$ 1,412.51	Accounting	7000
Diversified Underground, Inc.	27573	4/30/2023	5/10/2023	\$ 130.00	Locates	7480-43179-10000
McGeady Becher P.C.	690W 03/2023	3/31/2023	3/31/2023	\$ 2,782.55	Legal	7460
Special District Management Services Inc.	Apr-23	4/30/2023	4/30/2023	\$ 2,040.78	District management	7440
Special District Management Services Inc.	Apr-23	4/30/2023	4/30/2023	\$ 16.00	Election	7581
UNCC	223041108	4/30/2023	4/30/2023	\$ 19.35	Locates	7480-43179-10000
Xcel Energy	825441901	4/24/2023	5/12/2023	\$ 39.51	Utilities	7701
				\$21,646.43		



**Park 70 Metropolitan District  
May-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Payroll</b>	\$ 21,506.19	\$ -	\$ -	\$ 21,506.19
<b>Aurora Water</b>	\$ 100.73			\$ 100.73
<b>Xcel Energy</b>	39.51			\$ 39.51
<b>Total Disbursements from Checking Acct</b>	<u>\$ 21,646.43</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,646.43</u>

PARK 70 METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2022

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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>ASSETS</b>				
Cash - Checking	\$ 36,426	\$ -	\$ -	\$ 36,426
Colotrust	2,314,665	681,416	-	2,996,081
UMB Series 2016 Bond Fund	-	375	-	375
UMB Series 2016 Surplus Fund	-	2,928,941	-	2,928,941
2019 Project Fund	-	-	1,498,886	1,498,886
2019 Bond Fund	-	401	-	401
Receivable from County Treasurer	3,124	16,551	-	19,675
Property taxes receivable	578,068	3,063,762	-	3,641,830
Prepaid expense	450	-	-	450
<b>TOTAL ASSETS</b>	<b>\$ 2,932,733</b>	<b>\$ 6,691,446</b>	<b>\$ 1,498,886</b>	<b>\$ 11,123,065</b>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	\$ 26,737	\$ -	\$ -	\$ 26,737
ARTA payable	-	104,037	-	104,037
Total Liabilities	26,737	104,037	-	130,774
 <b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property tax	578,068	3,063,762	-	3,641,830
Total Deferred Inflows of Resources	578,068	3,063,762	-	3,641,830
 <b>FUND BALANCES</b>				
Total Fund Balances	2,327,928	3,523,647	1,498,886	7,350,461
 <b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
	<b>\$ 2,932,733</b>	<b>\$ 6,691,446</b>	<b>\$ 1,498,886</b>	<b>\$ 11,123,065</b>

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 TWELVE MONTHS ENDED DECEMBER 31, 2022**

**GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Property taxes	\$ 530,104	\$ 528,107	\$ (1,997)
Specific ownership taxes	37,107	38,426	1,319
Net investment income	4,500	40,331	35,831
<b>TOTAL REVENUES</b>	<u>571,711</u>	<u>606,864</u>	<u>35,153</u>
<b>EXPENDITURES</b>			
Accounting	28,000	24,116	3,884
Audit	5,000	4,600	400
County Treasurer's fee	7,952	7,922	30
Director fees	200	-	200
Insurance and bonds	6,000	7,194	(1,194)
District management	28,000	24,331	3,669
Legal services	30,000	19,895	10,105
Dues and Membership	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
<b>TOTAL EXPENDITURES</b>	<u>377,000</u>	<u>212,793</u>	<u>164,207</u>
<b>NET CHANGE IN FUND BALANCES</b>	194,711	394,071	199,360
<b>FUND BALANCES - BEGINNING</b>	<u>1,883,662</u>	<u>1,933,857</u>	<u>50,195</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 2,078,373</u>	<u>\$ 2,327,928</u>	<u>\$ 249,555</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 TWELVE MONTHS ENDED DECEMBER 31, 2022**

**DEBT SERVICE FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
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	72,472	64,945
<b>TOTAL REVENUES</b>	<u>3,013,747</u>	<u>3,075,098</u>	<u>61,351</u>
<b>EXPENDITURES</b>			
County Treasurer's fee	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 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
<b>TOTAL EXPENDITURES</b>	<u>2,147,500</u>	<u>2,143,937</u>	<u>3,563</u>
<b>NET CHANGE IN FUND BALANCES</b>	866,247	931,161	64,914
<b>FUND BALANCES - BEGINNING</b>	<u>2,575,282</u>	<u>2,592,486</u>	<u>17,204</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 3,441,529</u>	<u>\$ 3,523,647</u>	<u>\$ 82,118</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 TWELVE MONTHS ENDED DECEMBER 31, 2022**

**CAPITAL PROJECTS FUND**

	<b>Annual Budget</b>	<b>Year to Date Actual</b>	<b>Variance</b>
<b>REVENUES</b>			
Net investment income	\$ 1,000	\$ 23,905	\$ 22,905
<b>TOTAL REVENUES</b>	1,000	23,905	22,905
<b>EXPENDITURES</b>			
Construction Management Fees	961,119	-	961,119
Monuments	500,000	-	500,000
Engineering	15,000	-	15,000
<b>TOTAL EXPENDITURES</b>	1,476,119	-	1,476,119
<b>NET CHANGE IN FUND BALANCES</b>	(1,475,119)	23,905	1,499,024
<b>FUND BALANCES - BEGINNING</b>	1,475,119	1,474,981	(138)
<b>FUND BALANCES - ENDING</b>	\$ -	\$ 1,498,886	\$ 1,498,886

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 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>\$ 15,650,000</u>	<u>\$ 14,015,200</u>	<u>\$ 29,665,200</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 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%**

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
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

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, 2023**  
**Updated as of May 23, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b><u>Wells Fargo Bank - Checking Account</u></b>				
Balance as of 3/31/23	\$ 20,356.98	\$ -	\$ -	\$ 20,356.98
Subsequent activity:				
4/11/23 City of Aurora	(100.73)	-	-	(100.73)
4/11/23 Bill.com payments	(6,260.59)	-	-	(6,260.59)
4/14/23 Xcel Energy	(40.89)	-	-	(40.89)
5/11/23 City of Aurora	(100.73)	-	-	(100.73)
5/15/23 Xcel Energy	(39.51)	-	-	(39.51)
5/19/23 Bill.com payments	(15,220.73)	-	-	(15,220.73)
5/20/23 Transfer from ColoTrust	37,000.00	-	-	37,000.00
5/20/23 Bill.com payments	(21,646.43)	-	-	(21,646.43)
Anticipated activity:				
<i>Anticipated Balance</i>	<u>13,947.37</u>	<u>-</u>	<u>-</u>	<u>13,947.37</u>
<b><u>Colotrust - Savings Account</u></b>				
Balance as of 3/31/23	2,451,266.25	1,334,063.78	-	3,785,330.03
Subsequent activity:				
4/10/23 Property Tax Receipt - March	153,850.87	815,409.96	-	969,260.83
4/30/23 Interest Income	10,125.56	8,354.57	-	18,480.13
Anticipated activity:				
20-May Transfer to Wells Fargo	(37,000.00)	-	-	(37,000.00)
05/23/23 - Transfer to 2016 Bond Fund	-	(985,869.40)	-	(985,869.40)
05/23/23 - Transfer to 2019 Bond Fund	-	(1,004,706.46)	-	(1,004,706.46)
<i>Anticipated Balance</i>	<u>2,578,242.68</u>	<u>167,252.45</u>	<u>-</u>	<u>2,745,495.13</u>
<b><u>UMB Series 2016 Bond Fund</u></b>				
Balance as of 3/31/23	-	379.23	-	379.23
Subsequent activity:				
4/30/23 Interest Income	-	1.37	-	1.37
Anticipated activity:				
05/23/23 - Transfer from ColoTrust	-	985,869.40	-	985,869.40
06/01/23 - DS Payment	-	(375,625.00)	-	(375,625.00)
<i>Anticipated Balance</i>	<u>-</u>	<u>610,625.00</u>	<u>-</u>	<u>610,625.00</u>
<b><u>UMB Series 2016 Surplus Fund</u></b>				
Balance as of 3/31/23	-	2,961,210.91	-	2,961,210.91
Subsequent activity:				
4/30/23 Interest Income	-	10,594.06	-	10,594.06
<i>Anticipated Balance</i>	<u>-</u>	<u>2,971,804.97</u>	<u>-</u>	<u>2,971,804.97</u>
<b><u>UMB Series 2019 Bond Fund</u></b>				
Balance as of 3/31/23	-	405.06	-	405.06
Subsequent activity:				
4/30/23 Interest Income	-	1.48	-	1.48
Anticipated activity:				
05/23/23 - Transfer from ColoTrust	-	1,004,706.46	-	1,004,706.46
06/01/23 - DS Payment Full 2023 Amount	-	(387,556.25)	-	(387,556.25)
<i>Anticipated Balance</i>	<u>-</u>	<u>617,556.75</u>	<u>-</u>	<u>617,556.75</u>
<b><u>UMB Series 2019 Project Fund</u></b>				
Balance as of 3/31/23	-	-	1,515,400.45	1,515,400.45
Subsequent activity:				
4/30/23 Interest Income	-	-	5,421.52	5,421.52
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>1,520,821.97</u>	<u>1,520,821.97</u>
<i>Total by fund</i>	<u>\$ 2,592,190.05</u>	<u>\$ 4,367,239.17</u>	<u>\$ 1,520,821.97</u>	<u>\$ 8,480,251.19</u>

**Yield Information:**

Colotrust Plus (April 30, 2023) - 5.0273%