

PARK 70 METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR YEAR ENDING DECEMBER 31, 2022

**PARK 70 METROPOLITAN DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 4,480,254	\$ 5,078,691	\$ 5,934,063
REVENUES			
Property taxes	2,637,286	2,892,014	3,233,634
Specific ownership taxes	200,204	209,078	233,776
Net investment income	36,517	1,960	13,027
Property taxes - ARTA	73,258	94,820	106,021
Other revenue	-	1,000	-
Total revenues	2,947,265	3,198,872	3,586,458
Total funds available	7,427,519	8,277,563	9,520,521
EXPENDITURES			
General Fund	238,446	250,500	377,000
Debt Service Fund	2,061,353	2,093,000	2,147,500
Capital Projects Fund	49,029	-	1,476,119
Total expenditures	2,348,828	2,343,500	4,000,619
Total expenditures and transfers out requiring appropriation	2,348,828	2,343,500	4,000,619
ENDING FUND BALANCES	\$ 5,078,691	\$ 5,934,063	\$ 5,519,902
EMERGENCY RESERVE	\$ 25,100	\$ 15,300	\$ 17,200
TOTAL RESERVE	\$ 25,100	\$ 15,300	\$ 17,200

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/6/21

ACTUAL	ESTIMATED	BUDGET
2020	2021	2022

**ASSESSED VALUATION**

Commercial	\$ 46,111,240	\$ 72,632,940	\$ 90,317,820
Agricultural	1,810	1,810	1,730
State assessed - Real	310	390	420
Vacant land	2,951,950	1,196,160	150
Personal property	24,664,990	20,988,800	15,700,680
Certified Assessed Value	<u>\$ 73,730,300</u>	<u>\$ 94,820,100</u>	<u>\$ 106,020,800</u>

**MILL LEVY**

General	10.500	5.000	5.000
Debt Service	25.500	25.500	25.500
ARI	1.000	1.000	1.000
Total mill levy	<u>37.000</u>	<u>31.500</u>	<u>31.500</u>

**PROPERTY TAXES**

General	\$ 774,168	\$ 474,101	\$ 530,104
Debt Service	1,880,123	2,417,913	2,703,530
ARI	73,730	94,820	106,021
Levied property taxes	<u>2,728,021</u>	<u>2,986,834</u>	<u>3,339,655</u>
Adjustments to actual/rounding	(17,477)	-	-
Budgeted property taxes	<u>\$ 2,710,544</u>	<u>\$ 2,986,834</u>	<u>\$ 3,339,655</u>

**BUDGETED PROPERTY TAXES**

General	\$ 769,208	\$ 474,101	\$ 530,104
Debt Service	1,868,078	2,417,913	2,703,530
ARI	73,258	94,820	106,021
	<u>\$ 2,710,544</u>	<u>\$ 2,986,834</u>	<u>\$ 3,339,655</u>

**PARK 70 METROPOLITAN DISTRICT  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,028,105	\$ 1,625,914	\$ 1,883,662
REVENUES			
Property taxes	769,208	474,101	530,104
Specific ownership taxes	56,814	33,187	37,107
Net investment income	10,233	960	4,500
Total revenues	836,255	508,248	571,711
Total funds available	1,864,360	2,134,162	2,455,373
EXPENDITURES			
General and administrative			
Accounting	21,990	26,250	28,000
Audit	4,000	4,500	5,000
County Treasurer's fee	11,556	7,111	7,952
Director fees	(300)	200	200
Dues and Membership	478	589	600
Insurance and bonds	4,732	5,564	6,000
District management	26,080	24,500	28,000
Legal services	2,993	25,000	30,000
Miscellaneous	543	2,500	2,500
Banking fees	3,102	250	250
Security	-	-	-
Payroll taxes	-	15	15
Election expense	1,475	-	5,000
Locates	-	3,000	3,000
Contingency	-	21,021	16,483
Operations and maintenance			
Engineering	375	-	-
Landscaping	61,582	50,000	52,000
Signage	540	-	1,000
Tree replacement & care	-	-	75,000
Pest control	6,694	10,000	5,000
Utilities	82,870	50,000	75,000
Detention pond maintenance	-	-	15,000
Landscaping maintenance - floral	-	5,000	6,000
Snowplowing and sweeping	9,736	15,000	15,000
Total expenditures	238,446	250,500	377,000
Total expenditures and transfers out requiring appropriation	238,446	250,500	377,000
ENDING FUND BALANCE	\$ 1,625,914	\$ 1,883,662	\$ 2,078,374
EMERGENCY RESERVE	\$ 25,100	\$ 15,300	\$ 17,200
TOTAL RESERVE	\$ 25,100	\$ 15,300	\$ 17,200

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,936,981	\$ 1,978,258	2,575,282
REVENUES			
Property taxes	1,868,078	2,417,913	2,703,530
Specific ownership taxes	143,390	175,891	196,669
Property taxes - ARTA	73,258	94,820	106,021
Net investment income	17,904	400	7,527
Other revenue	-	1,000	-
Total revenues	2,102,630	2,690,024	3,013,747
Total funds available	4,039,611	4,668,282	5,589,029
EXPENDITURES			
General and administrative			
County Treasurer's fee	28,065	36,269	40,553
Paying agent fees	4,767	6,500	6,500
ARTA reimbursement	72,157	92,977	104,036
County Treasurer's fees - ARTA	1,101	1,422	1,590
Contingency	-	2,719	3,408
Debt Service			
Bond interest - Series 2016	776,350	766,600	762,500
Bond interest - Series 2019	798,913	791,513	783,913
Bond principal - Series 2016	195,000	205,000	225,000
Bond principal - Series 2019	185,000	190,000	220,000
Total expenditures	2,061,353	2,093,000	2,147,500
Total expenditures and transfers out requiring appropriation	2,061,353	2,093,000	2,147,500
ENDING FUND BALANCE	\$ 1,978,258	\$ 2,575,282	3,441,529

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,515,168	\$ 1,474,519	\$ 1,475,119
REVENUES			
Net investment income	8,380	600	1,000
Total revenues	8,380	600	1,000
EXPENDITURES			
General and Administrative			
Capital Projects			
Street Lights	49,029	-	-
Engineering	-	-	15,000
Monuments	-	-	500,000
Construction Management Fees	-	-	961,119
Total expenditures	49,029	-	1,476,119
Total expenditures and transfers out requiring appropriation	49,029	-	1,476,119
ENDING FUND BALANCE	\$ 1,474,519	\$ 1,475,119	\$ -

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

**Services Provided**

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

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

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

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

**Revenues**

**Property Taxes**

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

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

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

**Revenues (Continued)**

**Property Taxes (Continued)**

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

**Specific Ownership Taxes**

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

**Investment Income**

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

**Expenditures**

**Administrative and Operation Expenditures**

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

**Debt Service**

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

**Debt and Leases**

**Series 2016 Bonds**

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

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



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

**Debt and Leases (Continued)**

**Series 2016 Bonds (Continued)**

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

**Series 2019 Bonds**

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

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

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

The district has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

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

**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%**

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

No assurance provided. See summary of significant assumptions

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

**\$19,300,000.00**

**General Obligation Refunding and Improvement Bonds, Series 2019**

**Dated January 23, 2019**

**Principal Due December 1**

**Interest Due June 1 and December 1**

**Interest at 4.00%**

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

No assurance provided. See summary of significant assumptions.