

PARK 70 METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2021

**PARK 70 METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 2,210,586	\$ 4,480,254	\$ 5,083,978
REVENUES			
Property taxes	2,479,570	2,654,291	2,892,014
Specific ownership taxes	205,247	195,000	209,078
Net investment income	144,617	39,000	21,546
Property taxes - ARTA	68,877	73,730	94,820
Developer advance	1,468,399	-	-
Bond Issuance	19,300,000	-	-
Original Issue Premium	392,904	-	-
Total revenues	24,059,614	2,962,021	3,217,458
TRANSFERS IN			
Transfers from other funds	13,381	-	-
Total funds available	26,283,581	7,442,275	8,301,436
EXPENDITURES			
General Fund	204,691	236,000	397,645
Debt Service Fund	1,884,257	2,073,268	2,090,000
Capital Projects Fund	19,700,998	49,029	1,476,139
Total expenditures	21,789,946	2,358,297	3,963,784
TRANSFERS OUT	13,381	-	-
Total expenditures and transfers out requiring appropriation	21,803,327	2,358,297	3,963,784
ENDING FUND BALANCES	\$ 4,480,254	\$ 5,083,978	\$ 4,337,652
EMERGENCY RESERVE	\$ 17,400	\$ 25,200	\$ 15,600
TOTAL RESERVE	\$ 17,400	\$ 25,200	\$ 15,600

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
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ASSESSED VALUATION

Commercial	\$ 48,531,060	\$ 46,111,240	\$ 72,632,940
Industrial	-	8,922,620	4,987,620
Agricultural	1,950	1,810	1,810
State assessed - Real	380	310	390
Vacant land	2,404,670	2,951,950	1,196,160
Personal property	19,893,590	15,742,370	15,900,720
State assessed - Personal	-	-	100,460
Certified Assessed Value	<u>\$ 70,831,650</u>	<u>\$ 73,730,300</u>	<u>\$ 94,820,100</u>

MILL LEVY

General	7.500	10.500	5.000
Debt Service	28.500	25.500	25.500
ARI	1.000	1.000	1.000
Total mill levy	<u>37.000</u>	<u>37.000</u>	<u>31.500</u>

PROPERTY TAXES

General	\$ 231,237	\$ 774,168	\$ 474,101
Debt Service	2,018,702	1,880,123	2,417,913
ARI	70,832	73,730	94,820
Levied property taxes	<u>2,320,771</u>	<u>2,728,021</u>	<u>2,986,834</u>
Adjustments to actual/rounding	(325)	-	-
Refunds and abatements	(71,999)	-	-
Budgeted property taxes	<u>\$ 2,248,447</u>	<u>\$ 2,728,021</u>	<u>\$ 2,986,834</u>

BUDGETED PROPERTY TAXES

General	\$ 516,577	\$ 774,168	\$ 474,101
Debt Service	1,962,993	1,880,123	2,417,913
ARI	68,877	73,730	94,820
	<u>\$ 2,548,447</u>	<u>\$ 2,728,021</u>	<u>\$ 2,986,834</u>

**PARK 70 METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 653,244	\$ 1,028,105	\$ 1,630,273
REVENUES			
Property taxes	516,577	774,168	474,101
Specific ownership taxes	41,604	55,000	33,187
Net investment income	21,371	9,000	10,192
Total revenues	579,552	838,168	517,480
Total funds available	1,232,796	1,866,273	2,147,753
EXPENDITURES			
General and administrative			
Accounting	24,884	25,000	26,250
Audit	4,000	4,000	4,500
County Treasurer's fee	7,750	11,613	7,111
Director fees	600	200	200
Dues and Membership	1,150	478	500
Insurance and bonds	3,677	4,481	5,000
District management	17,514	20,000	21,000
Legal services	16,869	10,000	30,000
Miscellaneous	1,308	2,500	2,500
Banking fees	165	250	250
Security	-	-	48,000
Payroll taxes	-	15	15
Election expense	-	1,515	-
Locates	-	-	3,000
Contingency	-	573	19,319
Operations and maintenance			
Engineering	-	375	5,000
Landscaping	69,696	75,000	75,000
Pest control	4,000	5,000	10,000
Utilities	36,015	30,000	75,000
Detention pond maintenance	-	15,000	35,000
Landscaping maintenance - floral	-	15,000	15,000
Snowplowing and sweeping	17,063	15,000	15,000
Total expenditures	204,691	236,000	397,645
Total expenditures and transfers out requiring appropriation	204,691	236,000	397,645
ENDING FUND BALANCE	\$ 1,028,105	\$ 1,630,273	\$ 1,750,108
EMERGENCY RESERVE	\$ 17,300	\$ 25,200	\$ 15,600
TOTAL RESERVE	\$ 17,300	\$ 25,200	\$ 15,600

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,557,342	\$ 1,936,981	\$ 1,977,566
REVENUES			
Property taxes	1,962,993	1,880,123	2,417,913
Specific ownership taxes	163,643	140,000	175,891
Property taxes - ARTA	68,877	73,730	94,820
Net investment income	55,002	20,000	11,354
Total revenues	2,250,515	2,113,853	2,699,978
TRANSFERS IN			
Transfers from other funds	13,381	-	-
Total funds available	3,821,238	4,050,834	4,677,544
EXPENDITURES			
County Treasurer's fee	29,449	28,202	36,269
Paying agent fees	3,000	3,500	3,500
ARTA reimbursement	67,844	72,624	92,977
County Treasurer's fees - ARTA	1,033	1,106	1,422
Contingency	-	12,573	2,719
Debt Service			
Bond interest - Series 2016	784,600	776,350	766,600
Bond interest - Series 2019	673,331	798,913	791,513
Bond principal - Series 2016	165,000	195,000	205,000
Bond principal - Series 2019	160,000	185,000	190,000
Total expenditures	1,884,257	2,073,268	2,090,000
Total expenditures and transfers out requiring appropriation	1,884,257	2,073,268	2,090,000
ENDING FUND BALANCE	\$ 1,936,981	\$ 1,977,566	\$ 2,587,544

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/15/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ 1,515,168	\$ 1,476,139
REVENUES			
Net investment income	68,244	10,000	-
Developer advance	1,468,399	-	-
Bond Issuance	19,300,000	-	-
Original issue premium	392,904	-	-
Total revenues	21,229,547	10,000	-
EXPENDITURES			
General and Administrative			
Capital Projects			
Repay Developer Advance - Interest	702,977	-	-
Repay Developer Advance - Principal	16,944,037	-	-
Bond issue costs	585,585	-	-
Street Lights	-	49,029	-
Engineering	-	-	15,000
Monuments	-	-	500,000
Construction Management Fees	-	-	961,139
Capital outlay	1,468,399	-	-
Total expenditures	19,700,998	49,029	1,476,139
TRANSFERS OUT			
Transfers to other funds	13,381	-	-
Total expenditures and transfers out requiring appropriation	19,714,379	49,029	1,476,139
ENDING FUND BALANCE	\$ 1,515,168	\$ 1,476,139	\$ -

No assurance provided. See summary of significant assumptions.

**PARK 70 METROPOLITAN DISTRICT
2021 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 37.000 mills; 10.500 for general operations, 25.500 for debt service and 1.000 for the Aurora Regional Improvement (ARI) mill levy. The ARI mill levy is required pursuant to the Amended and Restated Service Plan (Service Plan). The ARI mill levy began in 2007, and pursuant to the Service Plan, will remain 1.000 mill for 20 years, through 2026, and shall be increased to 5.000 mills for the 21st through 40th year, or the date of the repayment of the debt incurred for Public Improvements, other than Regional Improvements, which ever first occurs, and for an additional 10 years, the mill levy shall be

**PARK 70 METROPOLITAN DISTRICT
2021 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 0.50%.

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
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.

Debt and Leases (Continued)

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%

	Principal	Interest	Total
2021	\$ 205,000	\$ 766,600	\$ 971,600
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
	\$ 15,455,000	\$ 13,238,850	\$ 28,693,850

**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>
2021	\$ 190,000	\$ 791,513	\$ 981,513
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>\$ 18,955,000</u>	<u>\$ 15,143,033</u>	<u>\$ 34,098,033</u>