

**ANNUAL REPORT  
FOR THE YEAR 2020 (“Report Year”)  
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT  
NO. 1 (“District”)**

As required by Section XI of the Service Plan for the District, approved by the City of Aurora on July 16, 2007, the following report of the District’s activities from January 1, 2020 through December 31, 2020 is hereby submitted:

- A. **Changes to the District’s boundaries as of December 31 of the prior year.** There were no changes to the District’s boundaries during the Report Year.
- B. **Intergovernmental agreements entered into by the District during the prior year.** The District did not enter into any intergovernmental agreements during the Report Year.
- C. **Rules and regulations, if any, as of December 31 of the prior year.** The District did not enact any rules and regulations during the Report Year.
- D. **Notice of any pending litigation involving the District.** The District was not involved in any litigation during the Report Year.
- E. **Status of the District’s construction of public improvements as of December 31 of the prior year.** Newly constructed streets and Infrastructure, FIC Filing # 1, (23<sup>rd</sup> Avenue, Ursula, Northbound Scranton, 24<sup>th</sup>, and 25<sup>th</sup>) are completed and accepted. Regional Detention Pond 374 is completed and has been accepted by the City of Aurora and Urban Drainage. AIMCO Phase 3A Streets and Infrastructure, (Uvalda, 21<sup>st</sup>, and 22<sup>nd</sup>) are complete. Uvalda and 22<sup>nd</sup> have been accepted by the City of Aurora and 21<sup>st</sup> a private street has been completed and was accepted by the FRA on behalf of the Metro District. FIC Filing #2/Bioscience-5 plat and Infrastructure plan is completed and at the City of Aurora for final review and approval. Design is underway for the conceptional and civil design plans for the construction of the new 23<sup>rd</sup> from Scranton, West to Peoria. Design and construction of Montview Blvd. (Peoria to Fitzsimons Parkway). Montview Blvd is now under complete design By the City of Aurora with cost share participation of design by Campus partners, including the Metro District, and the City of Aurora, along with all associated infrastructure, so the project can possibly become eligible for future State and Federal Grant Funding as it becomes available.
- F. **Assessed valuation of the District for the current year.** Attached hereto as **Exhibit A** is a copy of the preliminary Certification of Valuation for the District for the report year (2020).
- G. **Current year budget.** Attached hereto as **Exhibit B** is a copy of the District’s budget for the current year (2021).
- H. **Audited financial statements for the prior year, if required by statute, or audit exemption for such year.** Attached hereto as **Exhibit C** is a copy of the District’s Audit for the Report Year (2020).



- I. **Notice of any uncured default under any bond documents.** The District has not issued bonds, and therefore has no uncured default under any bond documents.



**EXHIBIT A**  
**Assessed Valuation**



# CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **333 - COLO SCIENCE TECH METRO NO 1**

IN ADAMS COUNTY ON 11/29/2020

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 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$40
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$1,680
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$1,620
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$60
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 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$5,808
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, 2020

Data Date: 11/29/2020



**EXHIBIT B**  
**2021 Budget**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**SUMMARY**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 29,037,296	\$ 11,624,652	\$ 9,285,924
REVENUES			
Property taxes	2	2	4
Specific ownership taxes	8	7	7
Interest income	367,289	76,000	16,000
Incremental Property Tax - AURA TIF No. 1	2,080,789	2,900,299	2,863,000
Incremental Sales & Use Tax - AURA	77,994	60,000	70,000
Transfers from CSTPMD No. 2	40,808	56,824	44,658
Transfers from CSTPMD No. 3	10	12	12
Developer advance	1,744,429	1,810,000	-
Reimbursed expenditures	7,077	796,775	-
Total revenues	4,318,406	5,699,919	2,993,681
Total funds available	33,355,702	17,324,571	12,279,605
EXPENDITURES			
General Fund	226,797	270,000	181,000
Debt Service Fund	21,504,253	2,193,755	2,817,234
Capital Projects Fund	-	5,574,892	4,095,360
Total expenditures	21,731,050	8,038,647	7,093,594
Total expenditures and transfers out requiring appropriation	21,731,050	8,038,647	7,093,594
ENDING FUND BALANCES	\$ 11,624,652	\$ 9,285,924	\$ 5,186,011
EMERGENCY RESERVE	\$ 4,200	\$ 5,200	\$ 5,200
RESERVE FUND	2,167,420	2,167,420	2,167,420
SURPLUS FUND	2,168,747	2,963,500	2,963,500
TOTAL RESERVE	\$ 4,340,367	\$ 5,136,120	\$ 5,136,120

No assurance provided. See summary of significant assumptions.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/21

ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
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**ASSESSED VALUATION**

Total Assessed Valuation	\$ 1,580	\$ 1,580	\$ 1,680
TIF	(1,540)	(1,550)	(1,620)
Certified Assessed Value	\$ 40	\$ 30	\$ 60

**MILL LEVY**

General	10.000	10.000	10.000
Debt Service	50.000	50.000	50.000
Total mill levy	60.000	60.000	60.000

**PROPERTY TAXES**

General	\$ -	\$ -	\$ 1
Debt Service	\$ 2	\$ 2	\$ 3
Budgeted property taxes	\$ 2	\$ 2	\$ 4

**BUDGETED PROPERTY TAXES**

General	\$ -	\$ -	\$ 1
Debt Service	\$ 2	\$ 2	\$ 3
	\$ 2	\$ 2	\$ 4



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 240,811	\$ 153,213	\$ 65,644
REVENUES			
Property taxes	-	-	1
Specific ownership tax	-	-	1
Developer advance	-	10,000	-
Incremental Property Tax - AURA TIF No. 1	132,086	163,127	163,000
Transfers from CSTPMD No. 2	7,113	9,304	7,443
Transfers from CSTPMD No. 3	-	-	2
Total revenues	139,199	182,431	170,447
Total funds available	380,010	335,644	236,091
EXPENDITURES			
General and administrative			
Accounting	62,368	55,000	55,000
Audit	4,400	4,800	5,000
Insurance	7,640	7,857	9,000
District management	55,461	45,000	45,000
Legal	88,520	75,000	50,000
Miscellaneous/Contingency	2,197	11,932	7,000
Repay Developer advance	-	50,411	-
Operations and maintenance			
Maintenance	6,211	10,000	10,000
Developer-paid costs	-	10,000	-
Total expenditures	226,797	270,000	181,000
Total expenditures and transfers out requiring appropriation	226,797	270,000	181,000
ENDING FUND BALANCES	\$ 153,213	\$ 65,644	\$ 55,091
EMERGENCY RESERVE	\$ 4,200	\$ 5,200	\$ 5,200
AVAILABLE FOR OPERATIONS	149,013	60,444	49,891
TOTAL RESERVE	\$ 153,213	\$ 65,644	\$ 55,091

No assurance provided. See summary of significant assumptions.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**DEBT SERVICE FUND**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 28,796,485	\$ 4,448,962	\$ 5,130,920
REVENUES			
Property taxes	2	2	3
Specific ownership taxes	8	7	6
Interest income	367,289	31,000	10,000
Developer advance	1,744,429	-	-
Reimbursed expenditures	7,077	-	-
Incremental Property Tax - AURA TIF No. 1	1,948,703	2,737,172	2,700,000
Incremental Sales & Use Tax - AURA	77,994	60,000	70,000
Transfers from CSTPMD No. 2	33,695	47,520	37,215
Transfers from CSTPMD No. 3	10	12	10
Total revenues	4,179,207	2,875,713	2,817,234
Total funds available	32,975,692	7,324,675	7,948,154
EXPENDITURES			
Banking fees	40	-	-
Paying agent fees	-	3,500	3,500
Planning and development	10,863,343	-	-
Debt Service			
Developer note principal	6,400,295	-	-
Developer note interest	2,889,254	-	-
Bond principal - Series 2018	-	325,000	685,000
Bond interest - Series 2018	1,351,321	1,460,888	1,446,669
Subordinate note - 2019	-	404,367	682,065
Total expenditures	21,504,253	2,193,755	2,817,234
Total expenditures and transfers out requiring appropriation	21,504,253	2,193,755	2,817,234
ENDING FUND BALANCES	\$ 11,471,439	\$ 5,130,920	\$ 5,130,920
RESERVE FUND	\$ 2,167,420	\$ 2,167,420	\$ 2,167,420
SURPLUS FUND	2,168,747	2,963,500	2,963,500
TOTAL RESERVE	\$ 4,336,167	\$ 5,130,920	\$ 5,130,920

No assurance provided. See summary of significant assumptions.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**CAPITAL PROJECTS FUND**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ 7,022,477	\$ 4,089,360
REVENUES			
Interest income	-	45,000	6,000
Developer advance	-	1,800,000	-
Reimbursed expenditures	-	796,775	-
Total revenues	-	2,641,775	6,000
Total funds available	-	9,664,252	4,095,360
EXPENDITURES			
Capital Projects			
FIC Phase 1	-	1,721,823	-
AIMCO Phase 3A	-	1,248,621	-
Road Maintenance Equipment	-	574,448	175,552
Montview Design	-	-	450,000
BioScience 5 Parcel	-	-	747,808
Project Management	-	15,000	61,000
23rd Avenue	-	200,000	2,600,000
Developer - paid costs	-	1,800,000	-
Total expenditures	-	5,574,892	4,095,360
Total expenditures and transfers out requiring appropriation	-	5,574,892	4,095,360
ENDING FUND BALANCES	\$ -	\$ 4,089,360	\$ -

No assurance provided. See summary of significant assumptions.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Colorado Science and Technology Park Metropolitan District No. 1 (District), a quasi- municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Adams on November 15, 2007, concurrently with two other districts, Colorado Science and Technology Park Metropolitan Districts No. 2 and 3, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Aurora (City) on July 16, 2007. The District's service area is located in the City of Aurora in Adams County, Colorado. The District was established to provide construction and installation of public improvements, including water, sanitary sewer, streets, parks and recreation, transportation, traffic and safety, mosquito control, television relay and translation, security and, upon an intergovernmental agreement with the City, fire protection.

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, sale 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 Information page of the budget document using the adopted mill levy imposed by the District.

**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 budget assumes that the District's share will be equal to approximately 7% of the property taxes collected on the gross assessed values.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Incremental Property Taxes**

The District receives incremental property tax revenue from the Aurora Urban Renewal Authority (AURA). Incremental property tax revenues are considered to be the excess of an amount equal to the ad valorem property taxes produced by the levy at rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the project area upon a valuation for assessment equal to the property tax base amount. The property tax base amount is certified by the County Assessor as the valuation for assessment of all taxable property within the project area last certified by the County Assessor prior to the adoption of the urban renewal plan.

**Incremental Sales and Use Taxes**

The District receives incremental sales and use tax revenue from the project area which is received by AURA from the City's general sales tax of 3.75% in excess of the sales tax base. 85% of the incremental sales and use tax for each 12-month period following the base year is credited to the District's account excluding a 0.25% dedicated tax.

**Transfers from Colorado Science and Technology Park Metropolitan District Nos. 2 and 3**

On December 28, 2018, the District entered into the Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 2 (District No. 2). Pursuant to this Agreement, District 2 agreed to impose a debt mill levy and pledged the tax revenues generated from such debt mill levy, including (i) specific ownership taxes attributable to such debt mill levy and (ii) increment property taxes, for the repayment of bonds issued by the District in 2018. The proceeds of bonds issued by the District was used for construction and acquisition of public improvements within District No. 2.

On July 31, 2019, the District entered into a Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 3 (District No. 3). Pursuant to this Agreement, District No. 3 agreed to impose a debt mill levy and to pledge property tax revenues to pay the Subordinate Loan.

**Interest income**

Interest earned on the District's available funds has been estimated on an average interest rate of approximately 0.20%.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General, Administrative, Operating and Capital Expenditures**

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, membership dues, and other administrative expenditures. Estimated operating expenditures related to street light maintenance are also included in the General Fund budget. Estimated capital expenditures for public improvements are reflected in the Capital Projects Fund.

**Debts and Leases**

**\$29,635,000 Special Refunding and Improvement Bonds, Series 2018**

On December 28, 2018, the District issued Special Revenue Refunding and Improvement Bonds, Series 2018, with interest rates varying from 4.375% to 5.250%. The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of \$1,000, 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, 2023, and on any date thereafter, upon payment of par, accrued interest, and redemption premium equal to a percentage of the principal amount so redeemed. The Bonds maturing on December 1, 2026 also are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2020, and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium. The proceeds from the sale of the Bonds were/will be used for the purposes of (a) paying Project Costs, (b) refunding the outstanding principal amount of the 2015 Loan (c) fund the Reserve Fund in the amount of the Reserve Requirement, and (d) paying other costs in connection with the issuance of the Bonds.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

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



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	\$ 29,635,000		
	Special Refunding and Improvement Bonds, Series 2018		
	Dated December 28, 2018		
	Principal Due December 1		
	Interest Rate 4.375% - 5.250% Payable		
	June 1 and December 1		
<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 685,000	\$ 1,446,669	\$ 2,131,669
2022	760,000	1,416,700	2,176,700
2023	970,000	1,383,450	2,353,450
2024	1,370,000	1,341,012	2,711,012
2025	1,430,000	1,281,075	2,711,075
2026	1,550,000	1,218,512	2,768,512
2027	1,615,000	1,150,700	2,765,700
2028	1,750,000	1,069,950	2,819,950
2029	1,840,000	982,450	2,822,450
2030	1,990,000	890,450	2,880,450
2031	2,085,000	790,950	2,875,950
2032	2,250,000	686,700	2,936,700
2033	1,635,000	574,200	2,209,200
2034	285,000	492,450	777,450
2035	300,000	477,488	777,488
2036	330,000	461,737	791,737
2037	345,000	444,412	789,412
2038	380,000	426,300	806,300
2039	400,000	406,350	806,350
2040	440,000	385,350	825,350
2041	460,000	362,250	822,250
2042	500,000	338,100	838,100
2043	530,000	311,850	841,850
2044	570,000	284,025	854,025
2045	600,000	254,100	854,100
2046	650,000	222,600	872,600
2047	685,000	188,475	873,475
2048	2,905,000	152,513	3,057,513
Total	<u>\$ 29,310,000</u>	<u>\$ 19,440,818</u>	<u>\$ 48,750,818</u>



**EXHIBIT C**  
**2020 Audit**



**COLORADO SCIENCE AND TECHNOLOGY  
PARK METROPOLITAN DISTRICT NO. 1  
Adams County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2020**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
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**SCHILLING & COMPANY, INC.**

*Certified Public Accountants*

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## **Independent Auditor's Report**

Board of Directors  
Colorado Science and Technology Park  
Metropolitan District No. 1  
Adams County, Colorado

### **Report for the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Colorado Science and Technology Park Metropolitan District No. 1 (District) as of and for the year ended December 31, 2020 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Colorado Science and Technology Park Metropolitan District No. 1, as of December 31, 2020, 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.

## Other-Matters

### *Required Supplemental Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages III through VII be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplemental information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

The continuing disclosure annual financial information listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
July 22, 2021



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2020**

Our discussion and analysis of Colorado Science and Technology Park Metropolitan District No. 1's (District) financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2020. Please read it in conjunction with the District's basic financial statements beginning on page 1.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements themselves.

**Government-Wide Financial Statements:** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements detail functions of the District that are principally supported by tax revenues (governmental activities).

The government-wide financial statements can be found on pages 1 and 2 of this report.

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District reports governmental funds.

**Governmental Funds:** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2020**

Because the focus of governmental funds is narrower than that of the government-wide financial statements, reconciliation schedules are included in the governmental funds statements explaining the relationship (or difference) between them.

The governmental fund financial statements can be found on pages 3 through 5 of this report.

The District adopted an annual appropriated budget for the General Fund. A budgetary comparison statement for the General Fund is located on page 6 of this report.

**Notes to the Financial Statements:** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 7-23 of this report.

**Supplementary Information:** In addition to the basic financial statements and accompanying notes, this report also presents supplementary information consisting of the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual – Debt Service Fund and the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual – Capital Projects Fund, which can be found on page 24 and page 25, respectively. Continuing disclosure financial information as required by the Special Revenue Refunding and Improvement Bonds, Series 2018 can be found on pages 27-30.

**Financial Analysis of the District as a Whole**

**NET POSITION**

	<u>12/31/2020</u>	<u>12/31/2019</u>
<b>ASSETS</b>		
Current Assets	\$ 11,499,245	\$ 16,490,123
Capital Assets	<u>16,919,259</u>	<u>12,203,493</u>
Total Assets	<u>28,418,504</u>	<u>28,693,616</u>
<b>LIABILITIES</b>		
Current Liabilities	2,332,989	1,928,835
Long-Term Liabilities	<u>42,061,757</u>	<u>41,185,699</u>
Total Liabilities	<u>44,394,746</u>	<u>43,114,534</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<u>1,940,004</u>	<u>3,650,002</u>
<b>NET POSITION</b>		
Restricted	2,342,577	2,164,000
Unrestricted	<u>(20,258,823)</u>	<u>(20,234,920)</u>
Total Net Position	<u><u>\$ (17,916,246)</u></u>	<u><u>\$ (18,070,920)</u></u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, liabilities and deferred inflows of resources exceeded assets by \$17,916,246 at the close of the most recent fiscal year.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2020**

From 2019 to 2020, the District's current assets decreased by \$4,990,878 primarily due to public infrastructure spending, and long-term liabilities increased by \$876,058 primarily due to additional loans on Subordinate Loan.

**CHANGES IN NET POSITION**

	<u>12/31/2020</u>	<u>12/31/2019</u>
<b>REVENUES</b>		
Program Revenues:		
Operating Grants and Contributions	\$ 115,735	\$ 139,199
Capital Grants and Contributions	1,884,226	2,060,402
General Revenues:		
Property Taxes	2	2
Specific Ownership Taxes	7	8
Reimbursed Expenditures	796,775	7,077
Interest Income	<u>71,686</u>	<u>367,289</u>
Total Revenues	2,868,431	2,573,977
<b>EXPENSES</b>		
General Government	203,325	226,797
Interest and Related Costs on Long-Term Debt	1,935,984	2,213,613
Capital Assets Donated to City of Aurora	<u>574,448</u>	<u>-</u>
Total Expenses	<u>2,713,757</u>	<u>2,440,410</u>
<b>CHANGE IN NET POSITION</b>	154,674	133,567
Net Position - Beginning of Year	<u>(18,070,920)</u>	<u>(18,204,487)</u>
<b>NET POSITION - END OF YEAR</b>	<u><u>\$ (17,916,246)</u></u>	<u><u>\$ (18,070,920)</u></u>

The District's overall financial position, as measured by the change in net position, increased \$21,107 from 2019 to 2020. This increase can be attributed primarily to a net increase in total revenues of \$294,454 offset by a net increase in total expenditures of \$273,347.

**Financial Analysis of the District's Funds**

As mentioned previously, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A discussion of the District's governmental funds follows.

**Governmental funds:** The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2020**

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balance of \$8,385,526. Of this fund balance, \$8,363,643 is restricted, meaning it is not available for new spending, because it has already been committed for emergencies under Taxpayers' Bill of Rights (TABOR), capital projects and debt service.

**General Fund Budgetary Highlights**

Budget Variances. The District's total expenditures exceeded the original budgeted appropriation thus causing the District to amend its 2020 General Fund budget. Actual revenue of \$121,887 was \$60,544 under amended budgeted revenue of \$182,431.

The difference between the amended budgeted expenditures of \$270,000 and the actual expenditures of \$249,717 was \$20,283. The most notable variances under budget were legal of \$11,724 and miscellaneous of \$9,117. The budget to actual comparison details for the General Fund can be seen on page 6 of the financial statements.

**Capital Assets**

The activity related to capital assets during 2020 is as follows:

	2019	Net Change	2020
Construction in Progress	\$ 12,203,493	\$ 4,715,766	\$ 16,919,259
Total Capital Assets	<u>\$ 12,203,493</u>	<u>\$ 4,715,766</u>	<u>\$ 16,919,259</u>

Net capital assets increased \$4,715,766 in 2020 due to public infrastructure spending. Upon completion, a significant portion of capital assets will be conveyed by the District to other local governments. The District will not be responsible for the maintenance of those assets. Upon acceptance of the improvements by other local governments, the District will remove the cost of construction from its capital assets. Additional information on the District's capital assets can be found in Note 4.

**Debt Administration**

**Long-Term Obligations:** At the end of the current fiscal year, the District had total outstanding general obligation bonds, loans and Developer advances of \$42,746,757. The analysis of changes in long-term obligations is as follows:

	2019	Net Change	2020
Government Activities:			
General Obligation Bonds	\$ 29,787,838	\$ (335,682)	\$ 29,452,156
Subordinate Loan/Developer Advances	11,722,861	1,571,740	13,294,601
Total	<u>\$ 41,510,699</u>	<u>\$ 1,236,058</u>	<u>\$ 42,746,757</u>

On December 28, 2018, the District issued Special Refunding and Improvement Bonds, Series 2018 to refund the outstanding principal amount of the Series 2015 Loan, to pay Project Costs, fund the Reserve Fund and to pay costs in connection with the issuance.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2020**

On July 31, 2019, the District, District No. 2, District No. 3 and FRA entered into the Subordinate Loan Agreement. The Subordinate Loan is a revolving line of credit, such that the principal will be increased as advances are made. In 2020, there was a net increase of \$1,571,740 due to public infrastructure spending. Additional information on the District's long-term obligations can be found in Note 5 of this report.

**Economic Factors and Next Year's Budgets**

For 2021, the District has budgeted \$2,993,681 in total revenue, of which, \$170,447 is in the General Fund, \$2,817,234 is in the Debt Service Fund, and \$6,000 is in the Capital Projects Fund. The District has budgeted \$7,093,594 in total expenditures, of which, \$181,000 is in the General Fund, \$2,817,234 is in the Debt Service Fund for principal and interest payments on bonds and subordinate loan, and \$4,095,360 is in the Capital Projects Fund for public infrastructure spending.

**Request for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to: Colorado Science and Technology Park Metropolitan District No. 1 c/o CliftonLarsonAllen LLP 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111.



## **BASIC FINANCIAL STATEMENTS**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 102,260
Cash and Investments - Restricted	9,373,275
Receivable from County Treasurer	1
Due from Colorado Science and Technology Park Metropolitan District Nos. 2 and 3	1
Due from Aurora URA	83,704
Incremental Property Taxes Receivable	1,940,000
Property Taxes Receivable	4
Capital Assets, Not Being Depreciated:	
Construction in Progress	16,919,259
Total Assets	<u>28,418,504</u>
<b>LIABILITIES</b>	
Accounts Payable	61,070
Retainage Payable	9,322
Due to Colorado Science and Technology Park Metropolitan District No. 2	4,372
Due to Aurora URA	1,098,951
Accrued Interest Payable	474,274
Noncurrent Liabilities:	
Due within One Year	685,000
Due in More Than One Year	42,061,757
Total Liabilities	<u>44,394,746</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Incremental Property Taxes Revenue	1,940,000
Deferred Property Taxes	4
Total Deferred Inflows of Resources	<u>1,940,004</u>
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	3,500
Debt Service	1,889,689
Capital Projects	449,388
Unrestricted	<u>(20,258,823)</u>
Total Net Position	<u><u>\$ (17,916,246)</u></u>

See accompanying Notes to Basic Financial Statements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>FUNCTIONS/PROGRAMS</b>	<u>Expenses</u>				
Governmental Activities:					
General Government	\$ 203,325	\$ -	\$ 115,735	\$ 796,775	\$ 709,185
Interest and Related Costs on Long-Term Debt	1,935,984	-	-	1,884,226	(51,758)
Capital Assets Donated to City of Aurora	574,448	-	-	-	(574,448)
Total Governmental Activities	<u>\$ 2,713,757</u>	<u>\$ -</u>	<u>\$ 115,735</u>	<u>\$ 2,681,001</u>	82,979
<b>GENERAL REVENUES</b>					
Property Taxes					2
Specific Ownership Taxes					7
Interest income					71,686
Total General Revenues					<u>71,695</u>
<b>CHANGE IN NET POSITION</b>					154,674
Net Position - Beginning of Year					<u>(18,070,920)</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ (17,916,246)</u>

See accompanying Notes to Basic Financial Statements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 102,260	\$ -	\$ -	\$ 102,260
Cash and Investments - Restricted	3,500	5,139,330	4,230,445	9,373,275
Due from Colorado Science and Technology Park Metropolitan District No. 2 and 3	-	1	-	1
Due from Aurora URA	4,598	79,106	-	83,704
Receivable from County Treasurer	-	1	-	1
Incremental Property Taxes Receivable	109,000	1,831,000	-	1,940,000
Property Taxes Receivable	1	3	-	4
Total Assets	<u>\$ 219,359</u>	<u>\$ 7,049,441</u>	<u>\$ 4,230,445</u>	<u>\$ 11,499,245</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	22,425	-	38,645	61,070
Retainage Payable	-	-	9,322	9,322
Due to Colorado Science and Technology Park Metropolitan District No. 2	729	3,643	-	4,372
Due to Aurora URA	61,821	1,037,130	-	1,098,951
Total Liabilities	<u>84,975</u>	<u>1,040,773</u>	<u>47,967</u>	<u>1,173,715</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Incremental Property Taxes Revenue	109,000	1,831,000	-	1,940,000
Deferred Property Taxes	1	3	-	4
Total Deferred Inflows of Resources	<u>109,001</u>	<u>1,831,003</u>	<u>-</u>	<u>1,940,004</u>
<b>FUND BALANCES</b>				
Restricted:				
Emergency Reserves	3,500	-	-	3,500
Debt Service	-	4,177,665	-	4,177,665
Capital Projects	-	-	4,182,478	4,182,478
Committed:				
Designated for Next Year's Expenditures	10,553	-	-	10,553
Unrestricted:				
General Government	11,330	-	-	11,330
Total Fund Balances	<u>25,383</u>	<u>4,177,665</u>	<u>4,182,478</u>	<u>8,385,526</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 219,359</u>	<u>\$ 7,049,441</u>	<u>\$ 4,230,445</u>	

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, Not Being Depreciated

16,919,259

Long-term liabilities, including bonds, loans and Developer Advances, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Bonds Payable - Series 2018

(29,310,000)

Bonds Premium (Net of Amortization)

(142,156)

Accrued Interest Payable - Bonds and Loan

(474,274)

Subordinate Loan - FRA

(13,288,424)

Developer Advance Payable - Operations

(6,152)

Accrued Interest Payable - Developer Advance - Operations

(25)

Net Position of Governmental Activities

\$ (17,916,246)

See accompanying Notes to Basic Financial Statements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ -	\$ 2	\$ -	\$ 2
Specific Ownership Taxes	-	7	-	7
Incremental Sales & Use Taxes - AURA	-	57,881	-	57,881
Incremental Property Taxes - AURA	105,904	1,777,188	-	1,883,092
Reimbursed Expenditures	-	-	796,775	796,775
Interest Income	-	30,226	41,460	71,686
Transfers from Colorado Science and Technology Park Metropolitan District No. 2	9,831	49,145	-	58,976
Transfers from Colorado Science and Technology Park Metropolitan District No. 3	-	12	-	-
Total Revenues	115,735	1,914,461	838,235	2,868,431
<b>EXPENDITURES</b>				
General, Administrative and Operating:				
Accounting	57,463	-	-	57,463
Audit	4,800	-	-	4,800
District Management	45,778	-	-	45,778
Insurance	7,857	-	-	7,857
Legal	63,276	-	-	63,276
Miscellaneous	2,815	-	-	2,815
Maintenance	11,165	-	-	11,165
Utilities	6,152	-	-	6,152
Debt Service:				
Bond Interest - Series 2018	-	1,460,888	-	1,460,888
Bond Principal - Series 2018	-	325,000	-	325,000
Loan Interest - Subordinate Loan - 2019	-	396,370	-	396,370
Repay Developer Advance	50,411	-	-	50,411
Paying Agent Fees	-	3,500	-	3,500
Capital Projects:				
23rd Avenue Construction	-	-	130,343	130,343
AIMCO Phase 3A	-	-	1,218,216	1,218,216
Developer-Paid Costs	-	-	1,614,980	1,614,980
FIC Phase 1	-	-	1,752,227	1,752,227
Other Projects	-	-	3,000	3,000
Road Maintenance Equipment	-	-	574,448	574,448
Total Expenditures	249,717	2,185,758	5,293,214	7,728,689
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(133,982)	(271,297)	(4,454,979)	(4,860,258)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advances	6,152	-	1,614,980	1,621,132
Total Other Financing Sources (Uses)	6,152	-	1,614,980	1,621,132
<b>NET CHANGE IN FUND BALANCES</b>	(127,830)	(271,297)	(2,839,999)	(3,239,126)
Fund Balances - Beginning of Year, As Restated	153,213	4,448,962	7,022,477	11,624,652
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 25,383</u>	<u>\$ 4,177,665</u>	<u>\$ 4,182,478</u>	<u>\$ 8,385,526</u>

See accompanying Notes to Basic Financial Statements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
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, 2020**

Net Change in Fund Balances - Governmental Funds	\$ (3,239,126)
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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/amortization expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay - Current Year	4,715,766
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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.

Repayment of Developer Advances and Accrued Interest - Operations	50,411
Developer Advances - Current Year	(1,621,132)
Series 2018 Bonds - Principal Payment	325,000

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.

Accrued Interest on Subordinate Loan - Change in Liability	(87,093)
Accrued Interest on Developer Advance - Change in Liability	(1,019)
Amortization on Bond Premium	10,682
Accrued Interest on Bonds - Change in Liability	1,185

Change in Net Position of Governmental Activities	\$ <u>154,674</u>
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**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Budget amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
<b>REVENUES</b>				
Incremental Property Taxes - AURA	\$ 250,000	\$ 163,127	\$ 105,904	\$ (57,223)
Transfers from Colorado Science and Technology Park Metropolitan District No. 2	14,783	9,304	9,831	527
Interest Income	2,373	-	-	-
Total Revenues	267,156	172,431	115,735	(56,696)
<b>EXPENDITURES</b>				
Accounting	50,000	55,000	57,463	(2,463)
Audit	4,400	4,800	4,800	-
District Management	40,000	45,000	45,778	(778)
Insurance	8,500	7,857	7,857	-
Legal	50,000	75,000	63,276	11,724
Miscellaneous	6,600	11,932	2,815	9,117
Maintenance	10,000	10,000	11,165	(1,165)
Utilities	-	10,000	6,152	3,848
Repay Developer Advance	50,500	50,411	50,411	-
Total Expenditures	220,000	270,000	249,717	20,283
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	47,156	(97,569)	(133,982)	(36,413)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advances	-	10,000	6,152	(3,848)
Total Other Financing Sources (Uses)	-	10,000	6,152	(3,848)
<b>NET CHANGE IN FUND BALANCE</b>	47,156	(87,569)	(127,830)	(40,261)
Fund Balance - Beginning of Year	144,658	153,213	153,213	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 191,814</u>	<u>\$ 65,644</u>	<u>\$ 25,383</u>	<u>\$ (40,261)</u>

See accompanying Notes to Basic Financial Statements.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 1    DEFINITION OF REPORTING ENTITY**

Colorado Science and Technology Park Metropolitan District No. 1 (District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the County of Adams on November 30, 2007, concurrently with two other districts, Colorado Science and Technology Park Metropolitan Districts No. 2 and 3, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Aurora (City) on July 16, 2007. The District's service area is located in the City of Aurora in Adams County, Colorado. The District was established to provide financing for the construction and installation of public improvements, including water, sanitary sewer, streets, parks and recreation, transportation, traffic and safety, mosquito control, television relay and translation, security and, upon an intergovernmental agreement with the City, fire protection.

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

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

**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 sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**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 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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

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 and incremental tax revenues. 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 is used to account 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.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

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

The District amended its annual budget for the year ended December 31, 2020.

**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.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported 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. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and being constructed and/or depreciated over the remaining useful lives of the related fixed assets, as applicable.

Capital assets which are being constructed and/or 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.

**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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes (Continued)**

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.

**Incremental Property Taxes**

The District receives incremental property tax revenue from the Aurora Urban Renewal Authority for the project area. Incremental property tax revenues are considered to be the excess of an amount equal to the ad valorem property taxes produced by the levy at rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the project area over the property tax base amount. The property tax base amount is based on assessed valuation of all taxable property within the project area last certified by the county Assessor prior to the adoption of the plan.

**Incremental Sales and Use Taxes**

The District receives incremental sales and use tax revenue from the project area which is received by the Authority from the City's general sales tax of 3.75% in excess of the sales tax base. 85% of the incremental sales and use tax for each 12-month period following the base year shall be credited to the tax allocation account excluding a 0.25% dedicated tax.

**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.

**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, with the unamortized amount included as a component of the debt. Debt issuance costs are treated as a period cost and expensed in the year incurred.

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.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

**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.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the District to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 102,260
Cash and Investments - Restricted	9,373,275
Total Cash and Investments	<u><u>\$ 9,475,535</u></u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 270,245
Investments	9,205,290
Total Cash and Investments	<u><u>\$ 9,475,535</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, 2020, the District's cash deposits had a bank and carrying balance of \$270,245.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**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 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.

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, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government	Weighted Average	
Liquid Asset Trust (COLOTRUST)	Under 60 Days	<u>\$ 9,205,290</u>



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. 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. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standards & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**Restricted Cash and Investments**

At December 31, 2020, cash and investments in the amount of \$9,205,290 are held in trust, of which, \$4,070,739 is restricted for capital projects and \$5,134,551 is restricted for debt service. In addition, at December 31, 2020, the District had \$3,500 restricted for TABOR Emergency Reserve, \$4,779 restricted for debt service not held in trust and \$159,706 restricted for capital projects not held in trust.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in the District's capital assets for the year ended December 31, 2020 follows:

	Balance - December 31, 2019	Additions	Reductions/ Reclassifications	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 12,203,493	\$ 4,715,766	\$ -	\$ 16,919,259
Total Capital Assets, Not Being Depreciated	<u>\$ 12,203,493</u>	<u>\$ 4,715,766</u>	<u>\$ -</u>	<u>\$ 16,919,259</u>

Upon completion, a significant portion of capital assets will be conveyed by the District to other local governments. The District will not be responsible for the maintenance of those assets. Upon acceptance of the improvements by other local governments, the District will remove the cost of construction from its capital assets.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**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, 2020:

	Balance - December 31, 2019	Increases/ Additions	Decreases/ Retirements	Balance - December 31, 2020	Due Within One Year
Governmental activities:					
Bonds:					
General Obligation Bonds - Series 2018	\$ 29,635,000	\$ -	\$ 325,000	\$ 29,310,000	\$ 685,000
Bond Premium - Series 2018	152,838	-	10,682	142,156	-
Bonds Payable	29,787,838	-	335,682	29,452,156	685,000
Direct Borrowings:					
Subordinate Loan - FRA - Principal	11,673,444	1,614,980	-	13,288,424	-
Other Debts:					
Developer Advances - Operations	40,965	6,152	40,965	6,152	-
Accrued Interest on Developer Advances - Operations	8,452	1,019	9,446	25	-
Total	<u>\$ 41,510,699</u>	<u>\$ 1,622,151</u>	<u>\$ 386,093</u>	<u>\$ 42,746,757</u>	<u>\$ 685,000</u>

**\$29,635,000 Special Revenue Refunding and Improvement Bonds, Series 2018**

On December 28, 2018, the District issued Special Revenue Refunding and Improvement Bonds, Series 2018, (the Bonds) with interest rates varying from 4.375% to 5.250%. The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of \$1,000, 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, 2023, and on any date thereafter, upon payment of par, accrued interest, and redemption premium equal to a percentage of the principal amount so redeemed. The Bonds maturing on December 1, 2026 also are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2020, and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium. The proceeds from the sale of the Bonds were/will be used for the purposes of (a) paying Project Costs, (b) refunding the outstanding principal amount of the 2015 Loan (c) fund the Reserve Fund in the amount of the Reserve Requirement, and (d) paying other costs in connection with the issuance of the Bonds.

On December 28, 2018, the District paid \$3,340,000 of Stapleton Land, LLC Loan dated September 30, 2015 with an interest rate of 5.5% by the issuance of the Bonds with interest rates of 4.375 to 5.250%. The refunding has provided certain economic benefits to the District.

**Reserve Fund**

The Bonds are secured by the Reserve Fund which was funded from the proceeds of the Bonds in the amount of the Reserve Requirement of \$2,167,420. If a withdrawal from the Reserve Fund is made that reduces the balance in such fund below the Reserve Requirement, the District is to include in the computation of its next mill levy certification of District No. 2, the amount necessary to replenish the Reserve Fund to the Reserve Requirement, subject to the limitations of District No. 2 Required Mill Levy. The balance in the Reserve Fund at December 31, 2020 is \$2,168,140.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$29,635,000 Special Revenue Refunding and Improvement Bonds, Series 2018**  
**(Continued)**

Surplus Fund

The Bonds are further secured by funds in the Surplus Fund, if any. Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$2,963,500. The balance of the Surplus Fund at December 31, 2020 is \$2,963,500. Of which, \$2,327,423 is held in trust and \$636,077 that is not held in trust.

Pledged Revenue

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, which includes: (a) all District No. 2 Pledged Revenues; (b) prior to the TIF Termination Date, all Pledged TIF Revenues; (c) all District PILOT Revenues; and (d) any other legally available monies which the District determines, in its absolute discretion, to credit to the Bond Fund.

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>
2021	\$ 685,000	\$ 1,446,669	\$ 2,131,669
2022	760,000	1,416,700	2,176,700
2023	970,000	1,383,450	2,353,450
2024	1,370,000	1,341,012	2,711,012
2025	1,430,000	1,281,075	2,711,075
2026-2030	8,745,000	5,312,062	14,057,062
2031-2035	6,555,000	3,021,788	9,576,788
2036-2040	1,895,000	2,124,149	4,019,149
2041-2045	2,660,000	1,550,325	4,210,325
2046-2048	4,240,000	563,588	4,803,588
Total	<u>\$ 29,310,000</u>	<u>\$ 19,440,818</u>	<u>\$ 48,750,818</u>

Capital Pledge Agreement

On December 28, 2018, the District entered into the Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 2 (District No. 2) and 3 (District No. 3). Pursuant to this Agreement, the Board of each District determined to terminate the Amended and Restated Pledge Agreement and to not include District No. 3 as a "Taxing District." District No. 2 agrees to impose required mill levy of 50.000 mills, subject to certain adjustments, and to pledge Property Tax Increment Revenues, Specific Ownership Taxes and Payment In Lieu Of Tax (PILOT) revenues to the District to pay principal and interest on the 2018 Bonds. The required mill levy revenues include the portion of the specific ownership tax revenues attributable to the required mill levy, net of any collection fees withheld by the County Treasurer.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances**

Operation and Capital Funding Agreements

On September 30, 2015, the District entered into the 2015 Operation and Capital Funding Agreement (2015 Funding Agreement) with Fitzsimons Redevelopment Authority (FRA). Pursuant to the 2015 Funding Agreement, FRA advanced \$14,000,000 in connection with the Termination Agreement, which the District used to repay the Series 2010A and Series 2010B Notes.

On June 21, 2018, the District entered into the 2017 Operation and Capital Funding Agreement (2017 Funding Agreement) with FRA with an effective date of January 1, 2017. The 2017 Funding Agreement provides for FRA to make additional advances to the District for operations, maintenance and capital expenses in fiscal year 2017 and future years. The advances in any years shall be treated as two separate and distinct components, the first being for capital purposes and the second being for operation and maintenance purposes. Repayments under the 2015 Funding Agreement and 2017 Funding Agreement are subject to funds available from the imposition of its taxes, fees, rates, tolls, penalties and charges and from any other revenue legally available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. The advances bear interest at the rate of 200 basis points above the published Wall Street Journal Prime Rate, to be adjusted weekly. Any obligation of the District to reimburse the FRA made pursuant to the 2015 Funding Agreement and 2017 Funding Agreement shall expire on December 31, 2055.

On January 23, 2019 the District entered into the 2019 Operation and Capital Funding Agreement (2019 Funding Agreement) with FRA. The 2019 Funding Agreement provides for FRA to make additional advances to the District for operations, maintenance and capital expenses in fiscal year 2019 and future years. The advances bear simple interest at the rate of 50 basis points above the published Wall Street Journal prime rate adjusted monthly. The District agrees that all outstanding operating and maintenance advances including interest incurred shall be paid in full no later than December 31, 2034.

In July 2019, the District entered into the Subordinate Loan Agreement (further discussed below) with FRA to evidence the repayment obligation of the Districts to FRA for capital advances previously made to the District and for future capital advances to be made for acquiring, constructing, and installing public improvements within the boundaries of the Districts. Upon issuance of the Subordinate Loan, the balance of the capital advances was deemed paid. Therefore, as of December 31, 2020, the District had zero Developer Advance Payable related to capital costs.

Amounts outstanding under the Developer Funding Agreement that have been or will be advanced for operations and maintenance purposes remain payable under the terms of the 2019 Funding Agreement and shall not be payable pursuant to the Subordinate Loan Agreement. As of December 31, 2020, the District has operating advance payable of \$6,177 of which \$6,152 is principal and \$25 is accrued interest.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Subordinate Loan Agreement**

On July 31, 2019, the District, District No. 2, District No. 3 and FRA entered into the Subordinate Loan Agreement. The Subordinate Loan is a revolving line of credit, such that the principal shall be increased as advances are made. Simple interest shall accrue on the Subordinate Loan and on each advance from the date of deposit into the District's account until repaid, at the rate of 50 basis points above the published Wall Street Journal prime rate, to be adjusted monthly, and computed on the basis of a 360-day year of 12 30-day months. Interest is payable annually on each December 15, commencing on December 15, 2019. Principal payments shall be made annually from the subordinate revenue in excess of the amount necessary to pay current and past due interest in full. However, no specific principal payments are due until maturity of the Subordinate Loan on December 15, 2048. The Subordinate Loan is payable from a limited debt service mill levy imposed by District No. 3, under the Capital Pledge Agreement, and from any District No. 2 Pledged Revenues (as defined in the 2018 Indenture) available after payment of the Series 2018 Bonds and any other Senior Obligations later issued.

**Capital Pledge Agreement**

On July 31, 2019, the District entered into a Capital Pledge Agreement with District No. 3. Pursuant to this Agreement, District No. 3 agrees to impose a debt mill levy of 50.000 mills and to pledge property tax revenues and specific ownership taxes to pay the Subordinate Loan.

**NOTE 6 AUTHORIZED DEBT**

On November 6, 2007, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$750,000,000 at an interest rate not to exceed 18% per annum. On May 6, 2014, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$750,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 6, 2007 Election	Authorized May 6, 2014 Election	Prior Authorization Used	2018 Bonds Authorization Used	2019 Subordinate Loan Authorization Used	Remaining at December 31, 2019
Streets	\$ 750,000,000	\$ 750,000,000	\$ 5,437,684	\$ 18,914,468	\$ 9,301,898	\$ 1,466,345,950
Traffic and Safety	750,000,000	750,000,000	-	-	-	1,500,000,000
Water	750,000,000	750,000,000	2,746,565	2,702,067	1,328,842	1,493,222,526
Sanitary Sewer	750,000,000	750,000,000	9,131,607	2,702,067	1,328,842	1,486,837,484
Parks and Recreation	750,000,000	750,000,000	-	2,702,067	1,328,842	1,495,969,091
Public Transportation	750,000,000	750,000,000	-	-	-	1,500,000,000
Mosquito Control	750,000,000	750,000,000	-	-	-	1,500,000,000
Fire Protection	750,000,000	750,000,000	-	-	-	1,500,000,000
Operation and Maintenance	750,000,000	750,000,000	-	-	-	1,500,000,000
Intergovernmental						
Agreements/Contracts	750,000,000	750,000,000	-	-	-	1,500,000,000
Debt Refunding	750,000,000	750,000,000	-	-	-	1,500,000,000
Television Relay and						
Translation	750,000,000	750,000,000	-	-	-	1,500,000,000
Security	-	750,000,000	-	-	-	750,000,000
Total	<u>\$ 9,000,000,000</u>	<u>\$ 9,750,000,000</u>	<u>\$ 17,315,856</u>	<u>\$ 27,020,669</u>	<u>\$ 13,288,424</u>	<u>\$ 18,692,375,051</u>



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 6 AUTHORIZED DEBT (CONTINUED)**

\$2,614,331 of the 2018 Bonds par amount constitutes a financing of District indebtedness at a lower interest rate and does not require electoral authorization.

Pursuant to their Service Plans, the District, together with Colorado Science and Technology Metropolitan District Nos. 2 and 3, are permitted to issue aggregate indebtedness of up to \$750,000,000.

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's service area, however, the amount and timing of any debt issuances is not determinable.

**NOTE 7 AGREEMENTS**

**Facilities Funding, Construction, and Operation Intergovernmental Agreement**

On December 3, 2007, the District entered into a Facilities Funding, Construction, and Operations Agreement with Colorado Science and Technology Park Districts No. 2 and No. 3. Pursuant to the agreement, the District is the Operating District and is responsible for managing the financing, construction, operations, and maintenance of the project for the benefit of the Districts. District No. 2 and District No. 3 are the Taxing Districts and are responsible for funding the costs of the infrastructure improvements and funding the costs of services provided by the District.

**Public Finance and Redevelopment Agreement**

On August 25, 2008, the District entered into an agreement with the Aurora Urban Renewal Authority (the Authority) and Fitzsimons Developer, LLC. Fitzsimons Developer, LLC has agreed to develop the Project in a manner consistent with the CSTP Master Plan. The District has agreed to construct and install the Public Improvements. The Authority has pledged portions of incremental tax revenues received by the Authority to the District, including 100% of incremental tax revenues derived from the levy of property tax by Colorado Science and Technology Park Metropolitan District Nos. 1-3 and portions of incremental tax revenues derived from property taxes levied by other taxing jurisdictions on property within the Districts, as well as City of Aurora sales, use and lodger taxes (collectively, the Pledged Revenues). The agreement terminates on December 31, 2058. On September 30, 2015, the agreement was assigned from Fitzsimons Developer, LLC to Fitzsimons Redevelopment Authority.

**Real Estate Purchase and Sale Agreement**

On the May 31, 2018, Fitzsimons Redevelopment Authority (FRA) entered into an agreement with Adams-Arapahoe 28J School District to sell FRA property to Adams-Arapahoe 28J School District.

The First Amendment to Real Estate Purchase and Sale Agreement amends the Infrastructure Improvements section to include payment of \$796,775 to the District for the construction of East 25<sup>th</sup> Avenue, adjacent to the Parcel. In 2020, the District received \$796,775.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 8 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes 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's restricted net position as of December 31, 2020 is as follows:

Restricted Net Position:	
Emergency Reserves	\$ 3,500
Debt Service	1,889,689
Capital Projects	<u>449,388</u>
Total Restricted Net Position	<u><u>\$ 2,342,577</u></u>

The District has a deficit in unrestricted net position. This negative net position is a result of the District being responsible for the repayment of long-term debt and accrued interest issued to finance public improvements conveyed to other governmental entities.

**NOTE 9 RELATED PARTIES**

The previous Developer of the property which constitutes the District was Fitzsimons Developer, LLC. During 2015, Fitzsimons Redevelopment Authority (FRA) replaced Fitzsimons Developer, LLC as the developer of the property within the District. The majority of the Board of Directors are employees of, owners of or otherwise associated with the FRA, and may have conflicts of interest in dealing with the District.

**NOTE 10 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.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 11 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.

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.

On November 6, 2007, the District's electors authorized the District to collect and spend or retain ad valorem taxes up to \$10,000,000 annually for operations and maintenance expenses of the District without regard to any limitation imposed by TABOR beginning in 2008. The electors also authorized the District to increase taxes up to \$10,000,000 annually to pay the District operations and maintenance expenses by the imposition of fees without limitation as to rate or amount. The electors also authorized the District to increase taxes of up to \$750,000,000 annually to pay for regional improvements for which it is obligated per its service plan and other intergovernmental agreements.

On May 6, 2014, the District's electors authorized the District to collect and spend or retain ad valorem taxes up to \$10,000,000 annually for operations and maintenance expenses of the District without regard to any limitation imposed by TABOR beginning in 2015. The electors also authorized the District to increase taxes up to \$10,000,000 annually to pay the District operations and maintenance expenses by the imposition of fees without limitation as to rate or amount. The electors also authorized the District to increase taxes of up to \$750,000,000 annually to pay for regional improvements for which it is obligated per its service plan and other intergovernmental agreements.

On May 6, 2014, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and other revenue of the District for 2015 and any year thereafter, without regard to any limitations under TABOR.

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.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 12 SUBSEQUENT EVENTS**

On January 14, 2021, the District and District Nos. 2 and 3 entered into an agreement with Aimco Properties, LLC ("Developer"), the City of Aurora ("City"), Fitzsimons Redevelopment Authority ("Authority") and the Regents of the University of Colorado ("University") to facilitate the redesign of Mountview Boulevard from Peoria Street East to Fitzsimons Parkway. The design costs are estimated to be \$1,800,000. The City, Authority, Districts and University are willing to reimburse the Developer for a portion of the design cost. The estimated amount to be reimbursed to the Developer under the Design Contract is \$1,350,000 ("Eligible Reimbursement Amount"). It is contemplated that the Developer will contribute approximately \$450,000 to the cost of the design, based on the Estimated Design Cost, subject to change based on the Total Design Cost. The City, Authority, Districts and University will reimburse Developer only up to the Eligible Reimbursement Amount. Based on the Estimated Design Cost, the estimated reimbursement contribution of the District is \$450,000. Reimbursement payments shall be due and payable within 30 days of the date of the City's approved and signed set of the Final Plan, which will occur within two years of the effective date of this agreement.

**NOTE 13 RESTATEMENT**

**Restatement of Beginning Fund Balance**

Prior to January 1, 2020, the District's debt and capital activities were reported in the Debt Service Fund. In order to more easily and separately track the activities of the District and to comply with GASB Statement No. 54 — *Fund Balance Reporting and Governmental Fund Type Definitions*, the fund balances of the Debt Service Fund and Capital Projects Fund have been restated as of December 31, 2019 as follows:

**Debt Service Fund**

Fund Balance - December 31, 2019, as originally stated	\$ 11,471,439
Restatement capital projects activity	<u>(7,022,477)</u>
Fund Balance - December 31, 2019, as restated	<u><u>\$ 4,448,962</u></u>

**Capital Projects Fund**

Fund Balance - December 31, 2019, as originally stated	\$ -
Restatement capital projects activity	<u>7,022,477</u>
Fund Balance - December 31, 2019, as restated	<u><u>\$ 7,022,477</u></u>



## **SUPPLEMENTARY INFORMATION**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –**  
**BUDGET AND ACTUAL**  
**DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 2	\$ 2	\$ -
Specific Ownership Taxes	7	7	-
Incremental Sales & Use Taxes - AURA	80,000	57,881	(22,119)
Incremental Property Taxes - AURA	3,400,000	1,777,188	(1,622,812)
Interest Income	71,000	30,226	(40,774)
Transfers from Colorado Science and Technology Park Metropolitan District No. 2	73,913	49,145	(24,768)
Transfers from Colorado Science and Technology Park Metropolitan District No. 3	13	12	(1)
Total Revenues	<u>3,624,935</u>	<u>1,914,461</u>	<u>(1,710,474)</u>
<b>EXPENDITURES</b>			
Bond Interest - Series 2018	1,460,888	1,460,888	-
Bond Principal - Series 2018	325,000	325,000	-
Loan Interest - Subordinate Loan - 2019	1,130,512	396,370	734,142
Paying Agent Fees	3,500	3,500	-
Bank Fees	100	-	100
Total Expenditures	<u>2,920,000</u>	<u>2,185,758</u>	<u>734,242</u>
<b>NET CHANGE IN FUND BALANCE</b>	704,935	(271,297)	(976,232)
Fund Balance - Beginning of Year, As Restated	<u>4,447,788</u>	<u>4,448,962</u>	<u>1,174</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 5,152,723</u>	<u>\$ 4,177,665</u>	<u>\$ (975,058)</u>



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Interest Income	\$ 50,000	\$ 41,460	\$ (8,540)
Reimbursed Expenditures	-	796,775	796,775
Total Revenues	50,000	838,235	788,235
<b>EXPENDITURES</b>			
23rd Avenue Construction	-	130,343	(130,343)
AIMCO Phase 3A	983,718	1,218,216	(234,498)
Developer-Paid Costs	-	1,614,980	(1,614,980)
FIC Phase 1	1,751,174	1,752,227	(1,053)
Other Projects	180,618	3,000	177,618
Road Maintenance Equipment	750,000	574,448	175,552
Contingency	3,426,991	-	3,426,991
Total Expenditures	7,092,501	5,293,214	1,799,287
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(7,042,501)	(4,454,979)	2,587,522
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	-	1,614,980	1,614,980
Total Other Financing Sources (Uses)	-	1,614,980	1,614,980
<b>NET CHANGE IN FUND BALANCE</b>	(7,042,501)	(2,839,999)	4,202,502
Fund Balance - Beginning of Year, As Restated	7,042,501	7,022,477	(20,024)
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 4,182,478</u>	<u>\$ 4,182,478</u>



**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS  
REQUIRED BY THE SPECIAL REVENUE REFUNDING AND  
IMPROVEMENT BONDS, SERIES 2018  
(UNAUDITED)**



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY THE  
SPECIAL REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2018**

**HISTORY OF DISTRICT NO. 2'S ASSESSED VALUATION AND MILL LEVIES  
YEAR ENDED DECEMBER 31, 2020  
(UNAUDITED)**

Levy/ Collection Year	Assessed Valuation				Mill Levies		
	Net Assessed Valuation Attributable to District No. 2 <sup>(1)</sup>	Increment Portion Attributable to AURA <sup>(2)</sup>	Gross Assessed Valuation	Percent Change <sup>(3)</sup>	General Fund	Debt Service	Total
2013/2014	\$ 77,840	\$ 2,030,670	\$ 2,108,510	-	10.000	50.000	60.000
2014/2015	78,020	2,041,300	2,119,320	0.5%	10.000	50.000	60.000
2015/2016	70,540	2,160,710	2,231,250	5.3%	10.000	50.000	60.000
2016/2017	77,460	2,414,620	2,492,080	11.7%	10.000	50.000	60.000
2017/2018	143,990	5,490,030	5,634,020	126.1%	10.000	50.000	60.000
2018/2019	154,500	6,430,750	6,585,250	16.9%	10.000	50.000	60.000
2019/2020	335,940	14,006,150	14,342,090	117.8%	10.000	50.000	60.000
2020/2021	256,780	6,763,900	7,020,680	-51.0%	10.000	50.000	60.000

<sup>(1)</sup> Represents the District No. 2's assessed valuation after deducting the assessed valuation attributable to AURA. District No. 2 certifies its mill levy in December of each year based upon the assessed valuations shown in this column. Pursuant to State law, the net portion attributable to District No. 2 is the Base Valuation, which is subject to reassessment every two years.

<sup>(2)</sup> Represents assessed valuation attributable to AURA.

<sup>(3)</sup> Represents the annual change in the gross assessed valuation. The assessed valuation of the net portion attributable to District No. 2 has not changed by this amount, and increases (or decreases) only by the amount by which the Base Valuation is reassessed every two years.

Sources: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2013 - 2017; and Adams County Assessor's Office.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY THE  
SPECIAL REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2018**

**HISTORY OF ASSESSED VALUATION AND MILL LEVIES IN TIF AREA NO. 1  
YEAR ENDED DECEMBER 31, 2020  
(UNAUDITED)**

Levy/ Collection Year	Assessed Valuation				
	Total Assessed Valuation in Tax Increment Area	Percent Change	Valuation Allocable to Base	Valuation Allocable to Increment	Tax Increment Mill Levy <sup>(1)</sup>
2013/2014	\$ 6,472,910	-	\$ 238,950	\$ 6,233,960	105.100
2014/2015	6,490,610	0.27%	238,950	6,251,660	104.263
2015/2016	8,469,860	30.49%	267,780	8,202,080	102.645
2016/2017	8,613,480	1.70%	267,780	8,345,700	105.965
2017/2018	15,887,550	84.45%	406,050	15,481,500	105.097
2018/2019	18,853,430	18.67%	441,520	18,411,910	105.097
2019/2020	30,171,400	60.03%	706,570	29,464,830	118.303
2020/2021	20,393,820	-32.41%	745,130	19,648,690	117.794

<sup>(1)</sup> Represents mill levies imposed by jurisdictions that overlap TIF area No. 1 with exception of Colorado Science Technology Park Metropolitan District Nos. 1, 2 and 3, which only partially overlap TIF Area No. 1.

Sources: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2013 - 2017; and Adams County Assessor's Office.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY THE  
SPECIAL REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2018**

**PROPERTY TAX COLLECTIONS FOR DISTRICT NO. 2  
YEAR ENDED DECEMBER 31, 2020  
(UNAUDITED)**

Levy/ Collection Year	Total Taxes Levied <sup>(1)</sup>	Total Current Tax Collections <sup>(2)</sup>	Collection Rate	Property Taxes Collected for AURA <sup>(3)</sup>	Total Collections
2012/2013	\$ 8,720	\$ 1,491	17.09%	\$ 47,499	\$ 48,990
2013/2014	4,671	1,899	40.65%	49,535	51,434
2014/2015	4,681	1,917	40.96%	50,165	52,082
2015/2016	4,232	4,233	100.01%	129,642	133,875
2016/2017	4,648	4,649	100.01%	144,876	149,525
2017/2018	8,639	8,640	100.01%	329,402	338,042
2018/2019	9,270	9,269	99.99%	386,031	395,300
2019/2020	20,156	6,085	30.19%	553,262	559,347

<sup>(1)</sup> Levied amounts do not reflect abatements or other adjustments. Levied amounts do not include the assessed revenue attributable to AURA in the following amounts for the respective levy years: \$277,901 for 2012; \$121,840 for 2013; \$122,478 for 2014; \$129,643 for 2015; \$144,877 for 2016; and \$329,402 for 2017.

<sup>(2)</sup> The county treasurer's collection fee has not been deducted from these amounts. Figures do not include interest, fees and penalties.

<sup>(3)</sup> Consists of amounts collected from District's mill levy on the assessed value attributable to AURA.

Sources: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2012 - 2020; and Adams County Treasurer's Office.



**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY THE  
SPECIAL REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2018**

**HISTORY OF TIF AREA NO. 1'S PROPERTY TAX INCREMENT COLLECTIONS  
YEAR ENDED DECEMBER 31, 2020  
(UNAUDITED)**

Levy/ Collection Year	Taxes Levied	Current Tax Collections <sup>(1)</sup>	Collection Rate
2012/2013	\$ 1,051,354	\$ 430,500	40.95%
2013/2014	777,349	578,389	74.41%
2014/2015	774,439	576,642	74.46%
2015/2016	971,136	971,610	100.05%
2016/2017	1,029,650	1,029,289	99.97%
2017/2018	1,960,145	1,686,638	86.05%
2018/2019	2,625,370	2,417,142	92.07%
2019/2020	4,776,650	2,151,505	45.04%

<sup>(1)</sup> The County Treasurer's collection fees have not been deducted from these amounts. Figures do not include interest, fees and penalties.

Sources: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2012 - 2020;  
and Adams County Treasurer's Office.