PECOS LOGISTICS PARK METROPOLITAN DISTRICT ANNUAL REPORT FOR REPORT YEAR 2020 ADAMS COUNTY, COLORADO

This annual report is submitted to Adams County consistent with Section VII of the Service Plan for the Pecos Logistics Park Metropolitan District (the "District").

A. Boundary changes made or proposed.

During the report year of 2020, the District included two small parcels into the District's boundaries consistent with the District's Service Plan. An updated boundary map is provided with this report (Attachment 1).

B. Intergovernmental Agreements with other governmental bodies entered into or proposed.

During the report year of 2020, the District did not enter into or propose any intergovernmental agreements with other governmental bodies.

C. Changes or proposed changes in the District's policies.

During the report year of 2020, the District did not make or propose any changes to its policies.

D. Changes or proposed changes in the District's operations.

During the report year of 2020, the District did not make or propose any changes to its operations.

E. Any changes in the financial status of the District including revenue projections, or operating costs.

Financial Status - see attached 2021 budget (Attachment 2), which includes the District's estimated revenues and expenditures for the year 2021. The District has not issued any bonds or other debt.

F. A summary of any litigation which involves the District.

During the report year of 2020, the District was not involved in any litigation, and is not currently involved in any litigation.

G. Proposed plans for the year immediately following the year summarized in the annual report.

In 2021, the District will continue to plan for the provision of public improvements and services as set forth in the District's Service Plan.

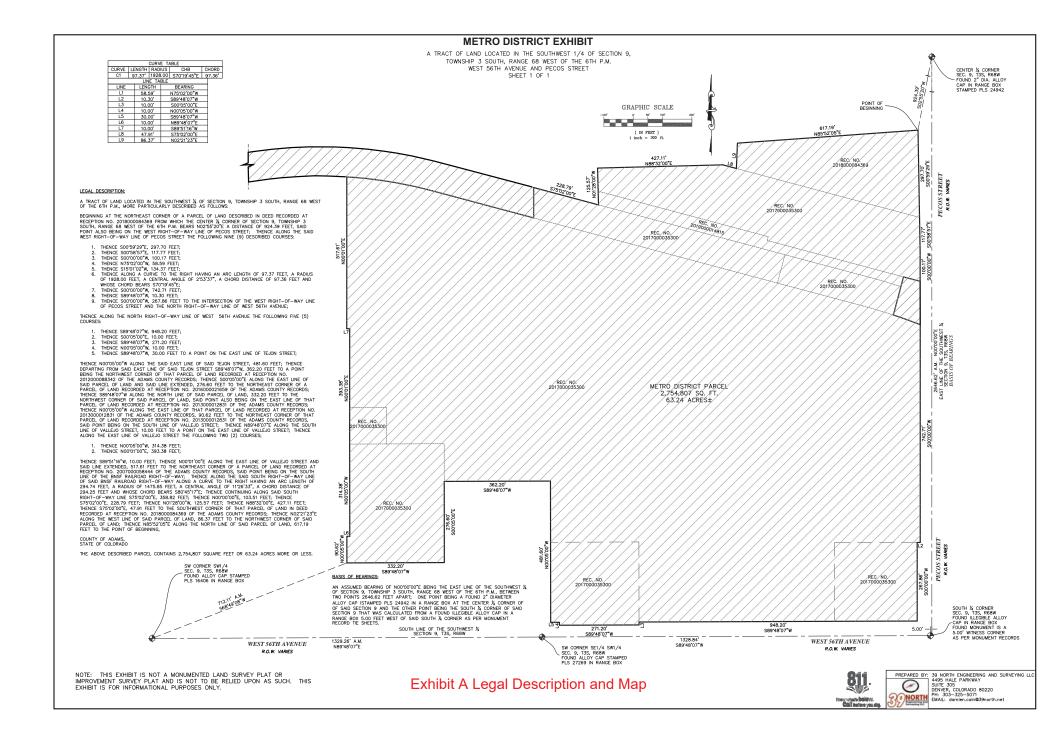
H. Status of Public Improvement Construction Schedule.

It is anticipated that the Developer will commence construction of various public improvements within the District consistent with the District's Service Plan and the applicable land use approvals approved by the County for the development.

I. Submission of current assessed valuation in the District.

The assessed valuation as certified by Adams County in 2020 was \$3,424,640.

ATTACHMENT 1 Boundary Map



ATTACHMENT 2 2021 Budget

LETTER OF BUDGET TRANSMITTAL

Date: January 22, 2021

To: Division of Local Government 1313 Sherman Street, Room 521 Denver, Colorado 80203

Attached are the 2021 budget and budget message for PECOS LOGISTICS PARK METROPOLITAN DISTRICT in Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 1, 2020. If there are any questions on the budget, please contact:

Spencer Fane LLP Attn: Thomas N. George, Esq. 1700 Lincoln Street, Suite 2000 Denver, CO 80203-4554 Tel.: 303-839-3800

I, Matthew Mitchell as President of the Pecos Logistics Park Metropolitan District, hereby certify that the attached is a true and correct copy of the 2021 budget.

By: _ 222

RESOLUTION TO ADOPT 2021 BUDGET, APPROPRIATE SUMS OF MONEY PECOS LOGISTICS PARK METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE PECOS LOGISTICS PARK METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021,

WHEREAS, the Board of Directors of the Pecos Logistics Park Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 1, 2020 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PECOS LOGISTICS PARK METROPOLITAN DISTRICT OF ADAMS COUNTY, COLORADO:

Section 1. <u>Adoption of Budget</u>. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Pecos Logistics Park Metropolitan District for calendar year 2021.

Section 2. <u>Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. <u>Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 1st day of December, 2020.

PECOS LOGISTICS PARK METROPOLITAN DISTRICT

ni

President

ATTEST:

KI Secretary

Signature Page to 2021 Budget Resolution

ATTACH COPY OF THE ADOPTED BUDGET AND THE CERTIFICATION OF TAX LEVIES

DN 4261439.1

PECOS LOGISTICS PARK METROPOLITAN DISTRICT 2021 BUDGET MESSAGE

<u>DISTRICT SERVICES</u>: The District is a metropolitan district organized pursuant to the Special District Act. The District will provide certain essential public-purpose facilities for the use and benefit of the property owners and users within the District. It is intended that the District oversee operations and provide maintenance of the improvements.

BASIS OF ACCOUNTING: The basis of accounting utilized in the preparation of the 2021 budget for the District is the modified accrual method. The District's 2021 budget includes projected revenues and expenditures for its general operating fund, capital projects fund, emergency fund, and debt service fund.

IMPORTANT FEATURES OF THE BUDGET:

- 1. <u>General Operating Fund/Expenditures</u>: Paid for out of the District's General Operating Fund, these expenses include general administrative costs, insurance, legal and other professional fees and other miscellaneous costs. Prior to the issuance of bonds, the costs are being funded by developer advances. The advances will be repaid from the tax levy for operations and maintenance if bonds are issued.
- 2. <u>Capital Projects Fund/Expenditures</u>: The District was formed to coordinate and manage the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services within and without the Project, including, without limitation, all streets, traffic and safety, water, sanitation, storm drainage, and transportation facilities. The District did not issue limited tax general obligation bonds in 2020 as budgeted and does not anticipate issuing any bonds in 2021. The developer has been and will continue to fund infrastructure costs and will be reimbursed by the District in the future if the decision is made to issue bonds.
- 3. <u>Emergency Fund/Expenditures</u>: The emergency fund for fiscal year 2021 will be equal to 3% of the District's fiscal year spending excluding those expenditures for bonded debt service, spending from gifts, federal funds, collections for another government, pension contributions by employees and pension fund earnings, reserve transfers or expenditures, damage awards, or property sales.
- 4. Debt Service Fund/Expenditures: The District did not issue limited general obligation bonds in 2020 as budgeted and does not anticipate issuing any bonds in 2021.

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PECOS LOGISTICS PARK METROPOLITAN DISTRICT GENERAL OPERATING FUND BUDGET JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

BEGINNING FUND BALANCE JANUARY 1 0 0 2,131 1,931 REVENUES: Property taxes O Specific ownership taxes Interest income TOTAL REVENUES 0 </th <th></th> <th>Actual Prior Year 2019</th> <th>Adopted Budget Year 2020</th> <th>Estimated Current Year 2020</th> <th>Proposed Budget Year 2021</th>		Actual Prior Year 2019	Adopted Budget Year 2020	Estimated Current Year 2020	Proposed Budget Year 2021
Property taxes 0	BEGINNING FUND BALANCE JANUARY 1	0	0	2,131	1,931
Property taxes 0	DEVENILES				
Specific ownership taxes 0 0 0 0 TOTAL REVENUES 0		0	0		0
O O			0		
OTHER FINANCING SOURCES(USES) Developer advances 56,000 70,000 31,000 21,000 OTAL OTHER FINANCING SOURCES(USES) 56,000 70,000 31,000 21,000 TOTAL OTHER FINANCING SOURCES(USES) 56,000 70,000 31,000 21,000 TOTAL AVAILABLE RESOURCES 0 0 2,131 22,931 EXPENDITURES: 0 0 0 0 0 General and administration 6,000 39,000 6,000 6,000 Audit 0 10,000 0 0 0 Insurance 100 2,400 100 100 Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 Reserve for emergencies (3%) 1,616 1,992 936 633 Undesignated	Interest income				
Developer advances 56,000 70,000 31,000 21,000 Operating transfer in (out) 0 </td <td>TOTAL REVENUES</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>	TOTAL REVENUES	0	0	0	0
Developer advances 56,000 70,000 31,000 21,000 Operating transfer in (out) 0 </td <td>OTHER FINANCING SOURCES(USES)</td> <td></td> <td></td> <td></td> <td></td>	OTHER FINANCING SOURCES(USES)				
Operating transfer in (out) TOTAL OTHER FINANCING SOURCES(USES) 0 0 0 21,000 TOTAL AVAILABLE RESOURCES 0 0 2,131 22,931 EXPENDITURES: General and administration Treasurer fees 0		56,000	70,000	31,000	21,000
TOTAL OTHER FINANCING SOURCES(USES) 56,000 70,000 31,000 21,000 TOTAL AVAILABLE RESOURCES 0 0 2,131 22,931 EXPENDITURES: 0 <td></td> <td></td> <td></td> <td>0</td> <td>0</td>				0	0
EXPENDITURES: General and administration Treasurer fees 0 0 0 Accounting/Administration 6,000 39,000 6,000 6,000 Audit 0 10,000 0 0 0 Insurance 100 2,400 100 100 Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198		56,000	70,000	31,000	21,000
General and administration 0 </td <td>TOTAL AVAILABLE RESOURCES</td> <td>0</td> <td>0</td> <td>2,131</td> <td>22,931</td>	TOTAL AVAILABLE RESOURCES	0	0	2,131	22,931
General and administration 0 </td <td></td> <td></td> <td></td> <td></td> <td></td>					
Treasurer fees 0 0 0 0 0 0 Accounting/Administration 6,000 39,000 6,000 6,000 Audit 0 10,000 0 0 Insurance 100 2,400 100 100 Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 Reserve for emergencies (3%) 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198					
Audit 0 10,000 0 0 Insurance 100 2,400 100 100 Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198		0	0	0	0
Audit 0 10,000 0 0 Insurance 100 2,400 100 100 Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 Reserve for emergencies (3%) 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198	Accounting/Administration	6,000		6,000	6,000
Legal 47,769 5,000 20,100 5,000 Contingency 0 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198		-		-	-
O 10,000 5,000 10,000 TOTAL EXPENDITURES 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198	Insurance				
Soluting Site 53,869 66,400 31,200 21,100 ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198		•			
ENDING FUND BALANCE 2,131 3,600 1,931 1,831 RECONCILIATION OF FUND BALANCE: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198					
Reconciliation of Fund Balance: 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198	TOTAL EXPENDITURES	55,009	00,400	51,200	21,100
Reserve for emergencies (3%) 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198	ENDING FUND BALANCE	2,131	3,600	1,931	1,831
Reserve for emergencies (3%) 1,616 1,992 936 633 Undesignated 515 1,608 995 1,198					
Undesignated 515 1,608 995 1,198		1.616	1.992	936	633
					1,198
	TOTAL FUND BALANCE	2,131	3,600	1,931	1,831

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GENERAL:

ASSESSED VALUATION (2019 -0-; 2020 -0-) CALCULATION (Assessed value x .001 x mills) Adams County General Fund (-0- mills) Debt Service Fund (-0- mills) BUDGETED TAX REVENUES

0	0	0
0	0	0
õ	0	
0	0	0

PECOS LOGISTICS PARK METROPOLITAN DISTRICT CAPITAL PROJECTS FUND BUDGET JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

	Actual Prior Year 2019	Adopted Budget Year 2020	Estimated Current Year 2020	Proposed Budget Year 2021
BEGINNING FUND BALANCE JANUARY 1	0	0	0	0
REVENUES Interest Income Total Revenues	0	0	0	0
OTHER FINANCING SOURCES (USES) Bond proceeds Capitalized Interest Total Other Financing Sources (Uses)	0	8,000,000 (92,813) 7,907,187	0	0 0 0
TOTAL AVAILABLE RESOURCES	0	7,907,187	0	0
EXPENDITURES Capital expenditures Bond issue costs Total Expenditures		7,627,187 280,000 7,907,187	0 0	0 0 0
ENDING FUND BALANCE	0	0	0	0

PECOS LOGISTICS PARK METROPOLITAN DISTRICT EMERGENCY FUND BUDGET JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

	Actual Prior Year 2019	Adopted Budget Year 2020	Estimated Current Year 2020	Proposed Budget Year 2021
BEGINNING FUND BALANCE JANUARY 1	0	0	1,616	936
REVENUES: Transfer from General Fund	1,616	1,992	(680)	(303)
TOTAL AVAILABLE RESOURCES	1,616		936	633
EXPENDITURES:	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0
ENDING FUND BALANCE	1,616	0	936	633

PECOS LOGISTICS PARK METROPOLITAN DISTRICT DEBT SERVICE FUND BUDGET JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

	Actual Prior Year 2019	Adopted Budget Year 2020	Estimated Current Year 2020	Proposed Budget Year 2021
BEGINNING FUND BALANCE JANUARY 1		•	-	
REVENUES:				
Property tax	=		-	-
Specific ownership taxes	-		-	-21
Interest income	-	٠		
TOTAL REVENUES		4	-	
OTHER FINANCING SOURCES (USES)		92,813		-
Capitalized interest in (out)		02,010		-
Principal payments on bonds TOTAL OTHER FINANCING SOURCES(USES)		92,813	-	-
TOTAL AVAILABLE RESOURCES	-	:		(2 0)
EXPENDITURES:	-	25,313	5 7 5	
Interest expense			121	
Paying agent fees			(.	-
Treasurer fees TOTAL EXPENDITURES	-	25,313		
ENDING FUND BALANCE	-	67,500		•

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Com	nissioners ¹ of		, Colorado.
On behalf of the			,
-		(taxing entity) ^A	
the _		(governing body) ^B	
of the		(governing body)	
<u> </u>		(local government) ^C	
• •	ertifies the following mills	D assessed valuation, Line 2 of the Certific	cation of Valuation Form DLG 57 ^E)
(AV) different than the Increment Financing (7 calculated using the NH property tax revenue w	ertified a NET assessed valuation GROSS AV due to a Tax TIF) Area ^F the tax levies must be ET AV. The taxing entity's total ill be derived from the mill levy NET assessed valuation of:	G assessed valuation, Line 4 of the Certifica ALUE FROM FINAL CERTIFICATION BY ASSESSOR NO LATER THA	ation of Valuation Form DLG 57) N OF VALUATION PROVIDED
Submitted:		for budget/fiscal year	· .
(no later than Dec. 15)	(mm/dd/yyyy)		(уууу)
PURPOSE (see	end notes for definitions and examples)	LEVY ²	REVENUE²
1. General Operat	ting Expenses ^H	mills	\$
	porary General Property Tax Credit/ ll Levy Rate Reduction ^I	< > mills	<u>\$< ></u>
SUBTOTAI	L FOR GENERAL OPERATING:	mills	\$
3. General Obliga	tion Bonds and Interest ^J	mills	\$
4. Contractual Ob	ligations ^K	mills	\$
5. Capital Expend	litures ^L	mills	\$
6. Refunds/Abate	ments ^M	mills	\$
7. Other ^N (specify):	mills	\$
		mills	\$
	TOTAL: Sum of General Operating Subtotal and Lines 3 to 7	mills	\$
Contact person: (print)		Daytime phone: ()	
Signed:	Stephaníe Net	Title:	
	ax entity's completed form when filing the local go ment (DLG), Room 521, 1313 Sherman Street, De		

 ¹ If the *taxing entity*'s boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>FINAL</u> certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ^J :	
1.	Purpose of Issue: Series: Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy: Revenue:	
	Kevenue.	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	ΓRACTS ^κ :	
3.	Purpose of Contract:	
5.	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
	ite venue.	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.