

**ANNUAL REPORT FOR THE YEAR 2023
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT
NO. 1**

The Colorado Science and Technology Park Metropolitan District No. 1 (the “District”) hereby submits this annual report, as required pursuant to Section XI of the Service Plan for the District, as approved by the City of Aurora (the “City) on July 16, 2007 (the “Service Plan”). In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the City, the Division of Local Government, the state auditor, and the Adams County Clerk and Recorder. This annual report is being submitted to satisfy the reporting requirement for the year 2024.

I. SERVICE PLAN – ANNUAL REPORT REQUIREMENTS.

For the year ending December 31, 2023, the District makes the following report:

A. Changes to the District’s boundaries as of December 31 of the prior year.

No changes to the District’s boundaries were made in 2023 or proposed as of December 31, 2023.

B. Intergovernmental agreements entered into by the District during the prior year.

The District did not enter into any intergovernmental agreements during 2023.

C. Copies of rules and regulations, if any, as of December 31 of the prior year.

Amended and Restated Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 et seq., C.R.S., were adopted by the Official Custodian of the District on December 19, 2023 and are attached as **Exhibit A**.

D. A summary of any litigation which involves the District public improvements as of December 31 of the prior year.

The District’s General Counsel is not aware of any litigation concerning the District’s public improvements as of December 31, 2023.

E. Status of the District’s construction of public improvements as of December 31 of the prior year.

In 2023, the District completed construction of all new streets and infrastructure therein in the sections of 23rd Street, Racine, 22nd, and Revere streets wrapping around the new FRA Bioscience-5 building, including water, sewer, and storm sewer improvements and walking/bike paths (the “City Improvements”). The City and Aurora Water granted final acceptance for the City Improvement in phases through fiscal year 2023. In connection with the construction of the City Improvements, the District also completed the installation of street lighting that the District retained ownership and maintenance of.

F. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

See response to Section I.E. above.

G. Assessed valuation of the District for the current year.

The final gross assessed valuation of the District for 2024 is \$2,170.00 and the final net assessed valuation of the District for 2024 is \$71.00.

H. Current year budget including a description of Public Improvements to be constructed in such year.

A copy of the District's 2024 budget is attached hereto as **Exhibit B**. The District does not anticipate any additional improvements will be constructed in 2024.

I. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

As of the date of submission this 2023 Annual Report, the District's audited financial statements for the year ending December 31, 2023 are not yet available. Once filed, the District's audited financial statements for the year ending December 31, 2023 will be available on the website of the Office of the State Auditor: <https://apps.leg.co.gov/osa/lg/submissions/search>.

The District's audited financial statements for the year ending December 31, 2022 are posted to the website of the Office of the State Auditor as follows: https://apps.leg.co.gov/osa/lg/local_govs/3123.

J. Notice of any uncured event of default by the District, which continue beyond a ninety (90) day period, under any debt instrument.

As of the date of submission of this 2023 Annual Report, the District is not aware of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument.

K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

As of the date of submission of this 2023 Annual Report, the District is not aware of any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(c), C.R.S.) ANNUAL REPORT REQUIREMENTS:

For the year ending December 31, 2023, the Districts make the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

A. Boundary changes made.

See Section I.A. above.

B. Intergovernmental agreements entered into or terminated with other governmental entities.

See Section I.B. above.

C. Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's Manager:

Anna Jones, Manager
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy, Suite 300
Greenwood Village, CO 80111
(303) 779-5710

D. A summary of litigation involving public improvements owned by the special district.

See Section I.D. above.

E. The status of the construction of public improvements by the special district.

See Section I.E. above.

F. A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

See Section I.E. & I.F. above.

G. The final assessed valuation of the special district as of December 31 of the reporting year.

See Section I.G. above.

H. A copy of the current year's budget.

See Section I.H. above.

I. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

See Section I.I. above.

J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

See Section I.J. above.

K. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

See Section I.K. above.

EXHIBIT A

Amended and Restated Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 et seq., C.R.S.

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

**AMENDED AND RESTATED RULES RELATED TO REQUESTS FOR INSPECTION OF
PUBLIC RECORDS
PURSUANT TO
THE COLORADO OPEN RECORDS ACT, SECTIONS 24-72-200.1 *et seq.*, C.R.S.**

WHEREAS, Colorado Science and Technology Park Metropolitan District No. 1 (the “District”) is a special district organized and existing pursuant to Sections 32-1-101 *et seq.*, C.R.S.; and

WHEREAS, the District is a political subdivision for purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S., as may be amended from time to time (“CORA”), as defined in Section 24-72-202(5), C.R.S., and is thus subject to CORA; and

WHEREAS, the District has designated an “Official Custodian,” as that term is defined in Section 24-72-202(2), C.R.S., who is responsible for the maintenance, care, and keeping of the District’s public records, regardless of whether the records are in his or her actual personal custody and control; and

WHEREAS, the District has designated a “Custodian,” as that term is defined in Section 24-72-202(1.1), C.R.S., who shall serve as the repository for the District’s public records and shall have personal custody and control of the District’s public records and assist the Official Custodian with the maintenance, care, and keeping of the District’s public records; and

WHEREAS, pursuant to Section 24-72-203(1)(a), C.R.S., the Official Custodian may make such rules with reference to the inspection of public records as are reasonably necessary for the protection of such records and the prevention of unnecessary interference with the regular discharge of the duties of the Custodian and the Custodian’s office; and

WHEREAS, the Official Custodian finds it is necessary and in the best interests of the District to adopt certain rules with reference to the inspection of its public records.

NOW, THEREFORE, THE OFFICIAL CUSTODIAN MAKES AND ADOPTS THE FOLLOWING RULES WITH REFERENCE TO THE INSPECTION OF THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1’S PUBLIC RECORDS:

1. Inspection of Public Records. All “Public Records” of the District, as such term is defined in Section 24-72-202(6), C.R.S., shall be available for public inspection by any person at reasonable times as provided in CORA, except as otherwise provided in CORA or as otherwise provided by law. All requests to inspect Public Records shall be in writing and delivered to the Custodian or his or her designee. Upon the receipt of a written request to inspect Public Records, the Custodian or his or her designee shall set a date and hour at which time the requested Public Records will be available for inspection,

which date and hour of inspection shall be between the hours of 8:00 A.M. and 5:00 P.M., Mountain Standard Time, three (3) working days or less from the date such Public Records were requested for inspection unless extenuating circumstances exist as provided in Section 24-72-203(3)(b), C.R.S. The day the request is received, weekends, and legally recognized holidays shall not count as a working day for the purposes of computing the date set for inspection of Public Records. A modification to a request for Public Records is considered a new request.

2. Notification for Inspecting Public Records Not Under Control of the Custodian. If the Public Records requested are not in the custody or control of the Custodian or the Official Custodian, the Custodian or his or her designee shall notify the person requesting to inspect such records that said records are not in the custody or control of the Official Custodian or the Custodian. The notification shall state in detail to the best of the Custodian's knowledge and belief, the reason for the absence of the records, the location of the records, and what person has custody or controls the records.
3. Notification for Inspecting Public Records in Use or Otherwise Unavailable. If the Public Records requested are in active use, in storage, or otherwise not readily available at the time requested, the Custodian or his or her designee shall notify the person requesting to inspect the Public Records of the status of the Public Records. Such notification shall be made in writing if desired by the person requesting to inspect the Public Records.
4. Copies of Public Records. Within the period specified in Section 24-72-203(3), C.R.S., the Custodian or his or her designee shall notify the person requesting a copy of the Public Records that a copy of the Public Records is available but will only be sent to the requester once the Custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, regardless of whether provided for herein, unless recovery of all or any portion of such costs or fees has been waived by the Custodian. Upon receipt of such payment, the Custodian or his or her designee shall send a copy of the Public Records to the requester as soon as practicable but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.
5. Fees for Copies of Public Records. The Custodian or his or her designee shall furnish, for a fee as set forth herein, a copy, printout, or photograph of the District's Public Records requested. The fee shall be twenty-five cents (\$0.25) per standard page, or such other maximum amount as authorized by Section 24-72-205(5), C.R.S., for a copy, printout, or photograph of the Public Record except as follows:
 - a. No per-page fee may be charged when the District's Public Records are provided in a digital or electronic format;
 - b. When the format is other than a standard page, the fee shall not exceed the actual cost of providing the copy, printout, or photograph;

- c. If other facilities are necessary to make a copy of the Public Records, the cost of providing the copy at the other facilities shall be paid by the person requesting the copy;
 - d. If the Public Records are a result of computer output other than word processing, the fee for a copy, printout, or photograph thereof may be based on recovery of the actual incremental costs of providing the electronic services and products together with a reasonable portion of the costs associated with building and maintaining the information system;
 - e. If, in response to a specific request, the District has performed a manipulation of data so as to generate a record in a form not used by the District, a reasonable fee may be charged to the person making the request, which fee shall not exceed the actual costs of manipulating the data and generating the record in accordance with the request; and
 - f. Where the fee for a certified copy or other copy, printout, or photograph of a Public Record is specifically prescribed by law, that specific fee shall apply in lieu of the fee(s) set forth herein.
6. Transmission Fees. In addition to the fees set forth above, where the person requesting the Public Record requests the transmission of a certified copy or other copy, printout, or photograph of a Public Record by United States mail or other non-electronic delivery service, the Custodian or his or her designee may charge the costs associated with such transmission, except that no transmission fees may be charged to the records requester for transmitting a Public Record via electronic mail.
7. Research and Retrieval Fees. In addition to the fees set forth above, in accordance with Section 24-72-205(6), C.R.S., the Official Custodian, Custodian, or his or her designee may charge a research and retrieval fee of \$33.58 per hour, or such other maximum hourly fee as may be adjusted from time to time pursuant to Section 24-72-205(6)(b), C.R.S., for time spent by the District's directors, employees, agents, and consultants researching, retrieving, gathering, collecting, compiling, preparing, redacting, manipulating, and/or otherwise producing records in order to respond to a request for Public Records. Provided, however, that such research and retrieval fee may not be imposed for the first hour of time expended in connection with such research and retrieval activities related to a request for Public Records, but may be imposed for each subsequent hour.
8. Payment of Fees. All fees associated with production of the District's Public Records requested by the person inspecting said Public Records, as set forth in Paragraphs 4 through 7 above, shall be received by the District before the delivery or inspection of said Public Records. If the District allows the public to pay for other services or products provided by the District with a credit card or other electronic payment method, the District shall allow the person requesting inspection of the Public Records to pay any fees or deposit associated with a record request via a credit card or other electronic payment

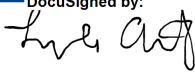
method. In addition to the fees set forth in Paragraphs 4 through 7 above, the Custodian or his or her designee may also charge any service charge or fee imposed by the processor of a credit card or electronic payment.

9. In Force Until Amended or Repealed. These rules of the Official Custodian shall remain in full force and effect unless and until such time as they are amended or repealed by the Official Custodian regardless of any change in either the individual serving as, or the designation of, the Official Custodian of the District.
10. Repealer. These rules of the Official Custodian shall supersede all previous versions of rules, regulations, practices and policies of the District related to inspection of Public Records.

[Remainder of page intentionally left blank.]

ADOPTED, APPROVED, AND MADE EFFECTIVE on 12/19/2023.

DocuSigned by:



1AD5D4FC63BC450...

By: Lyle Artz

Official Custodian of Public Records
Colorado Science and Technology Park
Metropolitan District No. 1

EXHIBIT B

2024 Budget

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 8,943,604	\$ 6,618,433	\$ 4,636,919
REVENUES			
Property taxes	5	4	5
Specific ownership taxes	9	9	10
Interest income	144,153	276,130	40,000
FRA advance - cash	-	715,215	-
FRA advance - paid costs	30,590	74,709	-
FRA Note Series 2024			4,500,000
Incremental Property Tax - AURA TIF No. 1	2,728,152	2,971,344	3,202,000
Incremental Sales & Use Tax - AURA	162,867	125,000	100,000
Transfer from CSTPMD No. 2	69,629	86,836	95,299
Transfer from CSTPMD No. 3	16	17	16
Developer credit	452,100	-	-
COI reimbursement	-	-	132,000
Bond issuance	-	-	41,020,000
Bond premium	-	-	2,462,626
Total revenues	<u>3,587,521</u>	<u>4,249,264</u>	<u>51,551,956</u>
TRANSFERS IN	<u>-</u>	<u>23</u>	<u>572,998</u>
Total funds available	<u>12,531,125</u>	<u>10,867,720</u>	<u>56,761,873</u>
EXPENDITURES			
General Fund	223,395	362,000	388,000
Debt Service Fund	3,223,325	3,137,409	51,187,700
Capital Projects Fund	2,465,972	2,731,369	4,569,997
Total expenditures	<u>5,912,692</u>	<u>6,230,778</u>	<u>56,145,697</u>
TRANSFERS OUT	<u>-</u>	<u>23</u>	<u>572,998</u>
Total expenditures and transfers out requiring appropriation	<u>5,912,692</u>	<u>6,230,801</u>	<u>56,718,695</u>
ENDING FUND BALANCES	<u>\$ 6,618,433</u>	<u>\$ 4,636,919</u>	<u>\$ 43,178</u>
EMERGENCY RESERVE	\$ 5,100	\$ 8,400	\$ 9,300
RESERVE FUND	2,167,420	2,167,420	-
SURPLUS FUND	2,950,179	2,963,500	-
CAPITALIZED INTEREST FUND	-	4,722,469	-
TOTAL RESERVE	<u>\$ 5,122,699</u>	<u>\$ 9,861,789</u>	<u>\$ 9,300</u>

No assurance is provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Total Assessed Valuation	\$ 2,160	\$ 2,160	\$ 2,170
TIF	(2,080)	(2,090)	(2,099)
Certified Assessed Value	\$ 80	\$ 70	\$ 71

MILL LEVY

General	10.000	10.000	10.000
Debt Service	50.000	50.000	51.972
ARI	0.000	1.000	1.039
Total mill levy	60.000	61.000	63.011

PROPERTY TAXES

General	\$ 1	\$ 1	\$ 1
Debt Service	4	3	4
ARI	-	-	-
Budgeted property taxes	\$ 5	\$ 4	\$ 5

BUDGETED PROPERTY TAXES

General	\$ 1	\$ 1	\$ 1
Debt Service	4	3	4
ARI	-	-	-
	\$ 5	\$ 4	\$ 5

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 26,026	\$ (29,916)	\$ 9,000
REVENUES			
Property taxes	1	1	1
Specific ownership taxes	1	1	2
FRA advance - cash	-	123,413	-
Incremental Property Tax - AURA TIF No. 1	155,841	259,781	270,000
Transfer from CSTPMD No. 2	11,607	17,717	20,172
Transfer from CSTPMD No. 3	3	3	3
COI reimbursement	-	-	132,000
Total revenues	167,453	400,916	422,178
Total funds available	193,479	371,000	431,178
EXPENDITURES			
General and administrative			
Accounting	53,071	63,000	64,000
Auditing	4,400	4,700	5,300
Insurance	8,006	8,447	10,000
District management	46,969	80,000	47,000
Legal	36,954	80,000	55,000
Miscellaneous	2,524	5,467	4,700
Election	51,194	8,386	-
Repay FRA advance	-	-	132,000
Cost of issuance (COI)	-	87,000	45,000
Operations and maintenance			
Maintenance	20,277	25,000	25,000
Total expenditures	223,395	362,000	388,000
Total expenditures and transfers out requiring appropriation	223,395	362,000	388,000
ENDING FUND BALANCES	\$ (29,916)	\$ 9,000	\$ 43,178
EMERGENCY RESERVE	\$ 5,100	\$ 8,400	\$ 9,300
TOTAL RESERVE	\$ 5,100	\$ 8,400	\$ 9,300

No assurance is provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 5,007,464	\$ 5,117,599	\$ 5,130,920
REVENUES			
Property taxes	4	3	4
Specific ownership taxes	8	8	8
Interest income	88,135	245,000	40,000
Incremental Property Tax - AURA TIF No. 1	2,572,311	2,711,563	2,932,000
Incremental Sales & Use Tax - AURA	162,867	125,000	100,000
Transfer from CSTPMD No. 2	58,022	69,119	75,127
Transfer from CSTPMD No. 3	13	14	13
Developer credit	452,100	-	-
Bond issuance	-	-	41,020,000
Bond premium	-	-	2,462,626
Total revenues	3,333,460	3,150,707	46,629,778
TRANSFERS IN			
Transfers from other funds	-	23	-
Total funds available	8,340,924	8,268,329	51,760,698
EXPENDITURES			
General and administrative			
Paying agent fees	7,525	3,500	5,000
Bond issue costs	-	-	1,870,012
Refunding escrow	-	-	27,966,670
Contingency	-	20,459	-
Debt Service			
Bond principal - Series 2018	760,000	970,000	-
Bond interest - Series 2018	1,416,700	1,383,450	-
Subordinate note - 2019	1,039,100	760,000	18,203,865
Debt Service-Series 2024			3,142,153
Total expenditures	3,223,325	3,137,409	51,187,700
TRANSFERS OUT			
Transfers to other fund	-	-	572,998
Total expenditures and transfers out requiring appropriation	3,223,325	3,137,409	51,760,698
ENDING FUND BALANCES	\$ 5,117,599	\$ 5,130,920	-
RESERVE FUND	\$ 2,167,420	\$ 2,167,420	\$ -
SURPLUS FUND	2,950,179	2,963,500	-
TOTAL RESERVE	\$ 5,117,599	\$ 5,130,920	\$ -

No assurance is provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/31/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,910,114	\$ 1,530,750	\$ (503,001)
REVENUES			
Interest income	56,018	31,130	-
FRA advance - cash	-	591,802	-
FRA advance - paid costs	30,590	74,709	-
FRA Note Series 2024			4,500,000
Total revenues	<u>86,608</u>	<u>697,641</u>	<u>4,500,000</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>572,998</u>
Total funds available	<u>3,996,722</u>	<u>2,228,391</u>	<u>4,569,997</u>
EXPENDITURES			
Capital Projects			
Repay FRA	-	-	-
Project management	48,988	40,000	60,000
Developer paid costs	30,590	74,709	-
23rd Avenue Construction	1,977,016	2,600,000	-
Montview Design	409,378	-	-
BioScience 5 Parcel	-	16,660	-
Scranton Parkway	-	-	4,509,997
Total expenditures	<u>2,465,972</u>	<u>2,731,369</u>	<u>4,569,997</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>23</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,465,972</u>	<u>2,731,392</u>	<u>4,569,997</u>
ENDING FUND BALANCES	<u>\$ 1,530,750</u>	<u>\$ (503,001)</u>	<u>\$ -</u>

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2024 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 16, 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.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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.

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.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

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 4.00%.

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

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

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 Bonds are expected to be refinanced in 2024.

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 2024, as defined under TABOR.

This information is an integral part of the accompanying budget.