

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2025

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

Attached are the 2025 budget and budget message for the COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1 Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 26, 2024. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP
Attn: Anna Jones, District Manager
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Telephone number: 303-779-5710
anna.Jones@claconnect.com

I, Anna Jones, District Manager of the Colorado Science and Technology Park Metropolitan District No. 1 hereby certify that the attached is a true and correct copy of the 2025 budget.

By: 

Anna Jones, District Manager

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ADAMS
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2025 BUDGET RESOLUTION

The Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 1 (the “District”), City of Aurora, Adams County, Colorado held a special meeting on Tuesday, November 26, 2024, at the hour of 8:30 A.M., via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWVINmEwNzctOTY4NS00MWNILTkzNTktZjUyZmJlZWlwMWQw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Meeting ID: 296 112 450 463, Passcode: U5vkSK.

The following members of the District’s Board of Directors (the “Board”) were present:

President:	V. Michael Komppa
Vice President:	Steve VanNurden
Treasurer/Secretary:	Lyle R. Artz
Assistant Secretary:	Terri Velasquez
Assistant Secretary:	Terri Carrothers

Also present were: Anna Jones, Jill Gillespie and Gigi Pangindian; CliftonLarsonAllen LLP; Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue, P.C.; Thomas Smith, Fitzsimons Redevelopment; Steve Coffin, AIR Communities; Alex Ong, AIMCO; Ken Diamond, Colorado Science and Technology Park Metropolitan District No. 2 Board Member; Tizzie Likovich, member of the public.

Ms. Jones reported that proper notice was made to allow the Board to conduct a public hearing on the 2025 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a special meeting of the Board and that a notice of special meeting was posted on a public website of the District, <https://www.coloradosciencetechparkmds.org/>, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Artz introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1, CITY OF AURORA, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2024; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 31, 2024, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Tuesday, November 26, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1, CITY OF AURORA, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2025. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2025. Due to the significant possibility that the final assessed valuation provided by the Adams County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Lyle Artz, Secretary/Treasurer of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2025 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$1 and that the 2024 valuation for assessment, as certified by the Adams County Assessor, is \$64. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 10.000 mills

upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 6. 2025 Levy of Contractual ARI Mill Levy Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for contractual expenses related to the District's ARI Mill Levy is \$-0- and that the 2024 valuation for assessment, as certified by the Adams County Assessor, is \$64. That for the purposes of meeting all contractual ARI Mill Levy expenses of the District during the 2025 budget year, there is hereby levied a tax of 1.039 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 7. 2025 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$3 and that the 2024 valuation for assessment, as certified by the Adams County Assessor, is \$64. That for the purposes of meeting all debt retirement expenses of the District during the 2025 budget year, there is hereby levied a tax of 51.969 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 8. 2025 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Adams County on or before December 15, 2024 (or such other date as may be prescribed by law), for collection in 2025.

Section 9. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director VanNurden.

RESOLUTION APPROVED AND ADOPTED THIS 26TH DAY OF NOVEMBER 2024.

COLORADO SCIENCE AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 1

Signed by:

Mike Komppa

D395E10A7EE0494

By: V. Michael Komppa

Its: President

ATTEST:

Signed by:

Lyle Artz

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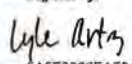
By: Lyle Artz

Its: Secretary/Treasurer

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ADAMS
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1

I, Lyle Artz, hereby certify that I am a director and the duly elected and qualified Secretary and Treasurer of the Colorado Science and Technology Park Metropolitan District No. 1, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special meeting of the Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 1 held on Tuesday, November 26, 2024, via video conference at via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWVlNmEwNzctOTY4NS00MWNlTkzNTktZjUyZmJlZWlWMWQw%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Meeting ID: 296 112 450 463, Passcode: U5vkSK, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 26th day of November 2024.

Signed by:

Lyle Artz, Secretary/Treasurer

[SEAL]



EXHIBIT A

Affidavit
Notice as to Proposed 2025 Budget

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

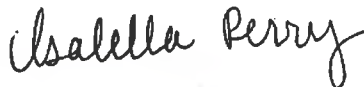
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 31 A.D. 2024 and that the last publication of said notice was in the issue of said newspaper dated October 31 A.D. 2024.

I witness whereof I have hereunto set my hand this 31st day of October A.D. 2024.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 31st day of October A.D. 2024.



Notary Public



**NOTICE AS TO PROPOSED 2025
BUDGET AND HEARING
COLORADO SCIENCE
AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 1**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1 (the "District") for the ensuing year of 2025. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 6390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 9:00 A.M., on Tuesday, November 26, 2024.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at <https://www.coloradosciencetechparkmds.org/> at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE
DISTRICT:

By: /s/ ICENOGLER | SEEVER | POGUE
A Professional Corporation

Publication: October 31, 2024
Sentinel

**NOTICE AS TO PROPOSED 2025 BUDGET AND HEARING
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1** (the “District”) for the ensuing year of 2025. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held at 9:00 A.M., on Tuesday, November 26, 2024.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District’s website at <https://www.coloradosciencetechparkmds.org/> at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Sentinel*
Publish On: Thursday, October 31, 2024

EXHIBIT B

Budget Document
Budget Message

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 6,618,433	\$ 4,348,982	\$ 1,388,119
REVENUES			
Property taxes	4	4	4
Specific ownership taxes	9	9	7
Interest income	283,735	500,000	95,000
FRA advance	296,709	506,304	-
FRA Note Series 2024	-	-	3,229,880
Incremental Property Tax - AURA TIF No. 1	3,078,533	3,189,000	3,716,000
Incremental Sales, Lodger & Use Tax - AURA	174,174	289,000	310,000
Transfer from CSTPMD No. 2	86,730	86,957	103,524
Transfer from CSTPMD No. 3	18	13	20
COI reimbursement	-	-	-
Bond issuance	-	44,450,000	-
Bond premium	-	2,034,380	-
Total revenues	<u>3,919,912</u>	<u>51,055,667</u>	<u>7,454,435</u>
TRANSFERS IN	<u>47,023</u>	<u>1,742,725</u>	<u>-</u>
Total funds available	<u>10,585,368</u>	<u>57,147,374</u>	<u>8,842,554</u>
EXPENDITURES			
General Fund	367,861	249,356	323,000
Debt Service Fund	3,235,079	53,746,776	3,776,000
Capital Projects Fund	2,586,423	20,398	4,595,000
Total expenditures	<u>6,189,363</u>	<u>54,016,530</u>	<u>8,694,000</u>
TRANSFERS OUT	<u>47,023</u>	<u>1,742,725</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>6,236,386</u>	<u>55,759,255</u>	<u>8,694,000</u>
ENDING FUND BALANCES	<u>\$ 4,348,982</u>	<u>\$ 1,388,119</u>	<u>\$ 148,554</u>
EMERGENCY RESERVE	\$ 11,400	\$ 5,900	\$ 9,200
AVAILABLE FOR OPERATIONS	-	20,438	112,264
RESERVE FUND	2,167,420	-	-
SURPLUS FUND	3,035,923	-	-
TOTAL RESERVE	<u>\$ 5,214,743</u>	<u>\$ 26,338</u>	<u>\$ 121,464</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/31/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

ASSESSED VALUATION

Total Assessed Valuation	\$ 2,160	\$ 2,170	\$ 2,080
TIF	(2,090)	(2,099)	(2,016)
Certified Assessed Value	\$ 70	\$ 71	\$ 64

MILL LEVY

General	10.000	10.000	10.000
Debt Service	50.000	51.972	51.969
ARI	1.000	1.039	1.039
Total mill levy	61.000	63.011	63.008

PROPERTY TAXES

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

BUDGETED PROPERTY TAXES

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

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (29,916)	\$ (66,502)	\$ 26,338
REVENUES			
Property taxes	1	1	1
Specific ownership taxes	1	1	1
FRA advance	107,000	110,000	-
Incremental Property Tax - AURA TIF No. 1	252,486	189,000	386,000
Transfer from CSTPMD No. 2	18,784	18,539	32,114
Transfer from CSTPMD No. 3	3	3	10
Total revenues	378,275	317,544	418,126
TRANSFERS IN			
Transfers from other funds	-	24,652	-
Total funds available	348,359	275,694	444,464
EXPENDITURES			
General and administrative			
Accounting	65,760	80,000	68,000
Auditing	4,700	4,700	5,300
Insurance	8,447	8,556	10,000
District management	68,021	65,000	75,000
Legal	73,368	55,000	55,000
Miscellaneous	1,316	1,100	4,700
Election	8,386	-	5,000
Bond issue costs	117,255	-	25,000
Cost of Issuance (COI)	-	-	-
Operations and maintenance			
Maintenance	20,608	35,000	75,000
Total expenditures	367,861	249,356	323,000
TRANSFERS OUT			
Transfers to other fund	47,000	-	-
Total expenditures and transfers out requiring appropriation	414,861	249,356	323,000
ENDING FUND BALANCES	\$ (66,502)	\$ 26,338	\$ 121,464
EMERGENCY RESERVE	\$ 11,400	\$ 5,900	\$ 9,200
AVAILABLE FOR OPERATIONS	-	20,438	112,264
TOTAL RESERVE	\$ 11,400	\$ 26,338	\$ 121,464

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 5,117,599	\$ 5,203,343	\$ 21,661
REVENUES			
Property taxes	3	3	3
Specific ownership taxes	8	8	6
Interest income	252,607	466,000	70,000
Incremental Property Tax - AURA TIF No. 1	2,826,047	3,000,000	3,330,000
Incremental Sales, Lodger & Use Tax - AUR	174,174	289,000	310,000
Transfer from CSTPMD No. 2	67,946	68,418	71,410
Transfer from CSTPMD No. 3	15	10	10
Other revenue	-	-	-
Bond issuance	-	44,450,000	-
Bond premium	-	2,034,380	-
Total revenues	<u>3,320,800</u>	<u>50,307,819</u>	<u>3,781,429</u>
TRANSFERS IN			
Transfers from other funds	<u>23</u>	<u>-</u>	<u>-</u>
Total funds available	<u>8,438,422</u>	<u>55,511,162</u>	<u>3,803,090</u>
EXPENDITURES			
General and administrative			
Miscellaneous	-	856	5,668
Paying agent fees	3,500	8,900	8,900
Bond issue costs	-	2,900,357	-
Refunding escrow	-	28,569,783	-
Debt Service			
Bond principal - Series 2018	970,000	-	-
Bond interest - Series 2018	1,383,450	-	-
Bond interest - Series 2024A	-	1,023,503	1,595,588
Subordinate bond interest - Series 2024B	-	297,622	465,844
Subordinate note - 2019	878,129	18,740,755	-
Bond principal - Series 2024A	-	2,205,000	1,700,000
Total expenditures	<u>3,235,079</u>	<u>53,746,776</u>	<u>3,776,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>1,742,725</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>3,235,079</u>	<u>55,489,501</u>	<u>3,776,000</u>
ENDING FUND BALANCES	<u>\$ 5,203,343</u>	<u>\$ 21,661</u>	<u>\$ 27,090</u>
RESERVE FUND	\$ 2,167,420	\$ -	\$ -
SURPLUS FUND	3,035,923	-	-
TOTAL RESERVE	<u>\$ 5,203,343</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's
compilation report and summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,530,750	\$ (787,859)	\$ 1,340,120
REVENUES			
Interest income	31,128	34,000	25,000
FRA advance	189,709	396,304	-
FRA Note Series 2024	-	-	3,229,880
Total revenues	<u>220,837</u>	<u>430,304</u>	<u>3,254,880</u>
TRANSFERS IN			
Transfers from other funds	<u>47,000</u>	<u>1,718,073</u>	<u>-</u>
Total funds available	<u>1,798,587</u>	<u>1,360,518</u>	<u>4,595,000</u>
EXPENDITURES			
Capital Projects			
Project management	41,133	-	85,000
Developer paid costs	74,709	20,398	-
23rd Avenue Construction	2,453,921	-	-
Scranton Parkway	-	-	4,510,000
BioScience 5 Parcel	16,660	-	-
Total expenditures	<u>2,586,423</u>	<u>20,398</u>	<u>4,595,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>23</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,586,446</u>	<u>20,398</u>	<u>4,595,000</u>
ENDING FUND BALANCES	<u>\$ (787,859)</u>	<u>\$ 1,340,120</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2025 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 provided 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
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 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 6% 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
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Transfers from Colorado Science and Technology Park Metropolitan District No. 2

On April 1, 2024, the District entered into the Senior Capital Pledge Agreement and the Subordinate 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 refunding bonds issued by the District in 2024. The proceeds of the refunding bonds issued by the District was used for construction and acquisition of public improvements within the District.

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

\$44,450,000 Special Refunding and Improvement Bonds, Series 2024

On April 24, 2024, the District issued Special Revenue Refunding and Improvement Bonds, Series 2024, with interest rates varying from 4.000% to 5.000%. 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, 2029, 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, 2038, December 1, 2044, and December 1, 2054 also are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2035, December 1, 2039, and December 1, 2045 and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

\$44,450,000 Special Refunding and Improvement Bonds, Series 2024 (continued)

The proceeds from the sale of the Bonds were/will be used for the purposes of (i) financing a portion of the acquisition, construction, installation, relocation and redevelopment of Public Improvements, (ii) refunding the Special Revenue Refunding and Improvement Bonds, Series 2018 and the Subordinate Loan, and (iii) 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 2025, 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**

Year Ending December 31,	\$34,675,000		\$9,775,000		
	Special Revenue Refunding and Improvement Bonds		Subordinate Special Refunding and Improvement Bonds		
	Series 2024A		Series 2024B		
	Dated April 25, 2024		Dated April 25, 2024		
	Principal Due December 1		Principal Due December 1		
	Interest Rate 4.000% - 5.000% Payable		Interest Rate 4.125% - 5.000% Payable		
	June 1 and December 1		June 1 and December 1		
	Principal	Interest	Principal	Interest	Total
2025	\$ 1,700,000	\$ 1,595,588	\$ -	\$ 465,844	\$ 3,761,432
2026	1,835,000	1,510,588	-	465,844	3,811,432
2027	1,945,000	1,418,838	-	465,844	3,829,682
2028	2,095,000	1,321,588	350,000	465,844	4,232,432
2029	2,215,000	1,216,838	510,000	448,344	4,390,182
2030	2,380,000	1,106,088	555,000	422,844	4,463,932
2031	2,515,000	987,088	580,000	395,094	4,477,182
2032	2,690,000	861,338	635,000	366,094	4,552,432
2033	2,720,000	726,838	675,000	334,344	4,456,182
2032	2,590,000	590,838	735,000	300,594	4,216,432
2033	245,000	461,338	155,000	263,844	1,125,182
2034	270,000	451,538	165,000	257,450	1,143,988
2035	280,000	440,738	175,000	250,644	1,146,382
2036	305,000	429,538	190,000	243,425	1,167,963
2037	315,000	417,338	200,000	235,588	1,167,926
2038	345,000	403,950	215,000	227,338	1,191,288
2039	360,000	389,288	225,000	217,663	1,191,951
2040	390,000	373,988	245,000	207,538	1,216,526
2041	405,000	357,412	255,000	196,513	1,213,925
2042	440,000	340,200	275,000	185,038	1,240,238
2043	455,000	321,500	290,000	172,663	1,239,163
2044	495,000	298,750	310,000	158,888	1,262,638
2045	520,000	274,000	325,000	144,163	1,263,163
2046	590,000	248,000	325,000	128,725	1,291,725
2047	620,000	218,500	340,000	113,288	1,291,788
2048	665,000	187,500	365,000	97,138	1,314,638
2049	700,000	154,250	380,000	79,800	1,314,050
2050	750,000	119,250	410,000	61,750	1,341,000
2051	790,000	81,750	430,000	42,275	1,344,025
2052	845,000	42,250	460,000	21,850	1,369,100
Total	<u>\$ 32,470,000</u>	<u>\$ 17,346,708</u>	<u>\$ 9,775,000</u>	<u>\$ 7,436,271</u>	<u>\$ 67,027,979</u>

No assurance provided. See summary of significant assumptions.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Colorado Science and Technology Park Metropolitan District No. 1,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Colorado Science and Technology Park Metropolitan District No. 1
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,080 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 64 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/10/2024 for budget/fiscal year 2025.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	10.000 mills	\$ 1
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 1
3. General Obligation Bonds and Interest ^J	51.969 mills	\$ 3
4. Contractual Obligations ^K	1.039 mills	\$ 0
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	63.008 mills	\$ 4

Contact person: (print) Gigi Pangindian Daytime phone: (303) 779-5710
 Signed:  Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

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 three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** 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:

BONDS^J:

1. Purpose of Issue: Public improvements and refunding
Series: Subordinate Special Revenue Refunding and Improvement Bonds, Series 2024B
Date of Issue: April 25, 2024
Coupon Rate: 4.125% - 5.000%
Maturity Date: December 15, 2028 and thereafter
Levy: 51.969
Revenue: \$3

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: Regional Improvements within the City of Aurora
Title: Service Plan/Intergovernmental Agreement (IGA)
Date: July 16, 2007 (Service Plan) and September 8, 2008 (IGA)
Principal Amount: N/A
Maturity Date: One mill for the first 20 years and increases thereafter as set forth in the District's Service Plan and IGA with the City of Aurora
Levy: 1.039
Revenue: \$0

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Colorado Science and Technology Park Metropolitan District No. 1 of Adams County, Colorado on this 26th day of November 2024.

Signed by:

5A3P6380EAF948A

Lyle Artz, Secretary/Treasurer

SEAL

