

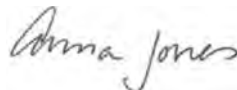
LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2023  
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2023 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 29, 2022. 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](mailto: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 2023 budget.

By: 

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Anna Jones, District Manager

STATE OF COLORADO  
COUNTY OF ADAMS  
CITY OF AURORA  
COLORADO SCIENCE AND TECHNOLOGY  
PARK METROPOLITAN DISTRICT NO. 1  
2023 BUDGET RESOLUTION

The Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 1, City of Aurora, County of Adams, Colorado held a special meeting on Tuesday, November 29, 2022, at the hour of 9:30 A.M., via video conference at [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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, Conference ID: 490 331 173#.

The following members of the Board of Directors were present:

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

Also present were: Shannon Smith Johnson, Icenogle Seaver Pogue, P.C.; Anna Jones, Nic Carlson, Nancy Bach and Gigi Pangidian, CliftonLarsonAllen LLP; Terri Velasquez, City of Aurora; James Mann and Melissa Buck, UMB Bank n.a.

Ms. Jones reported that proper notice was made to allow the Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 1 to conduct a public hearing on the 2023 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 of Directors of the District and that a notice of special meeting was posted on a public website of the District, [www.coloradosciencetechparkmnds.org](http://www.coloradosciencetechparkmnds.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 Carrothers 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 2023 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 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Colorado Science and Technology Park Metropolitan District No. 1 (the “District”) 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, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Friday, November 25, 2022, in *The Denver Post*, 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 29, 2022, 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 available to the Board 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 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, 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 and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Adams County Assessor's Office differs from the 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 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 and 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. 2023 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 2022 valuation for assessment, as certified by the Adams County Assessor, is \$70. That for the purposes of meeting all general operating expenses of the District during the 2023 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 2023.

Section 6. 2023 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 2022 valuation for assessment, as certified by the Adams County Assessor, is \$70. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 50.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 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, 2022, for collection in 2023.

Section 8. 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. 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 Velasquez.

RESOLUTION APPROVED AND ADOPTED THIS 29TH DAY OF NOVEMBER 2022.

COLORADO SCIENCE AND TECHNOLOGY PARK  
METROPOLITAN DISTRICT NO. 1

DocuSigned by:

*Mike Komppa*

D395F10A7EF0494...

By: V. Michael Komppa  
Its: President

ATTEST:

DocuSigned by:

*Lyle Artz*

5A5F6386EAF949A...

By: Lyle Artz  
Its: Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF ADAMS  
CITY OF AURORA  
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 29, 2022, via video conference at [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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, Conference ID: 490 331 173#, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; 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 29th day of November 2022.



[SEAL]

DocuSigned by:

*Lyle Artz*

5A5E6386AE949A

Lyle Artz, Secretary/Treasurer

**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget



The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver )  
State of Colorado )  
)

The undersigned **Nicole Maestas** being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

November 25, 2022

*Nicole Maestas*  
Signature

Subscribed and sworn to before me this 30 day of November, 2022.

*Kay C. Dapice*  
Notary Public

(SEAL)

KAY C. DAPICE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19944012554  
MY COMMISSION EXPIRES AUGUST 19, 2026

REVISED NOTICE AS TO PROPOSED 2023 BUDGETS AND HEARINGS  
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN  
DISTRICT NOS. 1, 2 & 3

NOTICE IS HEREBY GIVEN that proposed budgets have been submitted to the COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NOS. 1, 2 & 3 for the ensuing year of 2023. Copies of such proposed budgets have been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where the same are open for public inspection. Such proposed budgets will be considered at hearings at the special meeting of the Colorado Science and Technology Park Metropolitan District Nos. 1, 2 & 3 to be held at 9:30 A.M., on Tuesday, November 29, 2022. The meeting will be held via video conference at <https://teams.microsoft.com/j/maestn-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%220id%22%3a%2278e91a46-bd8c-4fe5-980c-8ff3dec70755%22%7d> and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 490 331 173#. Any interested elector within the Colorado Science and Technology Park Metropolitan District Nos. 1, 2 & 3 may inspect the proposed budgets and file or register any objections at any time prior to the final adoption of the 2023 budgets.

BY ORDER OF THE BOARDS OF DIRECTORS:  
COLORADO SCIENCE AND TECHNOLOGY PARK  
METROPOLITAN DISTRICT NOS. 1, 2 & 3

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

Publish In: The Denver Post  
Publish On: Friday, November 25, 2022

**REVISED NOTICE AS TO PROPOSED 2023 BUDGETS AND HEARINGS  
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN  
DISTRICT NOS. 1, 2 & 3**

**REVISED NOTICE IS HEREBY GIVEN** that proposed budgets have been submitted to the **COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NOS. 1, 2 & 3** for the ensuing year of 2023. Copies of such proposed budgets have been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where the same are open for public inspection. Such proposed budgets will be considered at hearings at the special meeting of the Colorado Science and Technology Park Metropolitan District Nos. 1, 2& 3 to be held at 9:30 A.M., on Tuesday, November 29, 2022. The meeting will be held via video conference at [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWZmNDQ5NTktNGIyNy00MTYxLTlmYWYtMTkzY2Q4N2FmZmZh%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, Conference ID: 490 331 173#. Any interested elector within the Colorado Science and Technology Park Metropolitan District Nos. 1, 2 & 3 may inspect the proposed budgets and file or register any objections at any time prior to the final adoption of the 2023 budgets.

**BY ORDER OF THE BOARDS OF DIRECTORS:  
COLORADO SCIENCE AND TECHNOLOGY PARK  
METROPOLITAN DISTRICT NOS. 1, 2 & 3**

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

Publish In: *The Denver Post*  
Publish On: Friday, November 25, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**SUMMARY**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/30/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 8,385,526	\$ 8,943,604	\$ 7,749,934
REVENUES			
Property taxes	4	5	4
Specific ownership taxes	8	1	9
Interest income	3,539	120,000	188,000
Incremental Property Tax - AURA TIF No. 1	2,292,179	2,622,000	2,970,000
Incremental Sales & Use Tax - AURA	727,074	157,000	70,000
Transfers from CSTPMD No. 2	87,044	70,775	88,223
Transfers from CSTPMD No. 3	14	8	17
Developer advance	2,701,252	-	-
FRA Advance	2,177	41,925	26,689
Total revenues	<u>5,813,291</u>	<u>3,011,714</u>	<u>3,342,942</u>
Total funds available	<u>14,198,817</u>	<u>11,955,318</u>	<u>11,092,876</u>
EXPENDITURES			
General Fund	144,901	225,000	215,000
Debt Service Fund	2,135,169	2,634,384	3,089,142
Capital Projects Fund	2,975,143	1,346,000	2,652,114
Total expenditures	<u>5,255,213</u>	<u>4,205,384</u>	<u>5,956,256</u>
Total expenditures and transfers out requiring appropriation	<u>5,255,213</u>	<u>4,205,384</u>	<u>5,956,256</u>
ENDING FUND BALANCES	<u>\$ 8,943,604</u>	<u>\$ 7,749,934</u>	<u>\$ 5,136,620</u>
EMERGENCY RESERVE	\$ 4,400	\$ 4,900	\$ 5,700
Reserve Fund	2,167,420	2,167,420	2,167,420
Surplus Fund	2,840,044	2,963,500	2,963,500
TOTAL RESERVE	<u>\$ 5,011,864</u>	<u>\$ 5,135,820</u>	<u>\$ 5,136,620</u>

No assurance provided. See summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/30/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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**ASSESSED VALUATION**

Total Assessed Valuation	\$ 1,680	\$ 2,160	\$ 2,160
TIF	(1,620)	(2,080)	(2,090)
Certified Assessed Value	\$ 60	\$ 80	\$ 70

**MILL LEVY**

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

**PROPERTY TAXES**

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

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Debt Service</b>	<b>\$ 3</b>	<b>\$ 4</b>	<b>\$ 3</b>
<b>ARI</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Budgeted property taxes</b>	<b>\$ 4</b>	<b>\$ 5</b>	<b>\$ 4</b>

No assurance provided. See summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2023 BUDGET**

**WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 25,383	\$ 26,026	\$ 4,900
REVENUES			
Property taxes	1	1	1
Specific ownership taxes	1	-	1
FRA Advance	2,177	41,925	26,689
Incremental Property Tax - AURA TIF No. 1	128,853	150,000	170,000
Transfers from CSTPMD No. 2	14,510	11,946	19,106
Transfers from CSTPMD No. 3	2	2	3
Total revenues	<u>145,544</u>	<u>203,874</u>	<u>215,800</u>
Total funds available	<u>170,927</u>	<u>229,900</u>	<u>220,700</u>
EXPENDITURES			
General and administrative			
Accounting	51,198	58,000	58,000
Audit	4,400	4,400	4,800
Insurance	8,073	8,006	9,000
District management	21,845	42,000	42,000
Legal	32,383	33,000	50,000
Miscellaneous	2,949	3,790	5,700
Election expense	-	50,804	15,000
Operations and maintenance			
Maintenance	21,876	25,000	30,500
Total expenditures	<u>144,901</u>	<u>225,000</u>	<u>215,000</u>
Total expenditures and transfers out requiring appropriation	<u>144,901</u>	<u>225,000</u>	<u>215,000</u>
ENDING FUND BALANCES	<u>\$ 26,026</u>	<u>\$ 4,900</u>	<u>\$ 5,700</u>
EMERGENCY RESERVE	\$ 4,400	\$ 4,900	\$ 5,700
AVAILABLE FOR OPERATIONS	21,626	-	-
TOTAL RESERVE	<u>\$ 26,026</u>	<u>\$ 4,900</u>	<u>\$ 5,700</u>

No assurance provided. See summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2023 BUDGET**

**WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 4,177,665	\$ 5,007,464	\$ 5,130,920
REVENUES			
Property taxes	3	4	3
Specific ownership taxes	7	1	8
Interest income	2,012	70,000	150,000
Incremental Property Tax - AURA TIF No. 1	2,163,326	2,472,000	2,800,000
Incremental Sales & Use Tax - AURA	727,074	157,000	70,000
Transfers from CSTPMD No. 2	72,534	58,829	69,117
Transfers from CSTPMD No. 3	12	6	14
Total revenues	2,964,968	2,757,840	3,089,142
Total funds available	7,142,633	7,765,304	8,220,062
EXPENDITURES			
General and administrative			
Paying agent fees	3,500	3,500	3,500
Debt Service			
Bond principal - Series 2018	685,000	760,000	970,000
Bond interest - Series 2018	1,446,669	1,416,700	1,383,450
Subordinate note - 2019	-	454,184	732,192
Total expenditures	2,135,169	2,634,384	3,089,142
Total expenditures and transfers out requiring appropriation	2,135,169	2,634,384	3,089,142
ENDING FUND BALANCES	\$ 5,007,464	\$ 5,130,920	\$ 5,130,920
Reserve Fund	\$ 2,167,420	\$ 2,167,420	\$ 2,167,420
Surplus Fund	2,840,044	2,963,500	2,963,500
TOTAL RESERVE	\$ 5,007,464	\$ 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  
2023 BUDGET**

**WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 4,182,478	\$ 3,910,114	\$ 2,614,114
REVENUES			
Interest income	1,527	50,000	38,000
Developer advance	2,701,252	-	-
Total revenues	<u>2,702,779</u>	<u>50,000</u>	<u>38,000</u>
Total funds available	<u>6,885,257</u>	<u>3,960,114</u>	<u>2,652,114</u>
EXPENDITURES			
General and Administrative			
Capital Projects			
Project management	42,337	46,000	61,000
Developer-paid costs	2,701,252	-	-
23rd Avenue Construction	231,554	1,300,000	2,591,114
Total expenditures	<u>2,975,143</u>	<u>1,346,000</u>	<u>2,652,114</u>
Total expenditures and transfers out requiring appropriation	<u>2,975,143</u>	<u>1,346,000</u>	<u>2,652,114</u>
ENDING FUND BALANCES	<u>\$ 3,910,114</u>	<u>\$ 2,614,114</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
2023 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.

**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  
2023 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.

**Developer Advance**

The Districts are in the development stage. As such, a portion of the administrative and operating expenditures are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the Districts are financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**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 3.00%.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1  
2023 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 2023, 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>
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>\$ 27,865,000</u>	<u>\$ 16,577,449</u>	<u>\$ 44,442,449</u>

**EXHIBIT C**

Certification of Tax Levy

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Adams County, Colorado.

On behalf of the Colorado Science and Technology Park Metropolitan District No. 1,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>


of the Colorado Science and Technology Park Metropolitan District No. 1  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,160 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 70 (NET<sup>G</sup> 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:** 12/14/2022 for budget/fiscal year 2023.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	10.000 mills	\$ 1
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>10.000 mills</b>	<b>\$ 1</b>
3. General Obligation Bonds and Interest <sup>J</sup>	50.000 mills	\$ 3
4. Contractual Obligations <sup>K</sup>	1.000 mills	\$ 0
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify): _____	mills	\$
_____	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>61.000 mills</b>	<b>\$ 4</b>

Contact person: Lyle Artz Daytime phone: 303-810-6362  
(print)  
Signed:  Title: Secretary/Treasurer

*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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- |    |                   |   |
|----|-------------------|---|
| 1. | Purpose of Issue: | <u>Public improvements and refunding</u>                            |
|    | Series:           | <u>Special Revenue Refunding and Improvement Bonds, Series 2018</u> |
|    | Date of Issue:    | <u>December 28, 2018</u>  |
|    | Coupon Rate:      | <u>4.375% - 5.250%</u>  |
|    | Maturity Date:    | <u>December 1, 2048</u>   |
|    | Levy:             | <u>50.000</u>   |
|    | Revenue:          | <u>\$3</u>  |
|    |                   |   |
| 2. | Purpose of Issue: | _____   |
|    | Series:           | _____   |
|    | Date of Issue:    | _____   |
|    | Coupon Rate:      | _____   |
|    | Maturity Date:    | _____   |
|    | Levy:             | _____   |
|    | Revenue:          | _____   |

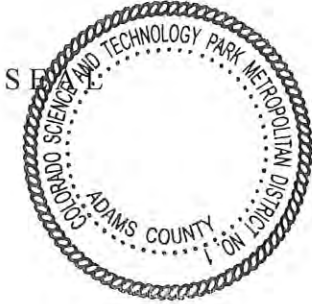
**CONTRACTS<sup>K</sup>:**

- |    |                      |   |
|----|----------------------|---|
| 3. | Purpose of Contract: | <u>Regional Improvements within the City of Aurora</u>  |
|    | Title:               | <u>Service Plan/Intergovernmental Agreement (IGA)</u>   |
|    | Date:                | <u>July 16, 2007 (Service Plan) and September 8, 2008 (IGA)</u>   |
|    | Principal Amount:    | <u>N/A</u>  |
|    | Maturity Date:       | <u>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</u> |
|    | Levy:                | <u>1.000</u>  |
|    | Revenue:             | <u>\$0</u>  |
|    |                      |   |
| 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 29th day of November 2022.



DocuSigned by:

*Lyle Artz*

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Lyle Artz, Secretary/Treasurer