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

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2024

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
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SCHILLING & COMPANY, INC.
Certified Public Accountants

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Independent Auditor's Report

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Colorado Science and Technology Park Metropolitan District No. 1(District) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Colorado Science and Technology Park Metropolitan District No. 1, as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management

about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed, in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information is comprised of the continuing disclosure of annual financial information, as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
July 22, 2025

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2024

Our discussion and analysis of Colorado Science and Technology Park Metropolitan District No. 1's (District) financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2024. Please read it in conjunction with the District's basic financial statements beginning on page 1.

Overview of the Financial Statements

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

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

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

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

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

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

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

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

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

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

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

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 7-30 of this report.

Supplementary Information: In addition to the basic financial statements and accompanying notes, this report also presents supplementary information consisting of the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual – Debt Service Fund and the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual – Capital Projects Fund, which can be found on page 32 and page 33, respectively.

Financial Analysis of the District as a Whole

NET POSITION

	12/31/2024	12/31/2023
ASSETS		
Current Assets	$ 5,255,496	$ 8,455,179
Other Assets	1,893,804	-
Capital Assets	8,221,721	8,439,706
Total Assets	15,371,021	16,894,885
DEFERRED OUTFLOWS OF RESOURCES	590,100	-
LIABILITIES		
Current Liabilities	2,116,725	2,385,943
Long-Term Liabilities	42,471,261	43,402,711
Total Liabilities	44,587,986	45,788,654
DEFERRED INFLOWS OF RESOURCES	3,567,868	3,202,005
NET POSITION		
Net Investment in Capital Assets	(7,511,435)	(676,675)
Restricted	329,580	2,932,372
Unrestricted	(25,012,878)	(34,351,471)
Total Net Position	$ (32,194,733)	$ (32,095,774)

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, liabilities and deferred inflows of resources exceeded assets and deferred outflows of resources by $32,194,733 at the close of the most recent fiscal year.

From 2023 to 2024, the District's current assets decreased by $3,204,683 primarily due to debt refunding (use of certain funds), other assets increased by $1,898,804 for prepaid bond insurance and total liabilities decreased by $1,200,668 related to the issuance of the Special Revenue Refunding and Improvement Bonds, Series 2024A and 2024B.

CHANGES IN NET POSITION

	12/31/2024	12/31/2023
REVENUES		
Program Revenues:		
Operating Grants and Contributions	$ 206,632	$ 271,273
Capital Grants and Contributions	3,534,230	3,068,182
General Revenues:		
Property Taxes	5	4
Specific Ownership Taxes	7	9
Other Revenue	11,825	-
Net Inestment Income	134,935	283,735
Total Revenues	3,887,634	3,623,203
EXPENSES		
General Government	651,561	713,575
Interest and Related Costs on Long-Term Debt	3,335,032	3,001,470
Total Expenses	3,986,593	3,715,045
CHANGE IN NET POSITION	(98,959)	(91,842)
Net Position - Beginning of Year	(32,095,774)	(32,003,932)
NET POSITION - END OF YEAR	$ (32,194,733)	$ (32,095,774)

The District's overall financial position, as measured by the change in net position, decreased $98,959 from 2023 to 2024. Capital grants and contributions consist of incremental taxes from AURA which increased by $466,048 as a result of changes in assessed valuation of properties and mill levies within AURA TIF Area 1 as well as increased sales tax collections within the area. Interest and related costs on long term debt increased by $333,562 as a result of the District's issuance of refunding bonds and payoff of loans/advances.

Financial Analysis of the District's Funds

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

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

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balance of $1,423,279. $1,439,673 is restricted, meaning it is not available for new spending, because it has already been committed for emergencies under Taxpayers' Bill of Rights (TABOR), capital projects and debt service. The fund balance also includes $8,879 that was nonspendable (prepaid expense) and a ($25,273) unrestricted deficit.

General Fund Budgetary Highlights

Budget Variances. The budget to actual comparison details for the General Fund can be seen on page 6 of the financial statements.

Capital Assets

The activity related to capital assets during 2024 is as follows:

	2023	Net Change	2024
Construction in Progress	$ 5,047,251	$ 127,729	$ 5,174,980
Streets	1,123,933	(160,562)	963,371
Street Lights	1,172,300	(167,471)	1,004,829
Underground Drainage Structure	1,096,222	(17,681)	1,078,541
Total Capital Assets	$ 8,439,706	$ (217,985)	$ 8,221,721

Net capital assets decreased $217,985 in 2024 primarily due to accumulated depreciation. Total depreciation expense for the year was $345,714. Additional information on the District's capital assets can be found in Note 4.

Debt Administration

Long-Term Obligations: At the end of the current fiscal year, the District had total outstanding general obligation bonds of $44,171,261. The analysis of changes in long-term obligations is as follows:

	2023	Net Change	2024
Government Activities:			
General Obligation Bonds	$ 27,006,102	$ 17,165,159	$ 44,171,261
Subordinate Loan/Developer Advances	17,766,609	(17,766,609)	-
Total	$ 44,772,711	$ (601,450)	$ 44,171,261

On April 24, 2024, the District issued Special Revenue Refunding and Improvement Bonds, Series 2024 ("Bonds") to refund the outstanding principal amount of the Series 2018 Bonds and Subordinate Loan/Developer Advances, to pay Project Costs, and to pay costs in connection with the issuance.

Additional information on the District's long-term obligations can be found in Note 5 of this report.

Economic Factors and Next Year's Budgets

For 2025, the District has budgeted $7,454,435 in total revenue, of which, $418,126 is in the General Fund, $3,781,429 is in the Debt Service Fund, and $3,254,880 is in the Capital Projects Fund. The District has budgeted $8,694,000 in total expenditures, of which, $323,000 is in the General Fund, $3,776,000 is in the Debt Service Fund for principal and interest payments on District debt, and $4,595,000 is in the Capital Projects Fund for public infrastructure spending.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to: Colorado Science and Technology Park Metropolitan District No. 1 c/o CliftonLarsonAllen LLP 2001 16th St, Suite 1700, Denver, CO 80202.

BASIC FINANCIAL STATEMENTS

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
ASSETS	
Cash and Investments	$ 3,514
Cash and Investments - Restricted	1,465,065
Prepaid Insurance	8,879
Due from CSTPMD No. 2	3,591
Receivable from Aurora URA	206,579
Property Tax Receivable	4
Incremental Property Tax Receivable	3,567,864
Prepaid Bond Insurance	1,893,804
Capital Assets:	
Capital Assets, Not Being Depreciated	5,174,980
Capital Assets, Net of Depreciation	3,046,741
Total Assets	15,371,021
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Bond Refunding, Net	590,100
Total Deferred Outflows of Resources	590,100
LIABILITIES	
Accounts Payable	41,779
Bond Interest Payable	222,570
Accrued Bond Interest Payable	152,376
Noncurrent Liabilities:	
Due Within One Year	1,700,000
Due in More Than One Year	42,471,261
Total Liabilities	44,587,986
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	4
Deferred Incremental Property Tax Revenue	3,567,864
Total Deferred Inflows of Resources	3,567,868
NET POSITION	
Net Investment in Capital Assets	(7,511,435)
Restricted for:	
Emergency Reserve	6,200
Debt Service	270,625
Capital Projects	52,755
Unrestricted	(25,012,878)
Total Net Position	$ (32,194,733)

See accompanying Notes to Basic Financial Statements.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 651,561	$ -	$ 206,632	$ -	$ (444,929)
Interest on Long-Term Debt and Related Costs	3,335,032	-	-	3,534,230	199,198
Total Governmental Activities	$ 3,986,593	$ -	$ 206,632	$ 3,534,230	(245,731)
GENERAL REVENUES					
Property Taxes					5
Specific Ownership Taxes					7
Net Investment Income					134,935
Other Revenue					11,825
Total General Revenues					146,772
CHANGES IN NET POSITION					(98,959)
Net Position - Beginning of Year					(32,095,774)
NET POSITION - END OF YEAR					$ (32,194,733)

See accompanying Notes to Basic Financial Statements.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 3,514	$ -	$ -	$ 3,514
Cash and Investments - Restricted	6,200	225,424	1,233,441	1,465,065
Receivable from Aurora URA	12,232	194,347	-	206,579
Due from CSTPMD No. 2	760	2,831	-	3,591
Prepaid Insurance	8,879	-	-	8,879
Incremental Property Tax Receivable	340,640	3,227,224	-	3,567,864
Property Tax Receivable	1	3	-	4
Total Assets	$ 372,226	$ 3,649,829	$ 1,233,441	$ 5,255,496
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 41,779	$ -	$ -	$ 41,779
Interest Payable - Series 2024B Bonds	-	222,570	-	222,570
Total Liabilities	41,779	222,570	-	264,349
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	1	3	-	4
Deferred Incremental Property Tax Revenue	340,640	3,227,224	-	3,567,864
Total Deferred Inflows of Resources	340,641	3,227,227	-	3,567,868
FUND BALANCES				
Nonspendable:				
Prepaid Expense	8,879	-	-	8,879
Restricted for:				
Emergency Reserves	6,200	-	-	6,200
Debt Service	-	200,032	-	200,032
Capital Projects	-	-	1,233,441	1,233,441
Unassigned	(25,273)	-	-	(25,273)
Total Fund Balances	(10,194)	200,032	1,233,441	1,423,279
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 372,226	$ 3,649,829	$ 1,233,441	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	8,221,721
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Cost of Bond Refunding, Net	590,100
Prepaid Bond Insurance	1,893,804
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued Interest Payable	(152,376)
Bonds Payable - Series 2024A and Series 2024B	(42,245,000)
Bond Premium - Series 2024A and Series 2024B	(1,926,261)
Net Position of Governmental Activities	$ (32,194,733)

See accompanying Notes to Basic Financial Statements.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 1	$ 4	$ -	$ 5
Specific Ownership Taxes	1	6	-	7
Property Taxes - ARI Mill Levy	-	32,793	-	32,793
Incremental Sales, Lodger & Use Tax - AURA	-	344,033	-	344,033
Net Investment Income	-	91,710	43,225	134,935
Other Revenue	-	-	11,825	11,825
Incremental Property Tax - AURA TIF No. 1	189,317	3,095,537	-	3,284,854
Transfer from CSTPMD No. 2	17,310	61,859	-	79,169
Transfer from CSTPMD No. 3	3	10	-	13
Total Revenues	206,632	3,625,952	55,050	3,887,634
EXPENDITURES				
Current:				
Accounting	80,438	-	-	80,438
Auditing	4,700	-	-	4,700
District Management	66,288	-	-	66,288
Insurance	8,556	-	-	8,556
Legal	54,762	-	-	54,762
Miscellaneous	1,121	854	-	1,975
Maintenance	35,444	-	-	35,444
Debt Service:				
Bond Principal Payment - Series 2024	-	2,205,000	-	2,205,000
Bond Interest Payment - Series 2024	-	1,321,125	-	1,321,125
Bond Issue Costs	34,140	2,900,356	-	2,934,496
Repayment to FRA	-	18,740,755	-	18,740,755
Paying Agent Fees	-	8,900	-	8,900
Capital Projects:				
Developer-Paid Costs	-	-	20,398	20,398
Scranton Parkway	-	-	127,729	127,729
Total Expenditures	285,449	25,176,990	148,127	25,610,566
EXCESS OF REVENUES UNDER EXPENDITURES	(78,817)	(21,551,038)	(93,077)	(21,722,932)
OTHER FINANCING SOURCES (USES)				
Bond Issuance - Series 2024A & Series 2024B	-	44,450,000	-	44,450,000
Bond Premium - Series 2024A & Series 2024B	-	2,034,380	-	2,034,380
FRA Advance	110,000	-	396,304	506,304
Refunding Escrow	-	(28,193,455)	-	(28,193,455)
Transfers In (Out)	25,125	(1,743,198)	1,718,073	-
Total Other Financing Sources	135,125	16,547,727	2,114,377	18,797,229
NET CHANGE IN FUND BALANCES	56,308	(5,003,311)	2,021,300	(2,925,703)
Fund Balances (Deficit) - Beginning of Year	(66,502)	5,203,343	(787,859)	4,348,982
FUND BALANCES (Deficit) - END OF YEAR	$ (10,194)	$ 200,032	$ 1,233,441	$ 1,423,279

See accompanying Notes to Basic Financial Statements.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

Net Change in Fund Balances - Total Governmental Funds	$ (2,925,703)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.	
Capital Outlay	127,729
Depreciation Expense	(345,714)
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Cost of Bond Refunding - Series 2024A & Series 2024B	647,223
Prepaid Bond Insurance	1,935,426
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Bond Issuance - Series 2024A & Series 2024B	(44,450,000)
Bond Premium - Series 2024A & Series 2024B	(2,034,380)
Bond Principal Payment - Series 2024A	2,205,000
Repayment of FRA Note - Principal (Capital)	16,154,179
Repayment of Developer Advance - Principal (Operations)	225,329
Series 2018 Bonds Payoff	26,895,000
Unamortized Bond Premium - Series 2018	111,102
Developer Advance - Principal (Operations)	(110,000)
FRA Note Advance - Principal (Capital)	(396,304)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest on Bonds - Change in Liability	(40,625)
Accured Interest in Developer Advance (Operations) - Change in Liability	8,254
Accrued Interest on Subordinate Loan (Capital) - Change in Liability	1,885,151
Amortization of Cost of Refunding	(57,123)
Amortization of Bond Premiums	108,119
Amortization of Bond Insurance	(41,622)
Changes in Net Position of Governmental Activities	$ (98,959)

See accompanying Notes to Basic Financial Statements.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) - BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES			
Property Taxes	$ 1	$ 1	$ -
Specific Ownership Taxes	2	1	(1)
COI Reimbursement	132,000	-	(132,000)
Incremental Property Tax - AURA TIF No. 1	270,000	189,317	(80,683)
Transfer from CSTPMD No. 2	20,172	17,310	(2,862)
Transfer from CSTPMD No. 3	3	3	-
Total Revenues	422,178	206,632	(215,546)
EXPENDITURES			
Accounting	64,000	80,438	(16,438)
Auditing	5,300	4,700	600
District Management	47,000	66,288	(19,288)
Insurance	10,000	8,556	1,444
Legal	55,000	54,762	238
Miscellaneous	4,700	1,121	3,579
Maintenance	25,000	35,444	(10,444)
Bond Issue Costs	45,000	34,140	10,860
Repay FRA Advance	132,000	-	132,000
Total Expenditures	388,000	285,449	102,551
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	34,178	(78,817)	(112,995)
OTHER FINANCING SOURCES (USES)			
FRA Advance	-	110,000	110,000
Transfers From Other Funds	-	25,125	25,125
Total Other Financing Sources	-	135,125	135,125
NET CHANGE IN FUND BALANCE	34,178	56,308	22,130
Fund Balance (Deficit) - Beginning of Year	9,000	(66,502)	(75,502)
FUND BALANCE (DEFICIT) - END OF YEAR	$ 43,178	$ (10,194)	$ (53,372)

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

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

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, specific ownership taxes and incremental tax revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund is used to account for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2024.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and being constructed and/or depreciated over the remaining useful lives of the related fixed assets, as applicable.

Streets	10 Years
Street Lights	10 Years
Underground Drainage Structure	65 Years

Capital assets which are being constructed and/or anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 30th 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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

Incremental Property Taxes

The District receives incremental property tax revenue from the Aurora Urban Renewal Authority for the project area within Tax Increment Financing (TIF) Area 1. Incremental property tax revenues are considered to be the excess of an amount equal to the ad valorem property taxes produced by the levy at rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the project area over the property tax base amount. The property tax base amount is based on assessed valuation of all taxable property within the project area last certified by the county Assessor prior to the adoption of the plan.

Incremental Sales, Lodger and Use Taxes

The District receives incremental sales, lodger and use tax revenue from the TIF 1 project area. Incremental sales tax is received by the Authority from the City's general sales tax of 3.75% in excess of the sales tax base. Incremental lodger's tax is received by the Authority from the City's Lodger's Tax of 8.00%. 85% of the incremental sales, lodger and use tax for each 12-month period following the base year shall be credited to the tax allocation account excluding a 0.25% dedicated tax.

Cost of Bond Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the refunded bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Original Issue Premium and Prepaid Bond Insurance

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, with the unamortized amount included as a component of the debt. Debt issuance costs are treated as a period cost and expensed in the year incurred. Prepaid debt insurance is being amortized over the term of the bonds using the straight-line method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflow/Inflow of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *cost of bond refunding,* is deferred and recognized as an outflows of resources in the period that the amount is incurred.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has two items that qualify for reporting in this category. Accordingly, the items, *deferred property tax revenue and incremental property tax revenue,* are deferred and recognized as inflows of resources in the period that the amounts become available. The deferred property taxes are presented separately for amounts derived from the District's base and increment assessed valuation.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

Deficit

The General Fund reported a deficit in the fund financial statements as of December 31, 2024. The deficit is anticipated to be eliminated with the receipt of incremental property taxes from Aurora URA.

Use of Estimates

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

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:		
Cash and Investments	$	3,514
Cash and Investments - Restricted		1,465,065
Total Cash and Investments	$	1,468,579

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	$	208,448
Investments		1,260,131
Total Cash and Investments	$	1,468,579

Deposits with Financial Institutions

The Colorado Savings and Loan Association Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2024, the District's cash deposits had a bank and carrying balance of $208,448.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2024, the District had the following investments:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST Plus+ Fund)	Weighted-Average Under 60 Days	$ 1,260,131
Total		$ 1,260,131

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to $1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.1.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.1.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AAAf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

Restricted Cash and Investments

At December 31, 2024, cash and investments in the amount of $1,458,865 are held in trust, of which $225,424 is restricted for debt service and $1,233,441 is restricted for capital projects. In addition, at December 31, 2024, the District had $6,200 restricted for TABOR Emergency Reserve not held in trust.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in the District's capital assets for the year ended December 31, 2024 follows:

	Balance at December 31, 2023	Additions	Reductions/ Reclassification	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	$ 5,047,251	$ 127,729	$ -	$ 5,174,980
Total Capital Assets, Not Being Depreciated	5,047,251	127,729	-	5,174,980
Capital Assets, Being Depreciated:				
Underground Drainage Structure	1,149,265	-	-	1,149,265
Street Lights	1,674,713	-	-	1,674,713
Streets	1,605,619	-	-	1,605,619
Total Capital Assets, Being Depreciated	4,429,597	-	-	4,429,597
Less Accumulated Depreciation for:				
Accumulated Depreciation - Underground Drainage Structure	53,043	17,681	-	70,724
Accumulated Depreciation - Street Lights	502,413	167,471	-	669,884
Accumulated Depreciation - Streets	481,686	160,562	-	642,248
Total Accumulated Depreciation	1,037,142	345,714	-	1,382,856
Total Capital Assets, Being Depreciated, Net	3,392,455	(345,714)	-	3,046,741
Capital Assets, Net	$ 8,439,706	$ (217,985)	$ -	$ 8,221,721

Depreciation expense for the year ended December 31, 2024, of $345,714 was charged to general governmental function/program.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2024:

	Balance at December 31, 2023	Increases	Decreases/ Retirements	Balance at December 31, 2024	Due Within One Year
Bonds Payable:					
General Obligation Bonds Series 2018	$ 26,895,000	$ -	$ 26,895,000	$ -	$ -
Special Revenue Refunding and Improvement Bonds Series 2024A	-	34,675,000	2,205,000	32,470,000	1,700,000
Subordinate Special Revenue Refunding and Improvement Bonds Series 2024B	-	9,775,000	-	9,775,000	-
Bond Premium/Discount:					
Bond Premium Series 2018	111,102	-	111,102	-	-
Bond Premium Series 2024A	-	1,731,008	96,444	1,634,564	-
Bond Premium Series 2024B	-	303,373	11,676	291,697	-
Subtotal Bonds Payable	27,006,102	46,484,380	29,319,221	44,171,261	1,700,000
Notes/Loans/Bonds from Direct Borrowings:					
FRA Note Principal	15,757,875	396,304	16,154,179	-	-
Accrued Interest on FRA Note	1,885,151	461,352	2,346,503	-	-
Subtotal Notes/Loans/Bonds from Direct Borrowings	17,643,026	857,656	18,500,682	-	-
Other Debts:					
Developer Advance - Operating	115,329	110,000	225,329	-	-
Accrued Interest on: Developer Advance - Operating	8,254	6,490	14,744	-	-
Subtotal Other Debts	123,583	116,490	240,073	-	-
Total Long-Term Obligations	$ 44,772,711	$ 47,458,526	$ 48,059,976	$ 44,171,261	$ 1,700,000

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$34,675,000 Special Refunding and Improvement Bonds, Series 2024A ("Senior Bonds")

On April 24, 2024, the District issued Special Revenue Refunding and Improvement Bonds, Series 2024A (Senior Bonds), with an interest rate of 5.000%. The Senior 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 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 Senior 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, respectively, and on each December 1 thereafter prior to the maturity date of such Senior Bonds, upon payment of par and accrued interest, without redemption premium. The proceeds from the sale of the Senior 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, the Subordinate Loan and Developer Funding Agreement, and (iii) funding the purchase of the Senior Reserve Policy, and (iv) paying other costs in connection with the issuance of the Senior Bonds as defined in the Indenture of Trust (Senior).

Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, which includes: (a) all District No. 2 Senior Pledged Revenues (Senior Capital Pledge Agreement); (b) all Pledged Revenues payable pursuant to the Public Finance Redevelopment Agreement (PFRA 1-Note 7); and (c) any other legally available monies which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

Reserve Fund

The Senior Reserve Fund is established to ensure the payment of the Series 2024A Senior Bonds by maintaining an amount equal to the Required Reserve ($3,551,337.50), initially satisfied by a Reserve Insurance Policy issued with the bonds. The Senior Reserve Fund is used by the Trustee to prevent defaults in bond payments, transferring necessary amounts to the Senior Bond Fund when there are insufficiencies. If the Senior Reserve Fund falls below the Required Reserve, the Trustee will replenish it using Senior Pledged Revenue, ensuring it meets the Required Reserve without exceeding it.

Bond Insurance

The insurance policy provided by Assured Guaranty Municipal Corp. guarantees the payment of principal and interest on the bonds, and outlines the rights of the bond insurer, including the ability to control and direct enforcement actions in case of default.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$34,675,000 Special Refunding and Improvement Bonds, Series 2024A ("Senior Bonds") (Continued)

Unused lines of credit

The Senior Bonds do not have any unused lines of credit.

Collateral

Apart from the Senior Pledged Revenue, no assets have been pledged as collateral on the Senior Bonds.

Events of Default

Events of default occur if the District fails or refuses to apply the Senior Pledged Revenue as required by the Senior Indenture, and/or District No. 2 fails or refuses to impose the District No. 2 Senior Required Mill Levy, or to apply the revenues therefrom as required by the Senior Pledge Agreement. Additional events of default occur if the District does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture and fails to enforce the provisions of the Public Finance Redevelopment Agreement.

Termination Events

Any amount of outstanding principal and/or accrued interest that remains unpaid on December 2, 2059 is deemed forever discharged and satisfied in full.

Senior Capital Pledge Agreement

On April 1, 2024, the District entered into the Senior Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 2 (District No. 2) and 3 (District No. 3) (the "Senior Capital Pledge Agreement"). Pursuant to the Senior Capital Pledge Agreement, the Board of each District determined to terminate the Capital Pledge Agreement entered into related to the District's 2018 bonds and to not include District No. 3 as a "Taxing District." District No. 2 agrees to impose a required mill levy of 50.000 mills, subject to certain adjustments (the "District No. 2 Senior Required Mill Levy"), and to pledge District No. 2 Senior Property Tax Increment Revenues, District No. 2 Senior Specific Ownership Taxes and District No. 2 Payment In Lieu Of Tax (PILOT) Revenues to the District to pay principal and interest on the Senior Bonds. The required mill levy revenues are net of any collection fees withheld by the County Treasurer and tax refunds or abatements authorized by or on behalf of the County.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$34,675,000 Special Refunding and Improvement Bonds, Series 2024A ("Senior Bonds") (Continued)

The District's Series 2024A Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2025	$ 1,700,000	$ 1,595,588	$ 3,295,588
2026	1,835,000	1,510,588	3,345,588
2027	1,945,000	1,418,838	3,363,838
2028	2,095,000	1,321,588	3,416,588
2029	2,215,000	1,216,838	3,431,838
2030-2034	12,895,000	4,272,188	17,167,188
2035-2039	1,415,000	2,200,488	3,615,488
2040-2044	1,940,000	1,864,838	3,804,838
2045-2049	2,680,000	1,360,750	4,040,750
2050-2054	3,750,000	585,000	4,335,000
Total	$ 32,470,000	$ 17,346,700	$ 49,816,700

$9,775,000 Subordinate Special Revenue Refunding and Improvement Bonds, Series 2024B ("Subordinate Bonds")

On April 24, 2024, the District issued Subordinate Special Revenue Refunding and Improvement Bonds, Series 2024B (Subordinate Bonds), with interest rates ranging from 4.125% to 5.000%. The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of $1,000, 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 Subordinate Bonds maturing on December 15, 2039, December 15, 2044, and December 15, 2054 also are subject to mandatory sinking fund redemption, in part, by lot, on December 15, 2035, December 15, 2040, and December 15, 2045, respectively, and on each December 15 thereafter prior to the maturity date of such Subordinate Bonds, upon payment of par and accrued interest, without redemption premium. The proceeds from the sale of the Subordinate 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, the Subordinate Loan and Developer Funding Agreement, and (iii) funding the purchase of the Subordinate Reserve Policy, and (iv) paying other costs in connection with the issuance of the Subordinate Bonds as defined in the Indenture of Trust (Subordinate), including compounding of interest on December 15 on any unpaid principal and interest payments.

Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which includes: (a) all District No. 2 Subordinate Pledged Revenues; (b) all Subordinate PFRA 1 Pledged Revenues payable pursuant to the PFRA 1; and (c) any other legally available monies which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$9,775,000 Subordinate Special Revenue Refunding and Improvement Bonds, Series 2024B ("Subordinate Bonds")(Continued)

Reserve Fund

The Subordinate Reserve Fund is established to ensure the payment of the Series 2024B Subordinate Bonds, maintained at the Subordinate Required Reserve level through the Subordinate Reserve Insurance Policy issued by the Bond Insurer. The fund is used to cover any shortfalls in the Subordinate Bond Fund or to make final payments on the bonds. If the fund falls below the required level ($1,035,593.75), the Trustee will replenish it using Subordinate Pledged Revenue. Permitted Refunding Bonds can also be secured by this fund. The District must repay any draws on the Subordinate Reserve Policy, including related expenses and interest, and the Trustee will manage the fund to prevent defaults on bond payments. The fund's assets are pledged solely for the debt service of the Series 2024B Subordinate Bonds, and any changes to the fund's credit instruments require the Bond Insurer's consent.

Bond Insurance

The insurance policy provided by Assured Guaranty Municipal Corp. guarantees the payment of principal and interest on the bonds, and outlines the rights of the bond insurer, including the ability to control and direct enforcement actions in case of default.

Unused lines of credit

The Subordinate Bonds do not have any unused lines of credit.

Collateral

Apart from the Subordinate Pledged Revenue, no assets have been pledged as collateral on the Subordinate Bonds.

Events of Default

Events of default occur if the District fails or refuses to apply the Subordinate Pledged Revenue as required by the Subordinate Indenture, and/or District No. 2 fails or refuses to impose the District No. 2 Subordinate Required Mill Levy, or to apply the revenues therefrom as required the Subordinate Pledge Agreement. Additional events of default occur if the District does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Subordinate Indenture and fails to enforce the provisions of the Public Finance Redevelopment Agreement.

Termination Events

Any amount of outstanding principal and/or accrued interest that remains unpaid upon December 16, 2059 is deemed forever discharged and satisfied in full.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$9,775,000 Subordinate Special Revenue Refunding and Improvement Bonds, Series 2024B ("Subordinate Bonds")(Continued)

Subordinate Capital Pledge Agreement

On April 1, 2024, the District entered into the Subordinate Capital Pledge Agreement with District No. 2 and District No. 3 (the "Subordinate Capital Pledge Agreement"). Pursuant to the Subordinate Capital Pledge Agreement, the Board of each District determined to terminate the Capital Pledge Agreement entered into related to the District's 2018 bonds and to not include District No. 3 as a "Taxing District." District No. 2 agrees to impose a required mill levy of 50.000 mills, subject to certain adjustments, less the District No. 2 Senior Required Mill Levy (the "District No. 2 Subordinate Required Mill Levy") and to pledge District No. 2 Subordinate Property Tax Increment Revenues, District No. 2 Subordinate Specific Ownership Taxes and District No. 2 PILOT Revenues to the District to pay principal and interest on the Subordinate Bonds. The required mill levy revenues are net of any collection fees withheld by the County Treasurer and tax refunds or abatements authorized by or on behalf of the County.

The District's Series 2024B Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 465,844	$ 465,844
2026	-	465,844	465,844
2027	-	465,844	465,844
2028	350,000	465,844	815,844
2029	510,000	448,344	958,344
2030-2034	3,180,000	1,818,969	4,998,969
2035-2039	885,000	1,250,950	2,135,950
2040-2044	1,215,000	1,034,088	2,249,088
2045-2049	1,590,000	717,725	2,307,725
2050-2054	2,045,000	302,813	2,347,813
Total	$ 9,775,000	$ 7,436,263	$ 17,211,263

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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

On December 28, 2018, the District issued Special Revenue Refunding and Improvement Bonds, Series 2018, (the Bonds) with interest rates varying from 4.375% to 5.250%. The Bonds were 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 were 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 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.

Refunding

On April 24, 2024, proceeds from the Series 2024A and 2024B Bonds were placed in escrow to refund the outstanding Special Revenue Refunding and Improvement Bonds, Series 2018. The Series 2018 Bonds were called and paid from the escrow on July 24, 2024. The District incurred a cost on refunding in the amount of $647,223, which has been deferred and is being amortized over the life of the new bonds. The District has not calculated the economic gain/loss on the refunding transaction.

Capital Pledge Agreement

On December 28, 2018, the District entered into the Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 2 (District No. 2) and 3 (District No. 3). Pursuant to the 2018 Capital Pledge Agreement, the Board of each District determined to terminate the Amended and Restated Pledge Agreement entered into 2015 and to not include District No. 3 as a “Taxing District.” District No. 2 agrees to impose a required mill levy of 50.000 mills, subject to certain adjustments, and to pledge Property Tax Increment Revenues, Specific Ownership Taxes and Payment In Lieu Of Tax (PILOT) revenues to the District to pay principal and interest on the Bonds. The required mill levy revenues include the portion of the specific ownership tax revenues attributable to the required mill levy, net of any collection fees withheld by the County Treasurer. The Bonds were refunded in April 2024, at which time the Capital Pledge Agreement was terminated.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances

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

In July 2019, the District entered into the Subordinate Loan Agreement (further discussed below) with FRA to evidence the repayment obligation of the Districts to FRA for capital advances previously made to the District and for future capital advances to be made for acquiring, constructing, and installing public improvements within the boundaries of the Districts. Upon issuance of the Subordinate Loan, the balance of all capital advances was deemed paid.

On April 24, 2024, the advances were paid in full with proceeds from the Series 2024A and Series 2024B Bonds and the Agreement was terminated.

Subordinate Loan Agreement

On July 31, 2019, the District, District No. 2, District No. 3, and FRA entered into the Subordinate Loan Agreement. The Subordinate Loan is a revolving line of credit, such that the principal shall be increased as advances are made. Simple interest shall accrue on the Subordinate Loan and on each advance from the date of deposit into the District's account until repaid, at the rate of 50 basis points above the published *The Wall Street Journal* prime rate, to be adjusted monthly, and computed on the basis of a 360-day year of 12 30-day months. Interest is payable annually on each December 15, commencing on December 15, 2019. To the extent interest is not paid when due, such interest shall compound annually, on each December 15, at the rate then borne by the Subordinate Loan. Principal payments shall be made annually from the subordinate revenue in excess of the amount necessary to pay current and past due interest in full. However, no specific principal payments are due until maturity of the Subordinate Loan on December 15, 2048. The Subordinate Loan is payable from specific ownership taxes and a limited debt service mill levy imposed by District No. 3, under the 2019 Capital Pledge Agreement, a limited debt service mill levy imposed by the District, and from any District No. 2 Pledged Revenues (as defined in the 2018 Indenture) available after payment of the Series 2018 Bonds and any other Senior Obligations later issued. On April 24, 2024, the 2019 Subordinate Loan was paid in full with proceeds from the Series 2024A and Series 2024B Bonds and the Agreement was terminated.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Capital Pledge Agreement

On July 31, 2019, the District entered into a Capital Pledge Agreement with District No. 3. Pursuant to this Agreement, District No. 3 agrees to impose a debt mill levy of 50.000 mills and to pledge property tax revenues and specific ownership taxes to pay the Subordinate Loan. The Loan was paid in full in April 2024 at which time the Capital Pledge Agreement was terminated.

NOTE 6 AUTHORIZED DEBT

On November 6, 2007, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $750,000,000 at an interest rate not to exceed 18% per annum. On May 6, 2014, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $750,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 6, 2007 Election	Authorized May 6, 2014 Election	Prior Authorization Used	2018 Bonds Authorization Used	2019 Subordinate Loan Authorization Used	Montview Authorization Used	2024 Bonds Authorization Used	Remaining at December 31, 2024
Streets	$ 750,000,000	$ 750,000,000	$ 5,437,684	$ 18,118,622	$ 12,936,199	$ 409,378	$ 2,556,513	$ 1,460,541,604
Traffic and Safety	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Water	750,000,000	750,000,000	2,746,565	1,678,801	1,848,028	-	-	1,493,726,606
Sanitary Sewer	750,000,000	750,000,000	9,131,607	6,280,830	1,848,028	-	-	1,482,739,535
Parks and Recreation	750,000,000	750,000,000	-	942,416	1,848,028	-	-	1,497,209,556
Public Transportation	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Mosquito Control	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Fire Protection	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Operation and Maintenance	750,000,000	750,000,000	-	-	240,073	-	-	1,499,759,927
Intergovernmental Agreements/Contracts	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Debt Refunding	750,000,000	750,000,000	-	-	-	-	6,053,267	1,493,946,733
Television Relay and Translation	750,000,000	750,000,000	-	-	-	-	-	1,500,000,000
Security	-	750,000,000	-	-	-	-	-	750,000,000
Total	$ 9,000,000,000	$ 9,750,000,000	$ 17,315,856	$ 27,020,669	$ 18,720,356	$ 409,378	$ 8,609,780	$ 18,677,923,961

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

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

In the future, the District may issue a portion or all of the remaining authorized, but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, the amount and timing of any debt issuances in not determinable.

NOTE 7 AGREEMENTS

Junior Lien Advance and Reimbursement Agreement (Capital Costs)

On March 26, 2024, the District, District No. 2 and the Fitzsimons Redevelopment Authority entered into a Junior Lien Advance and Reimbursement Agreement (Capital Costs) (the "2024 Capital Agreement"). The 2024 Capital Agreement served to terminate the Subordinate Loan Agreement between the District, District No. 2, District No. 3, and Fitzsimons Redevelopment Authority, dated July 31, 2019 (the "2019 Subordinate Loan Agreement") as well as the Capital Pledge Agreement between the District and District No. 3 dated July 31, 2019 (the "2019 Capital Pledge Agreement") in connection therewith. Under the 2024 Capital Agreement, the FRA agreed to advance up to $4,500,000 to the District for capital costs. In return, District No. 2 agrees to impose a required mill levy of 50.000 mills, less any mill levy required to be imposed to repay any Senior Bonds or Subordinate Bonds, though 2058, and to pledge District No. 2 Junior Lien Property Tax Increment Revenues, District No. 2 Junior Lien Specific Ownership Taxes and District No. 2 PILOT Revenues to the District to pay principal and interest on the 2024 Capital Agreement. As of December 31, 2024, the District has made no request for or otherwise received developer advances under the 2024 Capital Agreement.

Junior Lien Advance and Reimbursement Agreement (Operations Costs)

On March 26, 2024, the District, District No. 2 and the Fitzsimons Redevelopment Authority entered into a Junior Lien Advance and Reimbursement Agreement (Operations Costs) (the "2024 Operations Agreement"). The 2024 Operations Agreement served to terminate all prior agreements with the FRA for operations and capital funding, including the Developer Funding Agreement dated January 23, 2019, and provide for future advances of funds by the FRA to the District to fund operations costs for the Districts. Under the 2024 Operations Agreement, the FRA agreed to advance up to $350,000 for operations and maintenance costs. In return, District No. 2 agreed to impose a required mill levy of 50.000 mills, less any mill levy required to be imposed to repay any Senior Bonds or Subordinate Bonds, though 2058, and to pledge District No. 2 Junior Lien Property Tax Increment Revenues, District No. 2 Junior Lien Specific Ownership Taxes, and District No. 2 PILOT revenues to the District to pay principal and interest on the 2024 Operations Agreement. The District also pledged all Junior Lien PFRA 1 Pledged Revenues payable pursuant to PFRA 1, which amounts are less the amount pledged to any outstanding Senior Bonds and Subordinate Bonds. As of December 31, 2024, the District has made no request for or otherwise received developer advances under the 2024 Operations Agreement.

Facilities Funding, Construction, and Operation Intergovernmental Agreement

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

NOTE 7 AGREEMENTS (CONTINUED)

Public Finance and Redevelopment Agreement

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

ARI Mill Levy Contribution to City of Aurora

The District's Service Plan requires the District to impose an ARI Mill Levy to aid in funding regional improvements. From the District's first year of collection of a debt service mill levy through the 20th year thereafter, the District's ARI Mill Levy is equal to 1.000 mill, subject to adjustment for changes in the method of calculating assessed valuation. The District is allowed to retain the ARI Mill Levy revenues to use in the construction and financing of public improvements in accordance with the terms of the First Amended and Restated Intergovernmental Agreement between the City and District, as amended.

Roadway Redesign Cost Reimbursement Agreement

On January 14, 2021, the District and District Nos. 2 and 3 entered into an agreement with Aimco Properties, LLC (the Developer), the City of Aurora (the City), Fitzsimons Redevelopment Authority (the Authority) and the Regents of the University of Colorado (the University) to facilitate the redesign of Mountview Boulevard from Peoria Street East to Fitzsimons Parkway. The design costs are estimated to be $1,800,000. The City, Authority, Districts, and University are willing to reimburse the Developer for a portion of the design cost. The estimated amount to be reimbursed to the Developer under the Design Contract is $1,350,000 (Eligible Reimbursement Amount). It is contemplated that the Developer will contribute approximately $450,000 to the cost of the design, based on the Estimated Design Cost, subject to change based on the Total Design Cost. The City, Authority, Districts, and University will reimburse Developer only up to the Eligible Reimbursement Amount. The final cost reimbursement contribution of the District is $409,378. This amount has been fully paid as of April 2024 with the proceeds from the Series 2024A and Series 2024B Bonds.

NOTE 8 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2024, the District had net investment in capital assets totaling $(7,511,435).

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2024 is as follows:

Restricted Net Position:		
Emergencies	$	6,200
Debt Service		270,625
Capital Projects		52,755
Total	$	329,580

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

NOTE 8 RELATED PARTIES

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

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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

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

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

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

NOTE 12 INTERFUND TRANSFERS

The Debt Service Fund transfer of $1,718,073 to the Capital Projects Fund represents the deposit into the Bond Project Fund and the $25,125 transfer from the Debt Service Fund to the General Fund represents reimbursement of bond issuance costs.

SUPPLEMENTARY INFORMATION

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Property Taxes	$ 4	$ 4	$ 4	$ -
Property Taxes - ARI Mill Levy	-	-	32,793	32,793
Specific Ownership Taxes	8	8	6	(2)
Incremental Sales, Lodger & Use Tax - AURA	100,000	100,000	344,033	244,033
Net Investment Income	40,000	650,000	91,710	(558,290)
Incremental Property Tax - AURA TIF No. 1	2,932,000	2,932,000	3,095,537	163,537
Transfer from CSTPMD No. 2	75,127	75,127	61,859	(13,268)
Transfer from CSTPMD No. 3	13	13	10	(3)
Total Revenues	3,147,152	3,757,152	3,625,952	(131,200)
EXPENDITURES				
Paying Agent Fees	5,000	8,900	8,900	-
Repayment to FRA	18,203,865	18,740,755	18,740,755	-
Bond Principal Payment - Series 2024	1,964,890	2,205,000	2,205,000	-
Bond Interest Payment - Series 2024	1,177,263	1,023,503	1,321,125	(297,622)
Bond Issue Costs	1,870,012	2,900,357	2,900,356	1
Miscellaneous	-	2,000	854	1,146
Contingency	-	56,976	-	56,976
Total Expenditures	23,221,030	24,937,491	25,176,990	(239,499)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(20,073,878)	(21,180,339)	(21,551,038)	370,699
OTHER FINANCING SOURCES (USES)				
Bond Issuance - Series 2024A & Series 2024B	41,020,000	44,450,000	44,450,000	-
Bond Premium - Series 2024A & Series 2024B	2,462,626	2,034,380	2,034,380	-
Refunding Escrow	(27,966,670)	(28,569,783)	(28,193,455)	376,328
Transfers From Other Funds	-	23	-	(23)
Transfers To Other Fund	(572,998)	(1,742,726)	(1,743,198)	(472)
Total Other Financing Sources	14,942,958	16,171,894	16,547,727	375,833
NET CHANGE IN FUND BALANCE	(5,130,920)	(5,008,445)	(5,003,311)	5,134
Fund Balance - Beginning of Year	5,130,920	5,203,343	5,203,343	-
FUND BALANCE - END OF YEAR	$ -	$ 194,898	$ 200,032	$ 5,134

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES			
Net Investment Income	$ -	$ 43,225	$ 43,225
Other Revenue	-	11,825	11,825
Total Revenues	-	55,050	55,050
EXPENDITURES			
Developer-Paid Costs	-	20,398	(20,398)
Project Management	60,000	-	60,000
Scranton Parkway	4,509,997	127,729	4,382,268
Total Expenditures	4,569,997	148,127	4,421,870
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(4,569,997)	(93,077)	4,476,920
OTHER FINANCING SOURCES (USES)			
FRA Advance	-	396,304	396,304
FRA Note Series 2024	4,500,000	-	(4,500,000)
Transfers From Other Funds	572,998	1,718,073	1,145,075
Total Other Financing Sources (Uses)	5,072,998	2,114,377	(2,958,621)
NET CHANGE IN FUND BALANCE	503,001	2,021,300	1,518,299
Fund Balance (Deficit)- Beginning of Year	(503,001)	(787,859)	(284,858)
FUND BALANCE - END OF YEAR	$ -	$ 1,233,441	$ 1,233,441