

# EASTPARK70 METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032

## NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Tim Bertoch	Treasurer	2022/May 2022
Nathan J. Miles	Assistant Secretary	2023/May 2023
Lisa Crew	Assistant Secretary	2023/May 2023
<b>VACANT</b>		2023/May 2022
<b>VACANT</b>		2022/May 2022
Ann E. Finn	Secretary	

DATE: November 6, 2020

TIME: 10:00 a.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE VIA THE FOLLOWING CALL-IN INFORMATION:

**CONFERENCE CALL NUMBER:**      **1-877-261-8991**  
**PASSCODE:**                              **6168588**

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

---

B. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24-hour posting location.

---

C. Discuss results of the May 5, 2020 Election (enclosure).

---

D. Discuss vacancies on the Board and consider the appointment of eligible elector, Brett Ellen, to the Board of Directors of Eastpark70 Metropolitan District ("District") (enclosure – Notice of Vacancy published October 22, 2020) Administer Oath of Director.

---

E. Consider appointment of Officers:

President \_\_\_\_\_  
 Treasurer \_\_\_\_\_  
 Secretary \_\_\_\_\_  
 Asst. Secretary \_\_\_\_\_  
 Asst. Secretary \_\_\_\_\_  
 Asst. Secretary \_\_\_\_\_

F. Review and approve the Minutes of the November 1, 2019 Regular Meeting (enclosure).

---

G. Consider regular meeting date for 2021 (recommendation: November 5, 2021 at 10:00 a.m.). Review and consider approval of Resolution No. 2020-11-\_\_\_; Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices (enclosure).

---

H. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2021 SDA Website).

---

I. Discuss update on McGeady Becher P.C. Document Retention Policy (enclosure).

---

II. PUBLIC COMMENTS

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

---

III. FINANCIAL MATTERS

A. Review and ratify the approval of the payment of claims for the periods ending as follows (enclosures):

Fund	Period ending Jan. 17, 2020	Period ending April 15, 2020	Period ending July 10, 2020	Period ending October 12, 2020
General	\$ 14,339.74	\$ 5,684.16	\$ 3,490.17	\$ 2,730.28
Debt	\$ -0-	\$ 11,078.72	\$ 11,078.72	\$ 12,653.31
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 14,339.74</b>	<b>\$ 16,762.88</b>	<b>\$ 14,568.89</b>	<b>\$ 15,383.59</b>

---

- B. Review and accept unaudited financial statements for the period ending September 30, 2020 and the schedule of cash position updated as of September 30, 2020 (enclosure).
- 
- C. Discuss the District's inability to make a scheduled bond payment pursuant to Section 32-1-903(3) C.R.S.
- 
- D. Ratify approval of the preparation, execution and filing of the Application for Exemption from Audit for 2019 (enclosure – copy of application).
- 
- E. Authorize the District Accountant to prepare and file a 2020 Application for Exemption from Audit with the State Auditor.
- 
- F. Conduct Public Hearing to consider Amendment to 2020 Budget and (if necessary) consider adoption of Resolution to Amend the 2020 Budget and appropriate expenditures.
- 
- G. Conduct Public Hearing on the proposed 2021 Budget and consider adoption of Resolutions to Adopt the 2021 Budget and Appropriate Sums of Money and to Set Mill Levies (for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_ and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – preliminary AV, draft 2021 Budget and Budget Resolutions).
- 
- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
- 
- I. Consider appointment of District Accountant to prepare the 2022 budget.
- 

IV. LEGAL MATTERS

- A. Consider approval of Agreement Regarding Required Mill Levy for 2021 between the District and Cambridge Capital LLC (enclosure).
-

V. OTHER BUSINESS

- A. Discuss status of construction.
- 

VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS  
SCHEDULED FOR 2020.**

**NOTICE OF CANCELLATION**  
**and**  
**CERTIFIED STATEMENT OF RESULTS**  
§1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

**NOTICE IS HEREBY GIVEN** by the Eastpark70 Metropolitan District, Adams County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 5, 2020 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are declared elected for the following terms of office:

<u>Name</u>	<u>Term</u>
Lisa Crew	Second Regular Election, May 2023
Nathan James Miles (Nate)	Second Regular Election, May 2023
Vacant	Second Regular Election, May 2023
Vacant	Next Regular Election, May 2022

/s/ Ann Finn  
(Designated Election Official)

Contact Person for the District:	Ann Finn
Telephone Number of the District:	303-987-0835
Address of the District:	141 Union Boulevard, Suite 150, Lakewood, CO 80228
District Facsimile Number:	303-987-2032
District Email:	afinn@sdmsi.com

**NOTICE OF VACANCIES  
ON THE BOARD OF DIRECTORS  
OF THE EASTPARK70 METROPOLITAN DISTRICT**

TO WHOM IT MAY CONCERN, and particularly to the electors of the Eastpark70 Metropolitan District of Adams County, Colorado.

NOTICE IS HEREBY GIVEN pursuant to Section 32-1-808, C.R.S., that vacancies currently exists on the Board of Directors of the Eastpark70 Metropolitan District (“District”). Any qualified, eligible elector of the District interested in filling such vacancies and serving on the Board of Directors should file a Letter of Interest with the Board on or before the close of business on November 2, 2020.

Letters of Interest are available and can be obtained from the Eastpark70 Metropolitan District, c/o Ann E. Finn at Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835.

EASTPARK70 METROPOLITAN DISTRICT

By: /s/ Ann E. Finn  
Secretary

Published in: Aurora Sentinel  
Published on: October 22, 2020 (one-time only)

## RECORD OF PROCEEDINGS

---

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE EASTPARK70 METROPOLITAN DISTRICT HELD NOVEMBER 1, 2019

A Regular Meeting of the Board of Directors (“Board”) of the Eastpark70 Metropolitan District (“District”) was convened on Friday, the 1<sup>st</sup> day of November, 2019, at 10:00 A.M., at the offices of Consolidated Investment Group, 18 Inverness Place East, Englewood, Colorado.

#### ATTENDANCE

#### Directors In Attendance Were:

Tim Bertoch  
Nathan J. Miles  
Lisa Crew

#### Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

Elisabeth Cortese, Esq.; McGeady Becher P.C.

Brett Ellen; Board Candidate

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Finn noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with State statute. It was further noted that all Directors’ Disclosure Statements have been filed.

#### ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board’s review and approval a proposed Agenda for the District’s Regular Meeting.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Miles and, upon vote, unanimously carried, the Agenda was approved.

## RECORD OF PROCEEDINGS

---

**Minutes:** The Board reviewed the Minutes of the November 30, 2018 Special Meeting.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the Minutes of the November 30, 2018 Special Meeting were approved.

**New Legislation Regarding Posting Meeting Notices and Establishment of District Website:** Attorney Cortese discussed with the Board new legislation that authorizes the posting of meeting notices on a District website as opposed to in three physical locations within the boundaries of the District. Attorney Cortese noted the statute does require designating one physical location for the posting of notices in the event the District's website is not functioning and posting on the website cannot occur.

**Resolution Establishing Regular Meeting Dates, Times and Location, Establishing District Website and Designating Location for Posting 24-Hour Notices:** The Board discussed Resolution No. 2019-11-01; Establishing Regular Meeting Dates, Times and Location, Establishing a District Website and Designating Locations for Posting of 24-Hour Notices.

Ms. Finn reviewed the business to be conducted in 2020 to meet statutory compliance requirements. The Board, determined to meet on November 6, 2020, at 10:00 a.m., at the offices of Consolidated Investment Group, 18 Inverness Place East, Englewood, Colorado.

Following discussion, upon motion duly made by Director Crew, seconded by Director Miles and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-11-01; Establishing Regular Meeting Dates, Times and Location, Establishing a District Website and Designating Locations for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

**Eligible Governmental Entity ("EGE") Agreement Between the Statewide Internet Portal Authority of Colorado ("SIPA") and the District:** The Board reviewed an EGE Agreement between the District and SIPA for the development of a District website.

Following discussion, upon motion duly made by Director Crew, seconded by Director Miles and, upon vote, unanimously carried, the Board approved the EGE Agreement between the District and SIPA, for an amount not to exceed \$600.00.



## RECORD OF PROCEEDINGS

---

**§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Miles and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website, upon its creation.

**Resignation of Director:** The resignation of Director Winn, effective as of July 16, 2019, was acknowledged.

**Appointment of Director:** The Board considered the appointment of Mr. Ellen to fill the vacancy created by the resignation of Director Winn.

Following discussion, upon motion duly made by Director Miles, seconded by Director Bertoch and, upon vote, unanimously carried, Mr. Ellen was appointed to fill the vacancy created by the resignation of Director Winn. District Management was directed to administer the Oath of Director.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the following officers were appointed:

President	Brett Ellen*
Treasurer	Tim Bertoch
Secretary	Ann E. Finn
Assistant Secretary	Nathan J. Miles
Assistant Secretary	Lisa Crew

\* Pending administration and filing of Oath of Director.

**Aurora Regional Transportation Authority (“ARTA”) Board:** The Board entered into discussion regarding the appointment of representation to the ARTA Board.

Following discussion, upon motion duly made by Director Crew, seconded by Director Bertoch and, upon vote, unanimously carried, the Board designated Director Ellen as the District's representative to the ARTA Board.

## RECORD OF PROCEEDINGS

---

### **FINANCIAL MATTERS**

**Claims:** The Board considered ratifying the approval of the payment of claims through the periods ending:

Fund	Period ending Jan. 10, 2019	Period ending April 10, 2019	Period ending July 15, 2019	Period ending October 21, 2019
General	\$ 9,372.14	\$ 6,725.91	\$ 1,972.80	\$ 2,631.57
Debt	\$ -0-	\$ 8,052.83	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 9,372.14</b>	<b>\$ 14,778.74</b>	<b>\$ 1,972.80</b>	<b>\$ 2,631.57</b>

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** Ms. Finn reviewed with the Board the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending September 30, 2019 and the schedule of cash position statement updated as of September 30, 2019.

Following review, upon motion duly made by Director Crew, seconded by Director Bertoch and, upon vote, unanimously carried, the unaudited financial statements for the period ending September 30, 2019 and the schedule of cash position statement updated as of September 30, 2019, as revised.

**District's inability to make a scheduled bond payment pursuant to Section 32-1-903(3) C.R.S.:** Attorney Cortese discussed the requirements of Section 32-1-903(3), C.R.S. requiring the Board to make a determination not to make a scheduled bond payment. The Board noted that there are insufficient funds available to make a full scheduled debt service payment.

Following discussion, the Board determined that it would be unable to make the full scheduled debt service payment due on December 1, 2019.

**2018 Application for Exemption from Audit:** The Board reviewed the Application for Exemption from Audit for 2018.

Following review and discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the Application for Exemption from Audit for 2018.

## RECORD OF PROCEEDINGS

---

**2019 Application for Exemption from Audit:** The Board discussed the requirements for an audit.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and file the Application for Exemption from Audit for 2019 with the State Auditor by the statutory deadline.

**2019 Budget Amendment Hearing:** The Board opened the public hearing to consider the Resolution to Amend the 2019 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew, and upon vote unanimously carried, the Board adopted Resolution No. 2019-11-02 to Amend the 2019 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**2020 Budget Hearing:** The Board opened the public hearing to consider the proposed 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Ms. Finn reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2019-11-03 to Adopt the 2020 Budget and Appropriate Sums of Money and Resolution No. 2019-11-04 Set Mill Levies (for the General Fund at 2.000, the Debt Service Fund at 35.000 mills and the Contractual Obligations Fund at 1.000 mill, for a total mill levy of 38.000 mills). Upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote,

## RECORD OF PROCEEDINGS

---

unanimously carried, Resolution Nos. 2019-11-03 and 2019-11-04 were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. Ms. Finn was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Adams County, not later than December 15, 2019. Ms. Finn was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**Preparation of the 2021 Budget:** The Board discussed preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Bertoch, seconded by Director Crew, and upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget.

---

### **LEGAL MATTERS**

**Agreement Regarding Required Mill Levy by and between the District and Cambridge Capital, LLC:** Attorney Cortese reviewed with the Board an Agreement Regarding Required Mill Levy by and between the District and Cambridge Capital, LLC.

Following review and discussion, upon motion duly made by Director Crew seconded by Director Bertoch and, upon vote, unanimously carried, the Board approved the Agreement Regarding Required Mill Levy by and between the District and Cambridge Capital, LLC.

## RECORD OF PROCEEDINGS

---

**Election Resolution:** The Board discussed Resolution No. 2019-11-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Crew, seconded by Director Bertoch and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-11-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

---

### **OTHER BUSINESS**

Director Bertoch updated the Board with regard to status of construction within the District. He noted Building No. 3 has been completed and construction will soon begin on Buildings Nos. 5 and 6.

---

### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Crew, seconded by Director Bertoch and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**RESOLUTION NO. 2019 - 11 - 01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE EASTPARK70 METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,  
[ESTABLISHING DISTRICT WEBSITE] AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Eastpark70 Metropolitan District (the "**District**"), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2020 shall be held on November 6, 2020 at 10:00 a.m., at the offices of Consolidated Investment Group, 18 Inverness Place East, Englewood, Colorado 80112.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

- (a) On a light pole located on the Southeast corner of Smith Road and Ensenada Street.

10. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, [ESTABLISHING DISTRICT WEBSITE] AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 1, 2019.

**EASTPARK70 METROPOLITAN DISTRICT**

By:  \_\_\_\_\_  
President

Attest:

 \_\_\_\_\_  
Secretary





RESOLUTION NO. 2019 - 11 - 03  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE EASTPARK70 METROPOLITAN DISTRICT  
TO ADOPT THE 2020 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Eastpark70 Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2020 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2019, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 1, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Eastpark70 Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Eastpark70 Metropolitan District for the 2020 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of November, 2019.



A handwritten signature in blue ink, consisting of stylized initials and a long horizontal stroke.

Secretary

EXHIBIT A  
(Budget)

**EASTPARK 70 METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2018 Actual</b>	<b>2019 Adopted Budget</b>	<b>2020 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 8,175,460	\$ 11,095,160	\$ 12,845,690
<b>Mill Levy</b>			
General Fund	2.000	2.000	2.000
Debt Service Fund	30.000	30.000	35.000
Aurora Regional Transportation	1.000	1.000	1.000
<b>Total Mill Levy</b>	<u>33.000</u>	<u>33.000</u>	<u>38.000</u>
<b>Property Taxes</b>			
General Fund	\$ 16,351	\$ 22,190	\$ 25,691
Debt Service Fund	245,264	332,855	449,599
Aurora Regional Transportation	8,175	11,095	12,846
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 269,790</u>	<u>\$ 366,140</u>	<u>\$ 488,136</u>

**EASTPARK 70 METROPOLITAN DISTRICT**

**GENERAL FUND  
2020 Adopted Budget  
with 2018 Actual and 2019 Estimated**

	2018 Actual	2019 Estimated	2020 Adopted Budget
1-501 BEGINNING FUND BALANCE	\$ 6,933	\$ 19,960	\$ 9,292
<b>REVENUE</b>			
1-510 Property Tax Revenue	16,351	22,190	25,691
1-550 Developer Advance	13,818	-	-
1-560 Interest Income	282	475	10
Transfer from Debt Service (ARTA)	1,781	-	-
<b>Total Revenue</b>	<b>32,232</b>	<b>22,665</b>	<b>25,701</b>
<b>Total Funds Available</b>	<b>39,165</b>	<b>42,625</b>	<b>34,993</b>
<b>EXPENDITURES</b>			
1-612 Accounting	7,220	7,000	8,000
1-615 Audit	123	500	500
1-635 Election	925	-	1,000
1-670 Insurance/SDA Dues	2,992	3,500	3,500
1-675 Legal	2,624	5,500	6,000
1-680 Management	4,904	6,000	6,000
1-685 Miscellaneous	416	500	500
1-700 Treasurer's Fees	-	333	385
<b>Total Expenditures</b>	<b>19,204</b>	<b>23,333</b>	<b>25,885</b>
<b>Transfers and Other Uses</b>			
1-895 Emergency Reserve	-	-	771
Transfer to Debt Service	-	10,000	-
<b>Total Expenditures Requiring Appropriation</b>	<b>19,204</b>	<b>33,333</b>	<b>26,656</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 19,960</b>	<b>\$ 9,292</b>	<b>\$ 8,337</b>

**NOTES TO GENERAL FUND**

\* Prior to 2018, ARTA Mill Levy funds were received into the District's Debt Service Fund, and transferred into the District's General Fund for transfer to ARTA. Beginning in 2018, ARTA Mill Levy funds were received into and transferred to ARTA directly from the District's Debt Service Fund.

## EASTPARK 70 METROPOLITAN DISTRICT

### DEBT SERVICE FUND 2020 Adopted Budget with 2018 Actual and 2019 Estimated

	2018 Actual	2019 Estimated	2020 Adopted Budget
2-501 BEGINNING FUND BALANCE	\$ 3,661	\$ 9,384	\$ 10,433
<b>REVENUE</b>			
2-510 Property Tax Revenue	245,264	332,855	449,599
2-512 Property Tax Revenue-ARTA	8,175	11,095	12,846
2-515 Specific Ownership Tax	22,334	19,971	23,000
2-560 Interest Income	1,888	1,200	600
Transfer from General Fund	-	10,000	-
<b>Total Revenue</b>	<b>277,662</b>	<b>375,121</b>	<b>486,045</b>
<b>Total Funds Available</b>	<b>281,323</b>	<b>384,505</b>	<b>496,478</b>
<b>EXPENDITURES</b>			
2-605 Bond Principal	-	-	-
2-606 Bond Interest	258,031	358,000	460,000
2-668 Paying Agent Fees	150	150	150
2-700 Treasurer's Fees	3,802	4,993	6,744
2-800 ARTA Expense	8,175	10,929	12,653
Transfer to General Fund *	1,781	-	-
<b>Total Expenditures</b>	<b>271,939</b>	<b>374,072</b>	<b>492,201</b>
<b>Total Expenditures Requiring Appropriation</b>			
	271,939	374,072	492,201
<b>ENDING FUND BALANCE</b>	<b>\$ 9,384</b>	<b>\$ 10,433</b>	<b>\$ 4,278</b>

\* Prior to 2018, ARTA Mill Levy funds were received into the District's Debt Service Fund, and transferred into the District's General Fund for transfer to ARTA. Beginning in 2018, ARTA Mill Levy funds were received into and transferred to ARTA directly from the District's Debt Service Fund.

# EASTPARK 70 METROPOLITAN DISTRICT

## 2020 Budget Message

### Introduction

The District was formed in November 2004 for the primary purpose of financing the construction of certain infrastructure including street and drainage improvements, safety protection, water, sanitary sewer and landscaping improvements. When appropriate, these improvements have been dedicated to the City of Aurora, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2020 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2020 fiscal year based on available revenues. This budget provides for the general operation of the District, debt service and participation in regional improvements as a member of the Aurora Regional Transportation Authority. The funding for general operations is dependent upon advances from the developer.

The District's 2019 assessed value is \$12,845,690, a 13.6% increase from \$11,095,160 last year. The District's certified mill levy was increased to 38.000 mills for taxes to be collected in fiscal year 2020, with 2.000 mills certified in the General Fund, 35.000 mills certified in the Debt Service Fund and an additional 1.000 mills certified in the Debt Service Fund designated to the Aurora Regional Transportation Authority ("ARTA").

### Budgetary Basis of Accounting

The District uses Fund accounting to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within 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. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. The General Fund's primary source of revenue is from property tax collections and developer advances, in accordance with the Operation Funding Agreement between the Developer and the District.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments,



interest payments, and administrative costs associated with debt obligations. The Debt Service Fund's primary source of revenue is from property and specific ownership tax collections. The District satisfies its annual ARTA obligation through the Debt Service Fund. Starting in 2010, the District has been unable to make full principal and interest payments on the Series 2005 Bonds. Below is a consolidated summary of the District's long-term debt.

**Summary of Debt Outstanding**

**East Park 70 Metropolitan District**

Bonds Principal and Interest Maturing in the Year Ending December 31,	\$5,762,004 Series 2005 General Obligation Bonds (Limited Tax Convertible to Unlimited Tax) Capital Appreciation Bonds converting 12/1/09 to \$8,380,000			
	Principal	Interest	Accretion	Total
2020	154,708	640,400	70,292	865,400
2021	165,022	622,400	74,978	862,400
2022	192,525	603,200	87,475	883,200
2023-2027	1,289,231	2,634,000	585,769	4,509,000
2028-2032	2,079,960	1,712,800	945,040	4,737,800
2033-2034	1,127,648	315,200	512,352	1,955,200
Total	5,009,093	6,528,000	2,275,907	13,813,000

\*As of 12/31/2019, Unpaid Interest equals \$7,555,354.24. Due to compounding, actual interest due is subject to review by Bond Counsel. Unpaid Principal is \$8,380,000 as per Bond Schedule.

**Emergency Reserve**

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

I, Ann E. Finn, hereby certify that I am the duly appointed Secretary of the Eastpark70 Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2020, duly adopted at a meeting of the Board of Directors of the Eastpark70 Metropolitan District held on November 1, 2019.

By:  \_\_\_\_\_  
Secretary

RESOLUTION NO. 2019 - 11 - 04  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE EASTPARK70 METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Eastpark70 Metropolitan District ("District") has adopted the 2020 annual budget in accordance with the Local Government Budget Law on November 1, 2019; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2020 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses and contractual obligations from property tax revenue is identified in the budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Eastpark70 Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2020 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
2. That for the purposes of meeting all debt service fund expenses and contractual obligations of the District during the 2020 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of November, 2019.



  
Secretary

**EXHIBIT A**  
(Certification of Tax Levies)

### CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Eastpark70 Metropolitan District  
(taxing entity)<sup>A</sup>

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

of the Eastpark70 Metropolitan District  
(local government)<sup>C</sup>

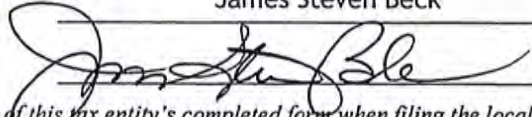
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$12,845,690  
 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

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: \$ \$12,845,690  
(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:** 12/13/2019 for budget/fiscal year 2020  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	2.000 mills	\$ 25,691
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ < 0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	2.000 mills	\$ 25,691
3. General Obligation Bonds and Interest <sup>J</sup>	35.000 mills	\$ 449,599
4. Contractual Obligations <sup>K</sup>	1.000 mills	\$ 12,846
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> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	38.000 mills	\$ 488,136

Contact person: James Steven Beck Daytime phone: (303) 987-0835 Ext. 206

Signed:  Title: District Accountant

*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).



**RESOLUTION NO. 2020 - 11 - \_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE EASTPARK70 METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Eastpark70 Metropolitan District (the "**District**"), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2021 shall be held on November 5, 2021 at 10:00 a.m., at the offices of Consolidated Investment Group, 18 Inverness Place East in Arapahoe County, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On a light pole located on the Southeast corner of Smith Road and Ensenada Street

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE FOLLOWS]**



**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING  
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR  
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on NOVEMBER 6, 2020.

**EASTPARK70 METROPOLITAN  
DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**McGeady Becher P.C.**  
**Document Retention Policy**

**Types of Documents**

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

**Documents You Provide to Us**

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

**The District's Record**

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully-executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

**Supplemental Documents**

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

### **Documents We Retain**

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

### **Delivery of the Record**

Once a matter is concluded or our representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in a manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1580						
01/17/2020	Colorado Special Districts P&L	POL-0000429 6045	Prepaid Expenses	1-141	400.00	400.00
01/17/2020	Colorado Special Districts P&L	POL-0001838	Prepaid Expenses	1-141	2,015.00	2,015.00
Total 1580:						2,415.00
1581						
01/17/2020	McGeady Becher P.C.	11.30.19	Legal	1-675	2,684.50	2,684.50
01/17/2020	McGeady Becher P.C.	718C 10/19	Legal	1-675	2,252.50	2,252.50
Total 1581:						4,937.00
1582						
01/17/2020	Special Dist Management Servic	11.30.19	Accounting	1-612	406.00	406.00
01/17/2020	Special Dist Management Servic	11.30.19	Management	1-680	1,390.60	1,390.60
01/17/2020	Special Dist Management Servic	62455	Management	1-680	576.88	576.88
01/17/2020	Special Dist Management Servic	62455	Accounting	1-612	224.00	224.00
01/17/2020	Special Dist Management Servic	OCTOBER 2019	Accounting	1-612	1,890.00	1,890.00
01/17/2020	Special Dist Management Servic	OCTOBER 2019	Management	1-680	2,005.26	2,005.26
Total 1582:						6,492.74
1583						
01/17/2020	T Charles Wilson Insurance	7682	Prepaid Expenses	1-141	495.00	495.00
Total 1583:						495.00
Grand Totals:						14,339.74

Eastpark 70 Metropolitan District  
January-20

	General	Debt	Capital	Totals
Disbursements	\$ 14,339.74	\$ -	\$ -	\$ 14,339.74
Payroll	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$ 14,339.74</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,339.74</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1584						
04/15/2020	Aurora Media Group	97727	Election	1-635	50.30	50.30
04/15/2020	Aurora Media Group	98376	Election	1-635	46.05	46.05
Total 1584:						96.35
1585						
04/15/2020	Aurora Regional Transportation	2019 TAXES	ARTA Expense	2-800	10,928.72	10,928.72
Total 1585:						10,928.72
1586						
04/15/2020	McGeady Becher P.C.	718C 1/20	Legal	1-675	440.00	440.00
04/15/2020	McGeady Becher P.C.	718C 12/19	Legal	1-675	1,187.50	1,187.50
04/15/2020	McGeady Becher P.C.	718C 2/20	Legal	1-675	20.00	20.00
Total 1586:						1,647.50
1587						
04/15/2020	Special Dist Management Servic	FEB. 2020	Accounting	1-612	112.00	112.00
04/15/2020	Special Dist Management Servic	FEB. 2020	Management	1-680	580.55	580.55
04/15/2020	Special Dist Management Servic	JAN. 2020	Accounting	1-612	924.00	924.00
04/15/2020	Special Dist Management Servic	JAN. 2020	Management	1-680	932.50	932.50
04/15/2020	Special Dist Management Servic	MARCH 2020	Accounting	1-612	336.00	336.00
04/15/2020	Special Dist Management Servic	MARCH 2020	Management	1-680	790.28	790.28
Total 1587:						3,675.33
1588						
04/15/2020	Special District Association of C	2020 SDA	Insurance/SDA Dues	1-670	264.98	264.98
Total 1588:						264.98
1589						
04/15/2020	UMB Bank, N.A.	704135	Paying Agent Fees	2-668	150.00	150.00
Total 1589:						150.00
Grand Totals:						16,762.88

Eastpark 70 Metropolitan District  
April-20

	General	Debt	Capital	Totals
Disbursements	\$ 5,684.16	\$ 11,078.72	\$ -	\$ 16,762.88
Payroll	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$ 5,684.16</b>	<b>\$ 11,078.72</b>	<b>\$ -</b>	<b>\$ 16,762.88</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
<b>1590</b>						
07/10/2020	McGeady Becher P.C.	718C 3/20	Legal	1-675	125.00	125.00
07/10/2020	McGeady Becher P.C.	718C 4/20	Legal	1-675	769.00	769.00
<b>Total 1590:</b>						<b>894.00</b>
<b>1591</b>						
07/10/2020	Special Dist Management Servic	APRIL 2020	Accounting	1-612	560.00	560.00
07/10/2020	Special Dist Management Servic	APRIL 2020	Management	1-680	197.88	197.88
07/10/2020	Special Dist Management Servic	JUNE 2020	Election	1-635	98.00	98.00
07/10/2020	Special Dist Management Servic	JUNE 2020	Accounting	1-612	308.00	308.00
07/10/2020	Special Dist Management Servic	JUNE 2020	Management	1-680	59.40	59.40
07/10/2020	Special Dist Management Servic	MAY 2020	Accounting	1-612	1,036.00	1,036.00
07/10/2020	Special Dist Management Servic	MAY 2020	Election	1-635	176.00	176.00
07/10/2020	Special Dist Management Servic	MAY 2020	Management	1-680	160.89	160.89
<b>Total 1591:</b>						<b>2,596.17</b>
<b>Grand Totals:</b>						<b>3,490.17</b>



Eastpark 70 Metropolitan District  
July-20

	General	Debt	Capital	Totals
Disbursements	\$ 3,490.17	\$ 11,078.72	\$ -	\$ 14,568.89
Payroll	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$ 3,490.17</b>	<b>\$ 11,078.72</b>	<b>\$ -</b>	<b>\$ 14,568.89</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1592						
10/12/2020	Aurora Regional Transportation	2020 TAXES	ARTA Expense	2-800	12,653.31	12,653.31
Total 1592:						12,653.31
1593						
10/12/2020	Colorado Special Districts P&L	POL-0004030	Prepaid Expenses	1-141	450.00	450.00
Total 1593:						450.00
1594						
10/12/2020	McGeady Becher P.C.	718C 6/20	Legal	1-675	106.00	106.00
10/12/2020	McGeady Becher P.C.	718C 7/20	Legal	1-675	230.00	230.00
10/12/2020	McGeady Becher P.C.	718C 8/20	Legal	1-675	155.00	155.00
Total 1594:						491.00
1595						
10/12/2020	Special Dist Management Servic	AUG. 2020	Accounting	1-612	168.00	168.00
10/12/2020	Special Dist Management Servic	AUG. 2020	Management	1-680	272.10	272.10
10/12/2020	Special Dist Management Servic	JULY 2020	Accounting	1-612	616.00	616.00
10/12/2020	Special Dist Management Servic	JULY 2020	Management	1-680	384.78	384.78
10/12/2020	Special Dist Management Servic	SEPT. 2020	Accounting	1-612	112.00	112.00
10/12/2020	Special Dist Management Servic	SEPT. 2020	Management	1-680	236.40	236.40
Total 1595:						1,789.28
Grand Totals:						15,383.59

Eastpark 70 Metropolitan District  
October-20

	General	Debt	Capital	Totals
Disbursements	\$ 2,730.28	\$ 12,653.31	\$ -	\$ 15,383.59
Payroll	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$ 2,730.28</b>	<b>\$ 12,653.31</b>	<b>\$ -</b>	<b>\$ 15,383.59</b>

**EASTPARK 70 METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**September 30, 2020**

	Rate	Operating	Debt Service	Total
<b>Checking:</b>				
Cash in Bank-First Bank		\$ 2,977.98	\$ -	\$ 2,977.98
<b>Investments:</b>				
Cash in Bank-CSafe	0.11%	26,811.33	135,495.48	162,306.81
Cash in Bank-CSafe Restricted	0.11%	-	22,508.02	22,508.02
<b>TOTAL FUNDS:</b>		\$ 29,789.31	\$ 158,003.50	\$ 187,792.81

**2020 Mill Levy Information**

Certified General Fund Mill Levy	2.000
Certified Debt Service Fund Mill Levy	35.000
Certified Aurora Regional Transportation	1.000
Total Certified Mill Levy	38.000

**Board of Directors**

- \* Tim Bertoch
- \* Nathan James Miles
- \* Lisa Crew

\*Authorized signer on Checking Account

EASTPARK 70 METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2020

**EASTPARK 70 METROPOLITAN DISTRICT**  
**COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS**  
September 30, 2020

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
<b>Assets</b>				
Cash in Bank-First Bank	\$ 2,978	\$ -	\$ -	\$ 2,978
Cash in Bank-CSafe	26,811	135,495	-	162,307
Cash in Bank-CSafe Restricted	-	22,508	-	22,508
Total Current Assets	<u>29,789</u>	<u>158,004</u>	<u>-</u>	<u>187,793</u>
<b>Other Debits</b>				
Amount in Debt Service Fund	-	-	158,004	158,004
Amount to be Provided for Debt	-	-	16,234,335	16,234,335
Total Other Debits	<u>-</u>	<u>-</u>	<u>16,392,339</u>	<u>16,392,339</u>
<b>Total Assets</b>	<u>\$ 29,789</u>	<u>\$ 158,004</u>	<u>\$ 16,392,339</u>	<u>\$ 16,580,132</u>
<b>Liabilities</b>				
G.O. Bonds 2005 Payable	\$ -	\$ -	\$ 8,380,000	\$ 8,380,000
G.O. Bonds 2005 Accrued Int.	-	-	7,264,764	7,264,764
Developer Advance Payable	-	-	373,723	373,723
Developer Adv-Interest Payable	-	-	304,841	304,841
Developer Adv-Capital	-	-	34,975	34,975
Dev Adv-Cap Int Payable	-	-	34,036	34,036
Total Liabilities	<u>-</u>	<u>-</u>	<u>16,392,339</u>	<u>16,392,339</u>
Fund Balance	28,005	25,031	-	53,036
Current Year Earnings	1,784	132,972	-	134,757
Total Fund Balances	<u>29,789</u>	<u>158,004</u>	<u>-</u>	<u>187,793</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u>\$ 29,789</u>	<u>\$ 158,004</u>	<u>\$ 16,392,339</u>	<u>\$ 16,580,132</u>

**EASTPARK 70 METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 12 Months Ending**  
**September 30, 2020**  
**General Fund**

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
<b>Revenues</b>					
Property Tax Revenue	\$ 6,126	\$ 25,691	\$ 25,691	\$ 0	100.0%
Interest Income	18	112	10	102	1123.0%
<b>Total Revenues</b>	<u>6,144</u>	<u>25,804</u>	<u>25,701</u>	<u>103</u>	<u>100.4%</u>
<b>Expenditures</b>					
Accounting	1,904	5,796	8,000	2,204	72.5%
Audit	-	-	500	500	0.0%
Election	274	370	1,000	630	37.0%
Insurance/SDA Dues	-	3,175	3,500	325	90.7%
Legal	894	7,479	6,000	(1,479)	124.6%
Management	418	6,694	6,000	(694)	111.6%
Miscellaneous	40	120	500	380	24.0%
Treasurer's Fees	92	385	385	(0)	100.1%
Emergency Reserve	-	-	771	771	0.0%
<b>Total Expenditures</b>	<u>3,622</u>	<u>24,019</u>	<u>26,656</u>	<u>2,637</u>	<u>90.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	2,522	1,784	(955)	2,739	
Beginning Fund Balance	27,268	28,005	9,292	18,713	
<b>Ending Fund Balance</b>	<u>\$ 29,789</u>	<u>\$ 29,789</u>	<u>\$ 8,337</u>	<u>\$ 21,452</u>	

# APPLICATION FOR EXEMPTION FROM AUDIT

## LONG FORM

**FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES MORE THAN \$100,000 BUT NOT MORE THAN \$750,000**

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.

*If your local government has either revenues or expenditures of LESS than \$100,000, use the SHORT FORM!*

### EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA) for approval. Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting. Approval for an exemption from audit is granted only upon the review by the OSA.

### READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

**ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END. GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS. PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS.**

**POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE.**

**PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.**

**APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED. APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.**

**FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT THIS ADDRESS:**  
<http://www.legisnet.com/holops/Colorado/>

### CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all Prior Year Deficiencies as communicated by the OSA?
- Has the application been **PERSONALLY** reviewed and approved by the governing body?
- Are all sections of the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted via Fax or Email?
  - If yes, have you read and understand the new Electronic Signature Policy? See [here](#)
- or--
  - Have you included a resolution?
  - Does the resolution state that the governing body **PERSONALLY** reviewed and approved the resolution in an open public meeting?
  - Has the resolution been signed by a **MAJORITY** of the governing body? (See sample resolution.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
  - If yes, does the application include **ORIGINAL INK SIGNATURES** from the **MAJORITY** of the governing body?

Checkout our new web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more! See the link below.  
**OSA LG Web Portal**

### FILING METHODS

**NEW METHOD:** Register and submit your Applications at our new portal  
**MAIL:** Office of the State Auditor <https://apps.leg.co.gov/osalg>

Local Government Audit Division  
1525 Sherman St., 7th Floor  
Denver, CO 80203  
FAX: 303-869-3061  
EMAIL: [osa.lg@state.co.us](mailto:osa.lg@state.co.us)  
QUESTIONS? 303-869-3000

### IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor. Governmental Activity should be reported on the Modified Accrual Basis. Proprietary Activity should be reported on the Cash or Budgetary Basis. A Budget to GAAP reconciliation is provided in Part 3. Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. Initial event: AN AUDIT SHALL BE REQUIRED.



**APPLICATION FOR EXEMPTION FROM AUDIT**

**LONG FORM**

**NAME OF GOVERNMENT ADDRESS**  
**CONTACT PERSON**  
**PHONE**  
**EMAIL**  
**FAX**

Eastpark 70 Metropolitan District  
 c/o Special District Management Services, Inc.  
 141 Union Boulevard, Ste 150  
 Lakewood, CO 80228-1898  
 Ann Finn  
 (303) 987-0835  
 afinn@sdsdm1.com  
 (303) 987-2032

For the Year Ended  
 12/31/2019  
 or fiscal year ended:

**CERTIFICATION OF PREPARER**

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

**NAME:**  
**TITLE**  
**FIRM NAME (if applicable)**  
**ADDRESS**  
**PHONE**  
**DATE PREPARED**  
**RELATIONSHIP TO ENTITY**

James H. Ruthven  
 Director of Finance  
 Special District Management Services, Inc.  
 141 Union Boulevard Ste 150, Lakewood, CO 80228-1898  
 (303) 987-0835  
 6-Mar-20  
 Independent Outside Accountant Board of Directors make important decisions.

**PREPARER (SIGNATURE REQUIRED)**



Has the entity filed for or has the district filed, a Title 32-Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9-3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input type="checkbox"/>	

**PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET**

\* Indicate Name of Fund

NOTE: Attach additional sheets as necessary

Line #	Description	Governmental Funds		Proprietary/Enterprise Funds	Fund#	Fund#	Please use this space to provide explanation of any items on this page
		General Fund	Debt Service Fund				
<b>Assets</b>							
1-1	Cash & Cash Equivalents	\$ 36,071	\$ 14,684	\$ -	-	-	
1-2	Investments	\$ -	\$ -	\$ -	-	-	
1-3	Receivables	\$ 25,691	\$ 462,445	\$ -	-	-	
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	-	-	
	All Other Assets [Specify...]	\$ -	\$ -	\$ -	-	-	
1-5	Cash with County Treasurer	\$ -	\$ 2,281	\$ -	-	-	
1-6		\$ -	\$ -	\$ -	-	-	
1-7		\$ -	\$ -	\$ -	-	-	
1-8		\$ -	\$ -	\$ -	-	-	
1-9		\$ -	\$ -	\$ -	-	-	
1-10		\$ -	\$ -	\$ -	-	-	
1-11	(Add lines 1-1 through 1-10)	\$ 61,762	\$ 479,410	\$ -	-	-	
1-12	<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	\$ -	\$ -	\$ -	-	-	
1-13	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	\$ 61,762	\$ 479,410	\$ -	-	-	
<b>Liabilities</b>							
1-14	Accounts Payable	\$ -	\$ 2,876	\$ -	-	-	
1-15	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	-	-	
1-16	Accrued Interest Payable	\$ -	\$ -	\$ -	-	-	
1-17	Due to Other Entities or Funds	\$ -	\$ -	\$ -	-	-	
1-18	All Other Current Liabilities	\$ -	\$ -	\$ -	-	-	
1-19	<b>TOTAL CURRENT LIABILITIES</b>	\$ -	\$ 2,876	\$ -	-	-	
1-20	All Other Liabilities [Specify...]	\$ -	\$ -	\$ -	-	-	
1-21		\$ -	\$ -	\$ -	-	-	
1-22		\$ -	\$ -	\$ -	-	-	
1-23		\$ -	\$ -	\$ -	-	-	
1-24		\$ -	\$ -	\$ -	-	-	
1-25		\$ -	\$ -	\$ -	-	-	
1-26		\$ -	\$ -	\$ -	-	-	
1-27		\$ -	\$ -	\$ -	-	-	
1-28	(Add lines 1-19 through 1-27)	\$ -	\$ 2,876	\$ -	-	-	
1-29	<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	\$ 25,691	\$ 462,445	\$ -	-	-	
<b>Fund Balance</b>							
1-30	Nonspendable Prepaid	\$ -	\$ -	\$ -	-	-	
1-31	Nonspendable Inventory	\$ -	\$ -	\$ -	-	-	
1-32	Restricted [Specify...]	\$ -	\$ -	\$ -	-	-	
1-33	Committed [Specify...]	\$ -	\$ -	\$ -	-	-	
1-34	Assigned [Specify...]	\$ -	\$ -	\$ -	-	-	
1-35	Unassigned:	\$ 36,071	\$ 14,089	\$ -	-	-	
1-36	(Add lines 1-30 through 1-35)	\$ 36,071	\$ 14,089	\$ -	-	-	
1-37	<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE</b>	\$ 61,762	\$ 479,410	\$ -	-	-	
<b>Net Position</b>							
	Net Investment in Capital Assets	\$ -	\$ -	\$ -	-	-	
	Emergency Reserves	\$ -	\$ -	\$ -	-	-	
	Other Designations/Reserves	\$ -	\$ -	\$ -	-	-	
	Restricted	\$ -	\$ -	\$ -	-	-	
	Undesignated/Unreserved/Unrestricted	\$ 36,071	\$ 14,089	\$ -	-	-	
	(Add lines 1-30 through 1-35)	\$ 36,071	\$ 14,089	\$ -	-	-	
	<b>TOTAL NET POSITION</b>	\$ 36,071	\$ 14,089	\$ -	-	-	
	(Add lines 1-28, 1-29 and 1-36)	\$ 61,762	\$ 479,410	\$ -	-	-	
	<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	\$ 61,762	\$ 479,410	\$ -	-	-	

# PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Debt Service Fund	Eqpt*	Funds*	
2-1	Tax Revenue					
2-1	Property (include multi-levied in Question 16-1)	\$ 22,190	\$ -	\$ -	\$ -	
2-2	Specific Ownership	\$ -	\$ -	\$ -	\$ -	
2-3	Sales and Use Tax	\$ -	\$ 29,038	\$ -	\$ -	
2-4	Other Tax Revenue (specify...):	\$ -	\$ -	\$ -	\$ -	
2-5		\$ -	\$ -	\$ -	\$ -	
2-6		\$ -	\$ -	\$ -	\$ -	
2-7		\$ -	\$ -	\$ -	\$ -	
2-8	<b>ADD LINES 2-1 THROUGH 2-7</b>	\$ 22,190	\$ 29,038	\$ -	\$ -	
2-8	<b>TOTAL TAX REVENUE</b>	\$ 22,190	\$ 29,038	\$ -	\$ -	
2-9	Licenses and Permits	\$ -	\$ -	\$ -	\$ -	
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	\$ -	
2-11	Conservation Trust Funds (CTF)	\$ -	\$ -	\$ -	\$ -	
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	\$ -	
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	\$ -	
2-14	Grants	\$ -	\$ -	\$ -	\$ -	
2-15	Donations	\$ -	\$ -	\$ -	\$ -	
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	\$ -	
2-17	Rental Income	\$ -	\$ -	\$ -	\$ -	
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	\$ -	
2-19	Interest/Investment Income	\$ 427	\$ -	\$ -	\$ -	
2-20	Tap Fees	\$ -	\$ -	\$ -	\$ -	
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	\$ -	
2-22	All Other (specify...):	\$ -	\$ -	\$ -	\$ -	
2-23		\$ -	\$ -	\$ -	\$ -	
2-24	<b>ADD LINES 2-9 THROUGH 2-23</b>	\$ 427	\$ -	\$ -	\$ -	
2-24	<b>TOTAL REVENUES</b>	\$ 22,617	\$ 29,038	\$ -	\$ -	
Other Financing Sources						
2-25	Debt Proceeds	\$ -	\$ -	\$ -	\$ -	
2-26	Developer Advances	\$ -	\$ -	\$ -	\$ -	
2-27	Other (specify...):	\$ -	\$ -	\$ -	\$ -	
2-28		\$ -	\$ -	\$ -	\$ -	
2-29	<b>ADD LINES 2-25 THROUGH 2-27</b>	\$ -	\$ -	\$ -	\$ -	
2-29	<b>TOTAL OTHER FINANCING SOURCES</b>	\$ -	\$ -	\$ -	\$ -	
2-29	<b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b>	\$ 22,617	\$ 29,038	\$ -	\$ -	
<b>GRAND TOTALS</b>		\$ 22,617	\$ 29,038	\$ -	\$ -	

**IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 859-3000 for assistance.**

# PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds		Proprietary/Financial Funds	
		General Fund	Debt Service Fund	Fund	Fund
3-1	Expenditures				
3-2	General Government	\$ 14,692	\$ 16,089	\$ -	\$ -
3-3	Judicial	\$ -	\$ -	\$ -	\$ -
3-4	Law Enforcement	\$ -	\$ -	\$ -	\$ -
3-5	Fire	\$ -	\$ -	\$ -	\$ -
3-6	Highways & Streets	\$ -	\$ -	\$ -	\$ -
3-7	Solid Waste	\$ -	\$ -	\$ -	\$ -
3-8	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	\$ -
3-9	Health	\$ -	\$ -	\$ -	\$ -
3-10	Culture and Recreation	\$ -	\$ -	\$ -	\$ -
3-11	Transfers to other districts	\$ -	\$ -	\$ -	\$ -
3-12	Other [Specify...]	\$ -	\$ -	\$ -	\$ -
3-13	Utilities	\$ -	\$ -	\$ -	\$ -
3-14	Supplies	\$ -	\$ -	\$ -	\$ -
3-15	Capital Outlay	\$ -	\$ -	\$ -	\$ -
3-16	Debt Service	\$ -	\$ -	\$ -	\$ -
3-17	Principal	\$ -	\$ -	\$ -	\$ -
3-18	Interest	\$ -	\$ 353,905	\$ -	\$ -
3-19	Bond Issuance Costs	\$ -	\$ -	\$ -	\$ -
3-20	Developer Principal Repayments	\$ -	\$ -	\$ -	\$ -
3-21	Developer Interest Repayments	\$ -	\$ -	\$ -	\$ -
3-22	All Other [Specify...]	\$ -	\$ -	\$ -	\$ -
3-23	Add lines 3-1 through 3-21	\$ 14,692	\$ 369,993	\$ -	\$ -
3-24	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-25	Net Interfund Transfers (In) Out	\$ -	\$ -	\$ -	\$ -
3-26	Other [Specify...](Enter negative for expense)	\$ -	\$ -	\$ -	\$ -
3-27	Depreciation	\$ -	\$ -	\$ -	\$ -
3-28	Other Financing Sources (Use) (from line 3-28)	\$ -	\$ -	\$ -	\$ -
3-29	Capital Outlay (from line 3-14)	\$ -	\$ -	\$ -	\$ -
3-30	Debt Principal (from line 3-15, 3-16)	\$ -	\$ -	\$ -	\$ -
3-31	Add lines 3-23 through 3-29	\$ -	\$ -	\$ -	\$ -
3-32	TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ 7,935	\$ 4,704	\$ -	\$ -
3-34	Line 2-29, less line 3-22, plus line 3-29	\$ -	\$ -	\$ -	\$ -
3-35	Net Increase (Decrease) in Net Position	\$ 7,935	\$ 4,704	\$ -	\$ -
3-36	Line 2-29, less line 3-22, plus line 3-29, plus line 3-23, less line 3-24	\$ -	\$ -	\$ -	\$ -
3-37	Net Position, January 1 from December 31 prior year report	\$ 28,136	\$ 9,385	\$ -	\$ -
3-38	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	\$ -
3-39	Net Position, December 31	\$ 28,136	\$ 9,385	\$ -	\$ -
3-40	Line 3-30 plus line 3-31	\$ -	\$ -	\$ -	\$ -
3-41	This total should be the same as line 1-36.	\$ 36,071	\$ 14,089	\$ -	\$ -
3-42	TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	\$ -	\$ -
3-43	Add lines 3-27, less line 3-24, less line 3-25	\$ -	\$ -	\$ -	\$ -
3-44	GRAND TOTAL	\$ 36,071	\$ 14,089	\$ -	\$ -
3-45	TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -
3-46	Add lines 3-1 through 3-21	\$ 14,692	\$ 369,993	\$ -	\$ -
3-47	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-48	Net Interfund Transfers (In) Out	\$ -	\$ -	\$ -	\$ -
3-49	Other [Specify...](Enter negative for expense)	\$ -	\$ -	\$ -	\$ -
3-50	Depreciation	\$ -	\$ -	\$ -	\$ -
3-51	Other Financing Sources (Use) (from line 3-28)	\$ -	\$ -	\$ -	\$ -
3-52	Capital Outlay (from line 3-14)	\$ -	\$ -	\$ -	\$ -
3-53	Debt Principal (from line 3-15, 3-16)	\$ -	\$ -	\$ -	\$ -
3-54	Add lines 3-23 through 3-29	\$ -	\$ -	\$ -	\$ -
3-55	TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	\$ -
3-56	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ 7,935	\$ 4,704	\$ -	\$ -
3-57	Line 2-29, less line 3-22, plus line 3-29	\$ -	\$ -	\$ -	\$ -
3-58	Net Increase (Decrease) in Net Position	\$ 7,935	\$ 4,704	\$ -	\$ -
3-59	Line 2-29, less line 3-22, plus line 3-29, plus line 3-23, less line 3-24	\$ -	\$ -	\$ -	\$ -
3-60	Net Position, January 1 from December 31 prior year report	\$ 28,136	\$ 9,385	\$ -	\$ -
3-61	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	\$ -
3-62	Net Position, December 31	\$ 28,136	\$ 9,385	\$ -	\$ -
3-63	Line 3-30 plus line 3-31	\$ -	\$ -	\$ -	\$ -
3-64	This total should be the same as line 1-36.	\$ 36,071	\$ 14,089	\$ -	\$ -
3-65	TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	\$ -	\$ -
3-66	Add lines 3-27, less line 3-24, less line 3-25	\$ -	\$ -	\$ -	\$ -
3-67	GRAND TOTAL	\$ 36,071	\$ 14,089	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required! See Section 29-4-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any items on this page



**PART 6 - CAPITAL ASSETS**

Please answer the following question by marking in the appropriate box

- 6-1 Does the entity have capitalized assets? YES  NO
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain: YES  NO

Please use this space to provide any explanations or comments.

6-3 Complete the following Capital Assets table for GOVERNMENTAL FUNDS:

	Balance - beginning of the year	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ 752,955	\$ -	\$ -	\$ 752,955
Accumulated Depreciation (enter a negative, or credit, balance)	\$ (752,955)	\$ -	\$ -	\$ (752,955)
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital Assets table for PROPRIETARY FUNDS:

	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

\*must agree to prior year ending balance

**PART 7 - PENSION INFORMATION**

Please answer the following question by marking in the appropriate box

- 7-1 Does the entity have an "old hire" fireman's pension plan? YES  NO
- 7-2 Does the entity have a volunteer fireman's pension plan? YES  NO
- If yes: Who administers the plan?

Please use this space to provide any explanations or comments.

Indicate the contributions from:

Tax (property, 50, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

<b>TOTAL</b>	\$ -
--------------	------

**PART 8 - BUDGET INFORMATION**

Please answer the following question by marking in the appropriate box

8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:  YES  NO  N/A Please use this space to provide any explanations or comments:

8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  YES  NO  N/A

If yes: Please indicate the amount budgeted for each fund for the year reported

Fund Name	Budgeted Expenditures/Expenses
General Fund	\$ 23,999
Debt Service Fund	\$ 364,072
	\$ -
	\$ -

**PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)**

Please answer the following question by marking in the appropriate box

9-1 Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(s))? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the  YES  NO  N/A Please use this space to provide any explanations or comments:

**PART 10 - GENERAL INFORMATION**

Please answer the following question by marking in the appropriate box

10-1 Is this application for a newly formed governmental entity?  YES  NO  N/A Please use this space to provide any explanations or comments.

If yes: Date of formation:

10-2 Has the entity changed its name in the past or current year?  YES  NO  N/A

If Yes: NEW name

10-3 Is the entity a metropolitan district?  YES  NO  N/A

10-4 Please indicate what services the entity provides:

10-5 Does the entity have an agreement with another government to provide services?  YES  NO  N/A

If yes: List the name of the other governmental entity and the services provided:

10-6 Does the entity have a certified mill levy?  YES  NO  N/A

If yes: Please provide the number of mills levied for the year reported (do not enter \$ amounts):

Bond Redemption mills	30,000
General/Other mills	3,000
<b>Total mills</b>	<b>33,000</b>

Please use this space to provide any explanations or comments not previously included. Please use this space to provide any additional explanations or comments not previously included.

Entity Wide:	General Fund	Governmental Funds	Notes
Unrestricted Cash & Investments	\$ 50,756	\$ 36,071	\$ 395,178
Current Liabilities	\$ 2,076	\$ 36,071	\$ 374,897
Deferred Inflow	\$ 488,136	\$ 28,136	\$ 397,314
	Total Revenue	\$ 22,617	-
Governmental	Total Expenditures	\$ 14,582	\$ 353,905
Total Cash & Investments	\$ 50,755	-	-
Transfers In	\$ -	-	-
Transfers Out	\$ -	-	-
Property Tax	\$ 366,140	-	-
Debt Service Principal	\$ -	-	-
Total Expenditures	\$ 366,140	-	-
Total Developer Advances	\$ 384,675	-	\$ 8,788,698
Total Developer Repayments	\$ -	-	\$ 81,620,000
	- Cash & Investments	-	-
	- Principal Expense	-	-
	- Proprietary	-	-
	- Current Assets	-	-
	- Deferred Outflow	-	-
	- Current Liabilities	-	-
	- Deferred Inflow	-	-
	- Cash & Investments	-	-
	- Principal Expense	-	-
	- Enterprise Funds	-	-
	- Net Position	-	-
	- PY Net Position	-	-
	- Government-Wide	-	-
	- Total Outstanding Debt	-	-
	- Authorized but Unissued	-	-
	- Year Authorized	-	-

11/22/2004



**PART 12 - GOVERNING BODY APPROVAL**

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?  YES  NO

**Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures**

**Policy - Requirements**

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
  - b. Include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of ALL members of the governing body below

A MAJORITY of the members of the governing body must complete and sign in the column below

	Full Name	YES	NO
1	Tim Bertoch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Lisa Crew	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Nathan James Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Brett Ellen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5			
6			
7			

I, Tim Bertoch, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: [Signature] Date: 3/16/2020  
 My term Expires: May 2022

I, Lisa Crew, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: [Signature] Date: 3/16/2020  
 My term Expires: May 2020

I, Nathan James Miles, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: [Signature] Date: 3/16/2020  
 My term Expires: May 2020

I, Brett Ellen, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: [Signature] Date: 3/16/2020  
 My term Expires: May 2020

I, \_\_\_\_\_, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 My term Expires: \_\_\_\_\_

I, \_\_\_\_\_, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 My term Expires: \_\_\_\_\_

I, \_\_\_\_\_, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 My term Expires: \_\_\_\_\_

Ken Musso  
ASSESSOR



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
PHONE 720.523.6038  
FAX 720.523.6037  
[www.adcogov.org](http://www.adcogov.org)

October 13, 2020

EASTPARK 70 METRO DISTRICT  
SPECIAL DISTRICT MANAGEMENT SERVICES INC  
Attn: ANN E FINN  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

To ANN E FINN:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Ken Musso  
Adams County Assessor  
KM/cjw

## CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **266 - EASTPARK 70 METRO DISTRICT**

IN ADAMS COUNTY ON 10/12/2020

New Entity: No

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:		\$12,845,690
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *		\$30,932,630
3. LESS TIF DISTRICT INCREMENT, IF ANY:		\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:		\$30,932,630
5. NEW CONSTRUCTION: **		\$8,849,430
6. INCREASED PRODUCTION OF PRODUCING MINES: #		\$0
7. ANNEXATIONS/INCLUSIONS:		\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #		\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##		\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):		\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):		\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(9)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

### USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @		\$66,488,907
ADDITIONS TO TAXABLE REAL PROPERTY:		
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †		\$30,515,257
3. ANNEXATIONS/INCLUSIONS:		\$0
4. INCREASED MINING PRODUCTION: %		\$0
5. PREVIOUSLY EXEMPT PROPERTY:		\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:		\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:		\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:		\$0
9. DISCONNECTIONS/EXCLUSION:		\$0
10. PREVIOUSLY TAXABLE PROPERTY:		\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: ----->	\$0
---	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

**EASTPARK 70 METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2019 Actual</b>	<b>2020 Adopted Budget</b>	<b>2021 Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 11,095,160	\$ 12,845,690	\$ 30,932,630
<b>Mill Levy</b>			
General Fund	2.000	2.000	2.000
Debt Service Fund	30.000	35.000	35.000
Aurora Regional Transportation	1.000	1.000	1.000
<b>Total Mill Levy</b>	<u>33.000</u>	<u>38.000</u>	<u>38.000</u>
<b>Property Taxes</b>			
General Fund	\$ 22,190	\$ 25,691	\$ 61,865
Debt Service Fund	332,855	449,599	1,082,642
Aurora Regional Transportation	11,095	12,846	30,933
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 366,140</u>	<u>\$ 488,136</u>	<u>\$ 1,175,440</u>

**EASTPARK 70 METROPOLITAN DISTRICT**

**GENERAL FUND  
2021 Preliminary Budget  
with 2019 Actual and 2020 Estimated**

	2019 Actual	01/20-09/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
<b>BEGINNING FUND BALANCE</b>	\$ 28,136	\$ 36,071	\$ 9,292	\$ 36,071	\$ 32,512
<b>REVENUE</b>					
Property Tax Revenue	22,190	25,691	25,691	25,691	61,865
Developer Advance	-	-	-	-	-
Interest Income	427	112	10	110	10
<b>Total Revenue</b>	<b>22,617</b>	<b>25,804</b>	<b>25,701</b>	<b>25,801</b>	<b>61,875</b>
<b>Total Funds Available</b>	<b>50,753</b>	<b>61,875</b>	<b>34,993</b>	<b>61,872</b>	<b>94,387</b>
<b>EXPENDITURES</b>					
Accounting	6,605	5,796	8,000	8,000	8,000
Audit	-	-	500	300	500
Election	-	370	1,000	1,200	-
Insurance/SDA Dues	3,369	3,175	3,500	3,175	3,500
Legal	3,677	7,479	6,000	8,000	8,000
Management	538	6,694	6,000	8,000	8,000
Miscellaneous	160	120	500	300	500
Treasurer's Fees	333	385	385	385	928
<b>Total Expenditures</b>	<b>14,682</b>	<b>24,019</b>	<b>25,885</b>	<b>29,360</b>	<b>29,428</b>
<b>Transfers and Other Uses</b>					
Emergency Reserve	-	-	771	-	1,856
Transfer to Debt Service	-	-	-	-	50,000
<b>Total Expenditures Requiring Appropriation</b>	<b>14,682</b>	<b>24,019</b>	<b>26,656</b>	<b>29,360</b>	<b>81,284</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 36,071</b>	<b>\$ 37,855</b>	<b>\$ 8,337</b>	<b>\$ 32,512</b>	<b>\$ 13,103</b>

NOTES TO GENERAL FUND

**EASTPARK 70 METROPOLITAN DISTRICT**

**DEBT SERVICE FUND  
2021 Preliminary Budget  
with 2019 Actual and 2020 Estimated**

	<b>2019 Actual</b>	<b>01/20-09/20 YTD Actual</b>	<b>2020 Adopted Budget</b>	<b>2020 Estimated</b>	<b>2021 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 9,385	\$ 14,089	\$ 10,433	\$ 14,089	\$ 20,087
<b>REVENUE</b>					
Property Tax Revenue	332,855	449,599	449,599	449,599	1,082,642
Property Tax Revenue-ARTA	11,095	12,846	12,846	12,846	30,933
Specific Ownership Tax	29,038	23,252	23,000	22,500	22,500
Interest Income	1,709	491	600	600	600
Transfer from General Fund	-	-	-	-	50,000
<b>Total Revenue</b>	<b>374,697</b>	<b>486,188</b>	<b>486,045</b>	<b>485,545</b>	<b>1,186,675</b>
<b>Total Funds Available</b>	<b>384,082</b>	<b>500,276</b>	<b>496,478</b>	<b>499,634</b>	<b>1,206,762</b>
<b>EXPENDITURES</b>					
Bond Principal	-	-	-	-	-
Bond Interest	353,905	335,200	460,000	460,000	1,130,000
Paying Agent Fees	-	150	150	150	150
Treasurer's Fees	5,159	6,937	6,744	6,744	16,240
ARTA Expense	10,929	10,929	12,653	12,653	30,469
Contingency			12,654		
<b>Total Expenditures</b>	<b>369,993</b>	<b>353,215</b>	<b>492,201</b>	<b>479,547</b>	<b>1,176,859</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>369,993</b>	<b>353,215</b>	<b>492,201</b>	<b>479,547</b>	<b>1,176,859</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 14,089</b>	<b>\$ 147,061</b>	<b>\$ 4,278</b>	<b>\$ 20,087</b>	<b>\$ 29,903</b>

**RESOLUTION NO. 2020 - 11 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE EASTPARK70 METROPOLITAN DISTRICT**  
**TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Eastpark70 Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Eastpark70 Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Eastpark70 Metropolitan District for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2020.

---

Secretary

(SEAL)



EXHIBIT A  
(Budget)

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the Eastpark70 Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Eastpark70 Metropolitan District held on November 6, 2020.

By: \_\_\_\_\_  
Secretary

**RESOLUTION NO. 2020 - 11 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE EASTPARK70 METROPOLITAN DISTRICT**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Eastpark70 Metropolitan District (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on November 6, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Eastpark70 Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of November, 2020.

\_\_\_\_\_  
Secretary

(SEAL)

**EXHIBIT A**  
(Certification of Tax Levies)

## AGREEMENT REGARDING REQUIRED MILL LEVY FOR 2021

This Agreement Regarding Required Mill Levy For 2021 (the "**Agreement**") is dated as of the 1<sup>st</sup> day of November, 2020, by and between **EASTPARK70 METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**") and **CAMBRIDGE CAPITAL, LLC**, a Colorado limited liability company (the "**Bondholder**").

### RECITALS

A. The District has heretofore authorized, issued, and delivered its General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2005, dated February 22, 2005, in the aggregate principal amount of \$8,380,000 (the "**Bonds**"), which Bonds are issued pursuant to a Resolution of the District dated February 15, 2005 (the "**Bond Resolution**").

B. The Bondholder is the registered owner of 100% of the principal amount of the Bonds.

C. For the payment of the Bonds the District has obligated itself in the Bond Resolution to impose the "Required Mill Levy".

D. Pursuant to the Bond Resolution, the District is required to impose a mill levy in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds (the "**Required Mill Levy**"), but in an amount not to exceed fifty (50) mills (the "**Maximum Required Mill Levy**"), and for so long as the Surplus Fund is in an amount less than the Maximum Surplus, in an amount not less than twenty-five (25) mills (the "**Minimum Required Mill Levy**").

E. For fiscal years 2010-2020, due to insufficient increases in the District's assessed valuation, the Bond Resolution required the District to increase its mill levy to comply with the Required Mill Levy provision.

F. For fiscal year 2021 the District's assessed valuation increased and the Bond Resolution requires the District to increase its mill levy to comply with the Required Mill Levy provision.

G. The parties agree that an increase in mill levy to comply with the Required Mill Levy as currently required by the Bond Resolution is not in the best interests of the District, its taxpayers and residents, or the Bondholders.

H. The parties wish to agree to the reduction in the amount of the Required Mill Levy for the years 2010–2020 and for fiscal year 2021.

NOW, THEREFORE, in consideration of the foregoing and the respective agreements of the Parties contained herein, the Parties agree as follows:

## COVENANTS AND AGREEMENTS

1. Notwithstanding the Bond Resolution or any other applicable document or law, for fiscal year 2021, the District shall not have been or be deemed to be in default under the Bond Resolution if it imposes in such tax levy year a debt service mill levy of 35.000 mills (the "**Reduced Mill Levy**"). Specifically, it is agreed that imposition of the District's debt service mill levy in the amount of the Reduced Mill Levy for fiscal years 2021 will not result in an Event of Default under the Bond Resolution, even if the terms of the Bond Resolution would require the imposition of a higher mill levy in such year.

2. This is the entire Agreement between or among the parties with respect to its subject matter. There are no other prior or contemporaneous oral or written agreements that are not set out in this Agreement. Each party acknowledges and represents that, in entering into this Agreement, it is not relying on any oral or written promises or representations made by any other party or such party's representative that are not set forth in this Agreement.

3. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

4. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue for any legal action relating to this Agreement shall be exclusive to the State District Court in and for the County of Adams, Colorado.

5. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

6. This Agreement may not be modified, amended, changed, or terminated, in whole or in part, except by an agreement in writing duly authorized and executed by all parties.

7. This Agreement shall take effect upon execution by all parties.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO AGREEMENT REGARDING REQUIRED  
MILL LEVY FOR 2021]**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

**EASTPARK 70 METROPOLITAN  
DISTRICT**, a quasi-municipal corporation and  
political subdivision of the State of Colorado

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**CAMBRIDGE CAPITAL, LLC**, a Colorado  
limited liability company

By: Consolidated Investment Group LLC  
Its: Manager

By: \_\_\_\_\_

Name: Tim Bertoch

Its: Vice President