

ANNUAL INFORMATION REPORT
for the year 2023
AVIATION STATION NORTH METROPOLITAN DISTRICT NOS. 1, 2, 3, 4 AND 6

As required by Section 32-1-207(3)(c), C.R.S. and Section XI of the Service Plans for Aviation Station North Metropolitan District Nos. 1, 2, 3, 4 and 6 (hereinafter referred to as “**District No. 1**”, “**District No. 2**”, “**District No. 3**”, “**District No. 4**”, “**District No. 6**”, and collectively the “**Districts**”), approved by the City Council of the City and County of Denver (the “**City**”) on February 25, 2013 (collectively, the “**Service Plans**”), the following report of activities for the Districts from January 1, 2023 to December 31, 2023 is hereby submitted.

- i. Annual budget of each of the Districts: Copies of the 2024 Budgets for District Nos. 1, 2, 3 and 4 are attached hereto as **Exhibit A**. District No. 6 was in inactive status during the reporting period, therefore no Budget filing was required.
- ii. Annual construction schedules for the current year and reconciliation of the capital improvement program for completion of the Improvements in the following two (2) years: The following improvements were constructed by District No. 1 during the reporting period: Construction of infrastructure for Pena Station Filing 3, Neighborhood Park, Aviation Place and Panasonic Way was completed and accepted. Minor punch work related to these improvements remained to be completed in 2024.
- iii. Annual audited financial statements (or any exemption filing made to the State Auditor): The Audits for the year ended December 31, 2023 for District Nos. 1 and 2 and the Applications for Exemption from Audit for the year ended December 31, 2023 for District Nos. 3 and 4 are attached hereto as **Exhibit B**. District No. 6 was in inactive status during the reporting period, therefore no Audit or Application for Exemption from Audit filing was required.
- iv. Total debt authorized, total debt issued, and remaining debt authorized and intended to be issued by each of the Districts: Notwithstanding the amount of debt authorized by the Districts’ voters, the Districts’ respective Service Plans cap the total amount of debt that can be issued by the Districts, Aviation Station North Metropolitan District No. 5 (“**District No. 5**”) and Smith Metropolitan District Nos. 1-4 (the “**Smith Districts**”) collectively to \$500,000,000 (the “**Service Plan Aggregate Cap**”). The Districts, District No. 5 and the Smith Districts further entered into an Intergovernmental Agreement Regarding Debt Allocation in which the Districts and District No. 5 were allocated \$390,789,472 of the Service Plan Aggregate Cap. Such amount was further reduced by \$30,819,736, which was subsequently allocated to District No. 5 pursuant to an Intergovernmental Agreement Regarding Debt Allocation, thus resulting in \$359,969,737 of Service Plan Aggregate Cap for the Districts. As of December 31, 2023, the Districts had \$311,365,345 remaining of the Service Plan Aggregate Cap. See Audits for the year ended December 31, 2023 for District Nos. 1 and 2, attached hereto as **Exhibit B**, for further information regarding the debt issued.

- v. Names and terms of the members of the Boards of Directors and their officers of each of the Districts: As of December 31, 2023, the names and terms of the members of the Boards of Directors and Officers are as follows:

Ferdinand L. Belz, III	President	May 2025
Mark T. Throckmorton	Secretary	May 2027
Henry “Rick” Wells	Asst. Secretary	May 2025
Matthew Stewart	Treasurer	May 2027
Vacant		May 2027

- vi. Any bylaws, rules and regulations of the Districts regarding bidding, conflict of interest, contracting and other governance matters / Access information to obtain a copy of rules and regulations adopted: The Districts have not adopted any bylaws or rules and regulations, and there were none proposed during the reporting year, however, the Districts comply with State statutes regarding bidding, potential conflicts of interest and other governance matters. In the event the District(s) adopt rules and regulations in the future, such documents may be accessed at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111, or on the District’s website: www.aviationstationnorthmds.com.
- vii. Current intergovernmental agreements and amendments among the Districts: The following intergovernmental agreements and/or amendments were entered into or terminated by and/or among the Districts during the reporting period: The Districts did not enter into or terminate any intergovernmental agreements during the reporting period.
- viii. A summary of all current contracts for services or construction of each of the Districts: A summary of all contracts for services or construction entered into during the reporting period are listed below:
- a. District No. 1 – 2023 Addendum to Landscape Service Agreement by and between the District and Brightview Landscape Services, Inc. for a price increase;
 - b. District No. 1 - Service Agreement for Telluride Way Median Landscape and Phase 2 of Aviation Park by and between the District and DIG Studio, Inc.;
 - c. District No. 1 - Service Agreement for Civil Engineering Design for Pena Station Subdivision Filing #5, a Replat of Block 7 Pena Station Filing #1 and the Civil Engineering Design for Yampa Street and Telluride Way between 60th Avenue and 61st Avenue Infrastructure by and between the District and JR Engineering, LLC;
 - d. District No. 1 - Work Order No. 5 to Service Agreement for Construction Management Services by and between the District and Crossland Construction Company, Inc. for Pena Station Filing 3 – Core – Park Infrastructure (Change Order Requests 0025 Filing 3/ Park /CORE / ½ Pan Way);
 - e. District No. 1 - Work Order No. 6 to Service Agreement for Construction Management Services by and between the District and Crossland Construction

Company, Inc. for Pena Station Filing 3 – Core – Park Infrastructure (extension of time for weather and other delays);

- f. District No. 1 - Proposal for Geotechnical Engineering Study and Pavement Thickness Design, Pena Station Filing 5 Infrastructure, West of the Intersection of East 61st Avenue and Tower Road, by and between the District and Kumar & Associates, Inc.;
- g. District No. 1 - Service Agreement for Concrete Work at Pena Station Monument Sign by and between the District and Alpine Custom Concrete, Inc.;
- h. District No. 1 - Service Agreement for Concrete Work at Pena Station Monument Sign by and between the District and MGT Landscaping, Inc.;
- i. District No. 1 - Service Agreement for Street Lighting Design for Pena Station Filing #5 and Telluride Way District Infrastructure by and between the District and AE Design, Inc.;
- j. District No. 1 - Service Agreement for Street Lighting Design for Pena Station Filing #7 District Infrastructure by and between the District and AE Design, Inc.;
- k. District No. 1 - Service Agreement for Design Development and Final Design for Pena Station Filing #7 District Infrastructure by and between the District and JR Engineering, LLC;
- l. District No. 1 - Change Order No. 01 to Service Agreement for Design Development and Final Design for Pena Station Filing #6 District Infrastructure by and between the District and JR Engineering, LLC for reduced scope of work;
- m. District No. 1 - Change Order No. 01 to Service Agreement for Design Development and Final Design for Pena Station Filing #6 District Infrastructure by and between the District and AE Design, Inc. for reduced scope of work;
- n. District No. 1 - Pena Station Filing 3 – Core – Park Infrastructure Work Order No. 07 to Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) by and between the District and Crossland Construction Company, Inc. for extension of time for weather and non-construction manager related delays;
- o. District No. 1 - Service Agreement for Electrical Work at Pena Station Monument Sign by and between the District and Servitech, Inc.;
- p. District No. 1 - Change Order No. 01 to Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) by and between the District and Crossland Construction Company, Inc. for Weather Delays;

- q. District No. 1 - Work Order No. 09 to Standard Agreement and General Conditions Between Owner and Construction Manager (Where the CM is At-Risk) by and between the District and Crossland Construction Company, Inc. for Pena Station Filing 3 (Park Design Changes);
 - r. District Nos. 1, 2, 3 and 4 – CliftonLarsonAllen LLP Master Service Agreement and Statements of Work for 2024 Management and Accounting Services; and
 - s. District Nos. 1 and 2 – Engagement of Wipfli LLP to prepare 2023 Audits.
- ix. Current documentation of credit enhancements: There are no credit enhancements.
 - x. Official statements of current outstanding bonded indebtedness of the Districts, if not already received by the City: Not applicable. All official statements of current outstanding bonded indebtedness of the Districts have previously been provided as required.
 - xi. Current approved Service Plan of each of the Districts and amendments thereto: Copies of the Districts’ Service Plans approved on February 25, 2013 are on file with the City Clerk’s office and no amendments have been made.
 - xii. The Management District office contact information: The Management District (District No. 1) contact information is listed below:

Aviation Station North Metropolitan District No. 1
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111-2814
(303) 779-5710
Matt.Urkoski@claconnect.com
 - xiii. Any change in proposed development assumptions that impacts the financial projections: There are no changes in proposed development assumptions that will impact the financial projections at this time.

Additional Information pursuant to Section 32-1-207(3)(c), C.R.S.:

- xiv. Boundary changes made: No boundary changes were made or proposed within Districts during the reporting period. District No. 4 included property in the first quarter of 2024 via the following:
 - Recorded Order for Inclusion, see Reception No. 2024021429 of the City and County of Denver Clerk and Recorder Real Property Records (5.0626 acres).

A copy of District No. 4’s current boundary map is attached hereto as **Exhibit C**.

- xv. Summary of litigation involving the Districts' public improvements: To our knowledge, the Districts are not involved in any litigation.
- xvi. Conveyances or dedications of facilities or improvements, constructed by the Districts, to the City: The Districts did convey and dedicate the following facilities and improvements to the City during the reporting period: ROW Pena Station, Filing No. 3 and CORE facilities were initially accepted by the City.
- xvii. Final assessed valuation of the Districts for the reporting year: Final 2023 Assessed Valuation for property located within District No. 1 = \$10,870; District No. 2 = \$13,661,920; District No. 3 = \$10,741,200; District No. 4 = \$370; and District No. 6 = \$30.
- xviii. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the Districts which continue beyond a ninety (90) day period.
- xix. Any inability of the Districts to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the Districts have been able to pay their obligations as they come due.

Exhibit A

2024 Budgets

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,807,001	\$ 341,040	\$ 544,701
REVENUES			
Transfers from District No. 2	2,056,461	906,698	1,030,019
Transfers from District No. 3	102,766	179,342	256,979
Transfers from District No. 4	-	5	5
Transfers from District No. 5	4,193	10,600	49,304
Other revenue	13,395	7,949	5,712
Interest income	-	3,500	3,500
Developer advances	5,508,160	2,713,928	3,156,817
DIA contribution	29,799	535,301	-
Total revenues	<u>7,714,774</u>	<u>4,357,323</u>	<u>4,502,336</u>
Total funds available	<u>9,521,775</u>	<u>4,698,363</u>	<u>5,047,037</u>
EXPENDITURES			
General Fund	547,849	362,867	450,000
Debt Service Fund	235,986	284,025	385,000
Capital Projects Fund	8,396,900	3,506,770	4,204,301
Total expenditures	<u>9,180,735</u>	<u>4,153,662</u>	<u>5,039,301</u>
Total expenditures and transfers out requiring appropriation	<u>9,180,735</u>	<u>4,153,662</u>	<u>5,039,301</u>
ENDING FUND BALANCES	<u>\$ 341,040</u>	<u>\$ 544,701</u>	<u>\$ 7,736</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/22/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

State assessed	\$ 900	\$ 9,700	\$ 10,810
Vacant land	60	60	60
Certified Assessed Value	\$ 960	\$ 9,760	\$ 10,870

MILL LEVY

General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000

PROPERTY TAXES

General	\$ -	\$ -	\$ -
Budgeted property taxes	\$ -	\$ -	\$ -

BUDGETED PROPERTY TAXES

General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 116,434	\$ (31,859)	\$ 6,843
REVENUES			
Transfers from District No. 2	133,622	133,349	142,184
Transfers from District No. 3	44,681	79,271	111,709
Developer advances	178,059	180,000	196,000
DIA contribution	29,799	-	-
Other revenue	13,395	7,949	-
Interest income	-	1,000	1,000
Total revenues	399,556	401,569	450,893
Total funds available	515,990	369,710	457,736
EXPENDITURES			
General and administrative			
Accounting	46,498	47,000	52,000
Auditing	13,700	13,850	14,500
Dues and memberships	1,504	1,629	2,000
Denver annual fee	12,000	12,000	12,000
District management	49,801	43,000	47,500
Insurance and bonds	19,410	16,798	20,000
Legal	58,389	38,000	42,000
Election	6,122	3,090	-
Miscellaneous	5,627	1,500	5,000
Contingency	-	-	12,000
Operations and maintenance			
Landscaping	62,088	55,000	55,000
Landscape enhancements	-	-	15,000
Detention pond maintenance	-	-	15,000
Snow removal	73,102	30,000	70,000
Repairs and maintenance	67,934	90,000	75,000
Wifi service	112,500	-	-
Utilities	19,174	11,000	13,000
Total expenditures	547,849	362,867	450,000
Total expenditures and transfers out requiring appropriation	547,849	362,867	450,000
ENDING FUND BALANCES	\$ (31,859)	\$ 6,843	\$ 7,736
EMERGENCY RESERVE	\$ 6,700	\$ 6,700	\$ 7,700
TOTAL RESERVE	\$ 6,700	\$ 6,700	\$ 7,700

No assurance provided. See summary of significant assumptions.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Transfers from District No. 2	173,708	173,349	184,709
Transfers from District No. 3	58,085	100,071	145,270
Transfers from District No. 4	-	5	5
Transfers from District No. 5	4,193	10,600	49,304
Other revenue	-	-	5,712
Total revenues	235,986	284,025	385,000
Total funds available	235,986	284,025	385,000
EXPENDITURES			
General and administrative			
Reimbursement to DIA	234,486	282,525	377,788
Paying agent fees	1,500	1,500	1,500
Contingency	-	-	5,712
Total expenditures	235,986	284,025	385,000
Total expenditures and transfers out requiring appropriation	235,986	284,025	385,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,690,567	\$ 372,899	\$ 537,858
REVENUES			
Transfers from District No. 2	1,749,131	600,000	703,126
Developer advances	5,330,101	2,533,928	2,960,817
DIA contribution	-	535,301	-
Interest income	-	2,500	2,500
Total revenues	<u>7,079,232</u>	<u>3,671,729</u>	<u>3,666,443</u>
Total funds available	<u>8,769,799</u>	<u>4,044,628</u>	<u>4,204,301</u>
EXPENDITURES			
General and administrative			
Accounting	10,044	5,000	6,000
Legal	1,421	1,000	3,000
Engineering	9,855	10,000	15,000
Contingency	-	-	535,301
Capital Projects			
Capital outlay - Phase I	4,282	92,618	-
Capital outlay - Pena Station CORE Infrastructure	2,543,779	1,420,000	115,000
Capital outlay - Phase III	5,813,309	710,000	50,000
Capital outlay - Phase V	-	345,000	45,000
Capital outlay - Phase VI	14,210	200,152	2,035,000
Capital outlay - Park Phase II	-	-	20,000
Capital outlay - Phase VII	-	723,000	1,380,000
Total expenditures	<u>8,396,900</u>	<u>3,506,770</u>	<u>4,204,301</u>
Total expenditures and transfers out requiring appropriation	<u>8,396,900</u>	<u>3,506,770</u>	<u>4,204,301</u>
ENDING FUND BALANCES	<u>\$ 372,899</u>	<u>\$ 537,858</u>	<u>\$ -</u>

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on February 25, 2013. The District's service area is located entirely within the City and County of Denver, Colorado (City).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes Section 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Transfers from Aviation Station North Metropolitan District No. 2 (District No. 2)

The District anticipates the collection of taxes in District No. 2, which will be transferred to the District to fund operations of both Districts, repay advances, and proposed infrastructure to be built.

Transfers from Aviation Station North Metropolitan District No. 3 (District No. 3)

The District anticipates the collection of taxes in District No. 3, which will be transferred to the District to fund operations of both Districts and repay advances.

Transfers from Aviation Station North Metropolitan District No. 4 (District No. 4)

The District anticipates the collection of taxes in District No. 4, which will be transferred to the District to repay advances.

Transfers from Aviation Station North Metropolitan District No. 5 (District No. 5)

The District anticipates the collection of taxes in District No. 5, which will be transferred to the District to repay advances.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Developer Advances

Developer advances may be expected to fund a portion of general fund and capital fund expenditures. Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to streetscape, ponds and weeds, snow removal, and utilities were also included in the General Fund budget.

Reimbursement to the City on behalf of the Department of Aviation (DIA)

The District has received advances from DIA. They are paid back with available intergovernmental revenues.

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

The District does not have any debt. Additionally, the District has no operating or capital leases.

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 6,897,801	\$ 4,762,179	\$ 4,096,536
REVENUES			
Property taxes	601,754	597,742	662,671
Specific ownership taxes	31,015	34,957	33,134
Property taxes DIA	166,442	165,333	177,605
Specific ownership taxes DIA	8,579	9,669	8,880
Transfers from District No. 3	184,284	327,181	470,511
PIF collections	103,083	89,000	105,000
Interest income	70,780	262,004	178,100
Other revenue	-	-	5,000
Total revenues	<u>1,165,937</u>	<u>1,485,886</u>	<u>1,640,901</u>
Total funds available	<u>8,063,738</u>	<u>6,248,065</u>	<u>5,737,437</u>
EXPENDITURES			
General Fund	134,905	134,621	148,550
Debt Service Fund	1,417,523	1,416,908	1,780,000
Capital Projects Fund	1,749,131	600,000	703,126
Total expenditures	<u>3,301,559</u>	<u>2,151,529</u>	<u>2,631,676</u>
Total expenditures and transfers out requiring appropriation	<u>3,301,559</u>	<u>2,151,529</u>	<u>2,631,676</u>
ENDING FUND BALANCES	<u>\$ 4,762,179</u>	<u>\$ 4,096,536</u>	<u>\$ 3,105,761</u>

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Commercial	\$ 4,968,490	\$ 10,439,950	\$ 11,169,150
Industrial	5,471,460	-	-
State assessed	3,400	8,300	10,540
Vacant land	1,285,690	1,223,510	1,307,880
Personal property	1,074,220	1,046,170	1,174,350
Certified Assessed Value	\$ 12,803,260	\$ 12,717,930	\$ 13,661,920
 MILL LEVY			
General	10.000	10.000	10.000
Debt Service	37.000	37.000	38.505
DIA	13.000	13.000	13.000
Total mill levy	60.000	60.000	61.505
 PROPERTY TAXES			
General	\$ 128,033	\$ 127,179	\$ 136,619
Debt Service	473,721	470,563	526,052
DIA	166,441	165,333	177,605
Budgeted property taxes	\$ 768,195	\$ 763,075	\$ 840,276
 BUDGETED PROPERTY TAXES			
General	\$ 128,033	\$ 127,179	\$ 136,619
Debt Service	473,720	470,563	526,052
DIA	166,441	165,333	177,605
	\$ 768,195	\$ 763,075	\$ 840,276

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	128,033	127,179	136,619
Specific ownership taxes	6,599	7,438	6,831
Other revenue	-	-	5,000
Interest income	273	4	100
Total revenues	<u>134,905</u>	<u>134,621</u>	<u>148,550</u>
Total funds available	<u>134,905</u>	<u>134,621</u>	<u>148,550</u>
EXPENDITURES			
General and administrative			
County Treasurer's fees	1,283	1,272	1,366
Transfers to District No. 1	133,622	133,349	142,184
Contingency	-	-	5,000
Total expenditures	<u>134,905</u>	<u>134,621</u>	<u>148,550</u>
Total expenditures and transfers out requiring appropriation	<u>134,905</u>	<u>134,621</u>	<u>148,550</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,942,366	\$ 3,538,053	\$ 3,410,410
REVENUES			
Property taxes	473,721	470,563	526,052
Specific ownership taxes	24,416	27,519	26,303
Property taxes DIA	166,442	165,333	177,605
Specific ownership taxes DIA	8,579	9,669	8,880
PIF collections	103,083	89,000	105,000
Transfers from District No. 3	184,284	327,181	470,511
Interest income	52,685	200,000	161,000
Total revenues	1,013,210	1,289,265	1,475,351
Total funds available	4,955,576	4,827,318	4,885,761
EXPENDITURES			
General and administrative			
County Treasurer's fees	6,415	6,359	7,037
Contingency	-	-	6,254
Transfers to District No. 1	173,708	173,349	184,709
Debt Service			
Bond principal - Series 2019A	5,000	5,000	350,000
Bond interest - Series 2019A	1,225,400	1,225,200	1,225,000
Paying agent fees	7,000	7,000	7,000
Total expenditures	1,417,523	1,416,908	1,780,000
Total expenditures and transfers out requiring appropriation	1,417,523	1,416,908	1,780,000
ENDING FUND BALANCES	\$ 3,538,053	\$ 3,410,410	\$ 3,105,761
SERIES 2019A RESERVE REQUIREMENT	\$ 1,963,000	\$ 1,963,000	\$ 1,963,000

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,955,435	\$ 1,224,126	\$ 686,126
REVENUES			
Interest income	17,822	62,000	17,000
Total revenues	17,822	62,000	17,000
Total funds available	2,973,257	1,286,126	703,126
EXPENDITURES			
General and administrative			
Transfers to District No. 1	1,749,131	600,000	703,126
Total expenditures	1,749,131	600,000	703,126
Total expenditures and transfers out requiring appropriation	1,749,131	600,000	703,126
ENDING FUND BALANCES	\$ 1,224,126	\$ 686,126	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on February 25, 2013. The District's service area is located in the City and County of Denver (City).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes Section 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

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

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (Continued)

Property Taxes (Continued)

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

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurers, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurers to all taxing entities within the Counties. The budget assumes that the District’s share will be equal to approximately 5% of the property taxes collected by Denver County.

Net Investment Income

Interest earned on the District’s available funds has been estimated based on an average interest rate of approximately 5%.

Transfers from Aviation Station North Metropolitan District No. 3 (District No. 3)

The District anticipates receiving funds from District No. 3 as shown in the Debt Service budget to be used for payments on the General Obligation Bonds.

Public Improvement Fees

The District anticipates receiving Public Improvement Fees (PIF) during 2024. These fees are revenues to be used toward the repayment of Series 2019 General Obligation Bonds.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, management, accounting, insurance and meeting expense but are to be incurred and paid by Aviation Station North Metropolitan District No. 1.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (Continued)

County Treasurer’s Fees

County Treasurer’s fees have been computed at 1% of property tax collections by Denver County.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2019A Bonds (discussed under Debt and Leases).

Transfers to Aviation Station North Metropolitan District No. 1 (District No. 1)

The District is obligated to impose mill levies which will be sufficient to promptly and fully pay amounts to District No. 1. The District is required to remit property taxes derived from such mill levies, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 1. The District anticipates transferring funds to District No. 1, as shown in the General Fund budget for operations, Debt Service budget for the repayment of developer advances, and Capital Projects fund for the proposed infrastructure to be built by District No. 1.

Debt and Leases

In July 2019, the District issued \$25,015,000 in Series 2019A Limited Tax General Obligation Refunding and Improvement Bonds and \$4,779,000 in Series 2019B Subordinate Limited Tax General Obligation Bonds. The Bonds shall constitute limited tax general obligations of the District secured by and payable from the pledged revenues. The Series 2019A Bonds are due December 1, 2048. The Series 2019B Bonds of \$4,779,000 are term bonds due December 15, 2048.

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since majority of all funds received by the District are transferred to District No. 1, which pays for all Districts’ operations and maintenance costs, an emergency reserve is not reflected in the District’s 2024 Budget.

This information is an integral part of the accompanying budget.

Aviation Station North Metropolitan District No. 2
\$25,015,000
Limited Tax General Obligation
Refunding and Improvement Bonds
Series 2019A
Issue date July 23, 2019
Interest Rate of 4.00-5.00%
Due June 1 and December 1

Year Ending December 31,	Principal	Interest	Total
2024	\$ 350,000	\$ 1,225,000	\$ 1,575,000
2025	365,000	1,211,000	1,576,000
2026	410,000	1,196,400	1,606,400
2027	430,000	1,180,000	1,610,000
2028	475,000	1,162,800	1,637,800
2029	495,000	1,143,800	1,638,800
2030	545,000	1,124,000	1,669,000
2031	575,000	1,096,750	1,671,750
2032	635,000	1,068,000	1,703,000
2033	670,000	1,036,250	1,706,250
2034	735,000	1,002,750	1,737,750
2035	775,000	966,000	1,741,000
2036	845,000	927,250	1,772,250
2037	890,000	885,000	1,775,000
2038	970,000	840,500	1,810,500
2039	1,020,000	792,000	1,812,000
2040	1,105,000	741,000	1,846,000
2041	1,160,000	685,750	1,845,750
2042	1,255,000	627,750	1,882,750
2043	1,320,000	565,000	1,885,000
2044	1,420,000	499,000	1,919,000
2045	1,495,000	428,000	1,923,000
2046	1,605,000	353,250	1,958,250
2047	1,690,000	273,000	1,963,000
2048	3,770,000	188,500	3,958,500
	<u>\$ 25,005,000</u>	<u>\$ 21,218,750</u>	<u>\$ 46,223,750</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (14,368)	\$ -	\$ -
REVENUES			
Property taxes	231,500	397,875	559,681
Specific ownership taxes	12,085	14,011	27,984
Property taxes DIA	58,789	97,915	139,636
Specific ownership taxes DIA	3,069	3,447	6,982
Interest income	213	-	200
Other revenue	-	-	5,000
Total revenues	<u>305,656</u>	<u>513,248</u>	<u>739,483</u>
Total funds available	<u>291,288</u>	<u>513,248</u>	<u>739,483</u>
EXPENDITURES			
General Fund	45,346	80,460	117,783
Debt Service Fund	245,942	432,788	621,700
Total expenditures	<u>291,288</u>	<u>513,248</u>	<u>739,483</u>
Total expenditures and transfers out requiring appropriation	<u>291,288</u>	<u>513,248</u>	<u>739,483</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/3/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential - multi family	\$ 4,296,050	\$ 4,862,410	\$ 7,066,000
Agricultural	-	110	-
State assessed	104,400	69,200	128,260
Vacant land	285,760	2,904,260	3,333,410
Personal property	760	2,940	213,530
Certified Assessed Value	\$ 4,686,970	\$ 7,838,920	\$ 10,741,200

MILL LEVY

General	10.000	10.319	10.000
Debt Service	41.191	42.506	42.106
DIA	13.000	13.000	13.000
Total mill levy	64.191	65.825	65.106

PROPERTY TAXES

General	\$ 46,870	\$ 80,890	\$ 107,412
Debt Service	193,061	333,201	452,269
DIA	60,930	101,906	139,636
Levied property taxes	300,861	515,997	699,317
Adjustments to actual/rounding	(42)	-	-
Refunds and abatements	(10,530)	(20,207)	-
Budgeted property taxes	\$ 290,289	\$ 495,790	\$ 699,317

BUDGETED PROPERTY TAXES

General	\$ 45,223	\$ 77,722	\$ 107,412
Debt Service	186,277	320,153	452,269
DIA	58,789	97,915	139,636
	\$ 290,289	\$ 495,790	\$ 699,317

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (2,238)	\$ -	\$ -
REVENUES			
Property taxes	45,223	77,722	107,412
Specific ownership taxes	2,361	2,738	5,371
Other revenue	-	-	5,000
Total revenues	47,584	80,460	117,783
Total funds available	45,346	80,460	117,783
EXPENDITURES			
General and administrative			
County Treasurer's fees	450	777	1,074
Transfers to District No. 1	44,681	79,271	111,709
Contingency	-	-	5,000
Interest expense	215	412	-
Total expenditures	45,346	80,460	117,783
Total expenditures and transfers out requiring appropriation	45,346	80,460	117,783
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (12,130)	\$ -	\$ -
REVENUES			
Property taxes	186,277	320,153	452,269
Specific ownership taxes	9,724	11,273	22,613
Property taxes DIA	58,789	97,915	139,636
Specific ownership taxes DIA	3,069	3,447	6,982
Interest income	213	-	200
Total revenues	258,072	432,788	621,700
Total funds available	245,942	432,788	621,700
EXPENDITURES			
General and administrative			
County Treasurer's fees	2,439	4,181	5,919
Transfers to District No. 1	58,085	100,071	145,270
Transfers to District No. 2	184,284	327,181	470,511
Interest expense	1,134	1,355	-
Total expenditures	245,942	432,788	621,700
Total expenditures and transfers out requiring appropriation	245,942	432,788	621,700
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on February 25, 2013. The District's service area is located in the City and County of Denver (City).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes Section 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

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

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (Continued)

Property Taxes (Continued)

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

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurers, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurers to all taxing entities within the Counties. The budget assumes that the District's share will be equal to approximately 5% of the property taxes collected by Denver County.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense but are to be incurred and paid by Aviation Station North Metropolitan District No. 1.

County Treasurer's Fees

County Treasurer's fees have been computed at 1% of property tax collections by Denver County.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (Continued)

Transfers to Aviation Station North Metropolitan District No. 1 (District No. 1)

The District is obligated to impose mill levies which will be sufficient to promptly and fully pay amounts to District No. 1. The District is required to remit property taxes derived from such mill levy, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 1. The District anticipates transferring funds to District No. 1, as shown in the General Fund budget for operations and Debt Service budget for repayment of developer advances. Administrative, operating and capital outlay expenditures are paid by District No. 1 on behalf of the District.

Transfers to Aviation Station North Metropolitan District No. 2 (District No. 2)

The District is obligated to impose a mill levy which will be sufficient to promptly and fully pay amounts to District No. 2. The District is required to remit property taxes derived from such mill levy, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 2. The District anticipates transferring funds to District No. 2, as shown in the Debt Service budget for payments on General Obligation Bonds.

Debt and Leases

The District has no debts or leases.

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since the majority of all funds received by the District are transferred to District No. 1, which pays for all of the District's operations and maintenance costs, an emergency reserve is not reflected in the District's 2024 Budget.

This information is an integral part of the accompanying budget.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/2/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Agricultural	\$ -	\$ 340	\$ 340
Vacant land	-	30	30
Certified Assessed Value	\$ -	\$ 370	\$ 370

MILL LEVY

DIA	0.000	13.000	13.000
Total mill levy	0.000	13.000	13.000

PROPERTY TAXES

DIA	\$ -	\$ 5	\$ 5
Budgeted property taxes	\$ -	\$ 5	\$ 5

BUDGETED PROPERTY TAXES

DIA	\$ -	\$ 5	\$ 5
	\$ -	\$ 5	\$ 5

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/2/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	5	5
Other revenue	-	-	5
Total revenues	<u>-</u>	<u>5</u>	<u>10</u>
Total funds available	<u>-</u>	<u>5</u>	<u>10</u>
EXPENDITURES			
General and administrative			
Contingency	-	-	5
Transfers to District No. 1	-	5	5
Total expenditures	<u>-</u>	<u>5</u>	<u>10</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>5</u>	<u>10</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**AVIATION STATION NORTH METRO DISTRICT NO. 4
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on February 25, 2013. The District's service area is located in the City and County of Denver (City).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes Section 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

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

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**AVIATION STATION NORTH METRO DISTRICT NO. 4
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Expenditures

Transfers to Aviation Station North Metropolitan District No. 1 (District No. 1)

The District is obligated to impose mill levies which will be sufficient to promptly and fully pay amounts to District No. 1. The District is required to remit property taxes derived from such mill levies, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 1. The District anticipates transferring funds to District No. 1, as shown in the Debt Service budget for the repayment of advances.

Debt and Leases

The District does not have any debt. Additionally, the District has no operating or capital leases.

This information is an integral part of the accompanying budget.

Exhibit B

2023 Audits / Exemptions

**AVIATION STATION NORTH METROPOLITAN
DISTRICT NO. 1
Denver County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
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Board of Directors
Aviation Station North Metropolitan District No. 1
Denver County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Aviation Station North Metropolitan District No. 1 (the "District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Aviation Station North Metropolitan District No. 1 as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

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



Wipfli LLP
Denver, Colorado

August 30, 2024

BASIC FINANCIAL STATEMENTS

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 43,694
Cash and Investments - Restricted	850,584
Receivable from Aviation Station North Metro District No. 2	1,153
Receivable from Aviation Station North Metro District No. 3	4,831
Receivable from Developer	175
Capital Assets, Not Being Depreciated	<u>68,144,328</u>
Total Assets	<u>69,044,765</u>
LIABILITIES	
Accounts Payable	434,594
Retainage Payable	25,000
Payable to DIA	4,186
Noncurrent Liabilities:	
Due in More Than One Year	<u>63,297,198</u>
Total Liabilities	<u>63,760,978</u>
NET POSITION	
Restricted For:	
Emergency Reserves	6,700
Capital Projects	430,867
Unrestricted	<u>4,846,220</u>
Total Net Position	<u><u>\$ 5,283,787</u></u>

See accompanying Notes to Basic Financial Statements.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Governmental Activities:					
General Government	\$ 340,279	\$ -	\$ 1,071,188	\$ 535,476	\$ 1,266,385
Interest and Related Costs on Long-Term Debt	3,237,423	-	-	-	(3,237,423)
Total Governmental Activities	\$ 3,577,702	\$ -	\$ 1,071,188	\$ 535,476	(1,971,038)
GENERAL REVENUES					
					3,751
					7,949
					11,700
CHANGE IN NET POSITION					(1,959,338)
					7,243,125
NET POSITION - END OF YEAR					\$ 5,283,787

See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 43,694	\$ -	\$ -	\$ 43,694
Cash and Investments - Restricted	6,700	841	843,043	850,584
Receivable from Aviation Station North Metro District No. 2	501	652	-	1,153
Receivable from Aviation Station North Metro District No. 3	2,138	2,693	-	4,831
Receivable from Developer	-	-	175	175
	<u>\$ 53,033</u>	<u>\$ 4,186</u>	<u>\$ 843,218</u>	<u>\$ 900,437</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 47,243	\$ -	\$ 387,351	\$ 434,594
Retainage Payable	-	-	25,000	25,000
Payable to DIA	-	4,186	-	4,186
Total Liabilities	<u>47,243</u>	<u>4,186</u>	<u>412,351</u>	<u>463,780</u>
FUND BALANCES				
Restricted for:				
Emergency Reserves	6,700	-	-	6,700
Capital Projects	-	-	430,867	430,867
Unassigned	(910)	-	-	(910)
Total Fund Balances	<u>5,790</u>	<u>-</u>	<u>430,867</u>	<u>436,657</u>
Total Liabilities and Fund Balances	<u>\$ 53,033</u>	<u>\$ 4,186</u>	<u>\$ 843,218</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds Capital Assets, Not Being Depreciated				68,144,328
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Developer Advances Payable				(23,160,339)
Accrued Interest on Developer Advances				(10,614,819)
PIRA/ APIRA Advances				(20,000,000)
Accrued Interest on PIRA/ APIRA Advances				(9,522,040)
Net Position of Governmental Activities				<u>\$ 5,283,787</u>

See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Transfers from Aviation Station North Metro District No. 2	\$ 131,744	\$ 171,268	\$ 582,305	\$ 885,317
Transfers from Aviation Station North Metro District No. 3	78,043	98,319	-	176,362
Transfers from Aviation Station North Metro District No. 4	-	5	-	5
Transfers from Aviation Station North Metro District No. 5	-	9,504	-	9,504
Net Investment Income	2,709	-	1,042	3,751
Other Revenue	7,949	-	-	7,949
City Contribution	-	-	535,301	535,301
Total Revenues	<u>220,445</u>	<u>279,096</u>	<u>1,118,648</u>	<u>1,618,189</u>
EXPENDITURES				
General, Administrative, and Maintenance:				
Accounting	44,864	-	4,237	49,101
Audit	13,850	-	-	13,850
Denver Annual Fee	12,000	-	-	12,000
District Management	44,357	-	-	44,357
Dues and Licenses	1,629	-	-	1,629
Election	3,090	-	-	3,090
Engineering	-	-	8,695	8,695
Insurance	16,798	-	-	16,798
Landscaping	47,976	-	-	47,976
Legal	37,281	-	51	37,332
Miscellaneous	1,791	-	-	1,791
Repairs and Maintenance	88,574	-	-	88,574
Snow Removal	1,880	-	-	1,880
Utilities	13,206	-	-	13,206
Debt Service:				
Paying Agent Fees	-	1,500	-	1,500
Reimbursement to DIA	-	277,596	-	277,596
Capital:				
Capital Outlay	-	-	2,354,806	2,354,806
Total Expenditures	<u>327,296</u>	<u>279,096</u>	<u>2,367,789</u>	<u>2,974,181</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(106,851)	-	(1,249,141)	(1,355,992)
OTHER FINANCING SOURCES				
Developer Advance	144,500	-	1,306,934	1,451,434
Developer Contribution	-	-	175	175
Total Other Financing Sources	<u>144,500</u>	<u>-</u>	<u>1,307,109</u>	<u>1,451,609</u>
NET CHANGE IN FUND BALANCE	37,649	-	57,968	95,617
Fund Balance (Deficit) - Beginning of Year	<u>(31,859)</u>	<u>-</u>	<u>372,899</u>	<u>341,040</u>
FUND BALANCE - END OF YEAR	<u>\$ 5,790</u>	<u>\$ -</u>	<u>\$ 430,867</u>	<u>\$ 436,657</u>

See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Governmental Funds \$ 95,617

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of any cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay 2,354,806

Long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advance (1,451,434)

Repayment of PIRA/APIRA Advances Interest 273,491

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Developer Advance - Change in Liability (1,797,891)

Accrued Interest on PIRA/ APIRA Advances - Change in Liability (1,433,927)

Change in Net Position of Governmental Activities \$ (1,959,338)

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Transfers from Aviation Station North Metro District No. 2	\$ 132,366	\$ 131,744	\$ (622)
Transfers from Aviation Station North Metro District No. 3	84,126	78,043	(6,083)
Net Investment Income	-	2,709	2,709
Other Revenue	-	7,949	7,949
Total Revenues	<u>216,492</u>	<u>220,445</u>	<u>3,953</u>
EXPENDITURES			
Accounting	60,000	44,864	15,136
Audit	14,500	13,850	650
Contingency	4,400	-	4,400
Denver Annual Fee	12,000	12,000	-
District Management	54,100	44,357	9,743
Dues and Licenses	2,000	1,629	371
Election	7,000	3,090	3,910
Insurance	21,500	16,798	4,702
Landscaping	100,000	47,976	52,024
Legal	46,000	37,281	8,719
Miscellaneous	5,000	1,791	3,209
Panasonic Contract	112,500	-	112,500
Repairs and Maintenance	40,000	88,574	(48,574)
Snow Removal	70,000	1,880	68,120
Utilities	17,000	13,206	3,794
Total Expenditures	<u>566,000</u>	<u>327,296</u>	<u>238,704</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(349,508)	(106,851)	242,657
OTHER FINANCING SOURCES			
Developer Advance	<u>350,000</u>	<u>144,500</u>	<u>(205,500)</u>
Total Other Financing Sources	<u>350,000</u>	<u>144,500</u>	<u>(205,500)</u>
NET CHANGE IN FUND BALANCE	492	37,649	37,157
Fund Balance (Deficit) - Beginning of Year	<u>6,952</u>	<u>(31,859)</u>	<u>(38,811)</u>
FUND BALANCE - END OF YEAR	<u>\$ 7,444</u>	<u>\$ 5,790</u>	<u>\$ (1,654)</u>

See accompanying Notes to Basic Financial Statements.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Aviation Station North Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the city and County of Denver on February 25, 2013. The District is located entirely within the city and County of Denver, Colorado (Denver).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities (the Improvements).

The District was organized under a multiple district structure with Aviation Station North Metropolitan Districts No. 2 through 6 (collectively, the Aviation Districts), and in conjunction with Smith Metropolitan District No. 1 through 4 (collectively, the Smith Districts). Through the execution of a Memorandum of Understanding (MOU), the District was designated as the coordinating district for financing, constructing, design, operation, and maintenance of the Improvements to serve the Aviation Districts. On July 27, 2015, the District and Aviation Station North Metropolitan District No. 5 (Aviation 5) executed a Partial Termination of MOU, whereby Aviation 5 was released from further obligations and rights to services established under the MOU, with the exception of certain agreements related to Pena Station Improvements and related financing.

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

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

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Redemption of bonds is recorded as a reduction in liabilities.

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The District reports the following major governmental funds:

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

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

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

Budgets

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

Pooled Cash and Investments

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

Capital Assets

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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

Fund Balance

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

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

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

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

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

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

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 43,694
Cash and Investments - Restricted	850,584
Total Cash and Investments	<u>\$ 894,278</u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 763,004
Investments	131,274
Total Cash and Investments	<u>\$ 894,278</u>

Deposits with Financial Institutions

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

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

At December 31, 2023, the District's cash deposits had a bank and carrying balance of \$763,004.

Investments

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

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

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

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	<u>\$ 131,274</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance - December 31, 2022	Increases	Decreases	Balance - December 31, 2023
Capital Assets, Not Being Depreciated:				
Land	\$ 3,232,500	\$ -	\$ -	\$ 3,232,500
Construction in Progress	<u>62,557,022</u>	<u>2,354,806</u>	<u>-</u>	<u>64,911,828</u>
Governmental Activities				
Capital Assets, Net	<u>\$ 65,789,522</u>	<u>\$ 2,354,806</u>	<u>\$ -</u>	<u>\$ 68,144,328</u>

Upon completion and acceptance, all capital assets except for the landscaping and the monument wall will be conveyed by the District to other local governments. The District will not be responsible for maintenance.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District’s long-term obligations for the year ended December 31, 2023:

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

	Balance - December 31, 2022	Additions	Retirements	Balance - December 31, 2023	Due Within One Year
Developer Advances:					
Operations	\$ 1,390,543	\$ 144,500	\$ -	\$ 1,535,043	\$ -
Capital	20,318,362	1,306,934	-	21,625,296	-
Accrued Interest on Developer Advances:					
Operations	425,874	117,953	-	543,827	-
Capital	8,391,054	1,679,938	-	10,070,992	-
Other Debt:					
PIRA/ APIRA Advances	20,000,000	-	-	20,000,000	-
Accrued Interest on Other Debt:					
PIRA/APIRA Advances	8,361,604	1,433,927	273,491	9,522,040	-
Total	<u>\$ 58,887,437</u>	<u>\$ 4,683,252</u>	<u>\$ 273,491</u>	<u>\$ 63,297,198</u>	<u>\$ -</u>

Developer Advances

Facilities Funding and Acquisition Agreement

On June 2, 2015, the District and Rail Stop LLC (the Developer) entered into the Facilities Funding and Acquisition Agreement (FFAA), whereby the Developer agrees to advance to the District amounts to pay certain organization expenses of the Aviation Districts, construction and/or acquisition of the Improvements, and the Developer's costs in securing its loan from MidFirst Bank (MidFirst Loan), the proceeds of which the Developer agreed to advance to the District. Repayment by the District for advances made under the FFAA are subject to cost verification by an independent engineer, certifying that costs are reasonable and comparable for similar projects in the Denver Metropolitan area, and verification by the District's accountant that the costs are reimbursable. The District agrees to make payment to the Developer for all Developer Advances, together with interest thereon at 5% compounded quarterly until advances are repaid. No payment by the District is required until the District issues bonds in an amount sufficient to reimburse the Developer for all or a portion of verified costs. Additionally, no repayment may be made by the District to the Developer until the MidFirst Loan is paid in full. The FFAA does not constitute debt, but is an annual appropriations agreement intended to be repaid through a future bond issuance. On May 24, 2018, the FFAA was amended to reflect that the District shall incur a reimbursement obligation to the Developer in the amount of \$3,232,500 for the purchase by the District of certain real property pursuant to a Real Estate Purchase Agreement dated December 18, 2017 between the parties. On June 5, 2019, the FFAA was further amended to change the interest rate from 5% compounding quarterly to 8% compounding annually. As of December 31, 2023, the amount outstanding totaled \$31,696,288, comprised of principal \$21,625,296 and accrued interest of \$10,070,992.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

Facilities Funding and Acquisition Agreement (Continued)

On April 20, 2022, the FFAA was further amended to reflect that the District incurred a reimbursement obligation to the Developer in the amount of \$628,302 pursuant to the January 24, 2022 Real Estate Purchase Agreement entered into between the District and the Developer. On June 1, 2022, the FFAA was further amended to reflect that the District incurred a reimbursement obligation to the Developer in the amount of \$757,200 pursuant to the August 5, 2022 Real Estate Purchase Agreement entered into between the District and the Developer.

Other Debt

Project Improvements Reimbursement Agreement

On June 12, 2015, the District, Smith Metropolitan District No. 1 (Smith 1) and Denver, on behalf of the Department of Aviation (DIA), entered into a Project Improvements Reimbursement Agreement (PIRA) whereby the District and Smith 1 set forth the terms of the payment of the Reimbursement Obligation (as defined in the PIRA). Denver agreed to fund a portion of the costs allocated to the District and Smith 1 for certain project improvements in the amount of \$17,000,000. The District and Smith 1 agreed to impose a mill levy of ten mills on all taxable property within their respective boundaries (the Aviation Station Mill Levy Ten and the Smith Mill Levy Ten, respectively) for the purpose of paying principal and interest on the Reimbursement Obligation on a joint and several basis. Further, the PIRA contemplates that at such time any real property is included within any of the Aviation Districts or the Smith Districts such applicable Aviation District or Smith District will be required to execute a pledge agreement whereby such district will agree to impose the Aviation Mill Levy Ten or the Smith Mill Levy Ten, as applicable, and remit the revenues therefrom to UMB Bank, n.a., pursuant to the Custodial Agreement (defined in Note 7). Outstanding principal bears interest at the annual rate of 5%, compounded semiannually, payable on June 1 and December 1 each year. The PIRA is terminated on the date on which the aggregate amount of all payments of principal and interest paid by the Districts equals \$35,600,000 or the date on which the principal amount and all accrued and unpaid interest is paid in full, whichever date occurs first. As of December 31, 2023, the amount outstanding was \$25,093,734, comprised of principal of \$17,000,000 and accrued interest of \$8,093,734.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Other Debt (Continued)

Additional Project Improvements Reimbursement Agreement

On June 12, 2015, the District and Denver, on behalf of DIA, entered into the Additional Project Improvements Reimbursement Agreement (the APIRA), whereby Denver agreed to fund a portion of the District's share of costs associated with additional public improvements in the amount of \$3,000,000 (the Additional Reimbursement Obligation) and the District agreed to repay that amount. The District agreed to impose a mill levy in the amount of 3 mills upon all taxable property within each of the Aviation Districts (the Aviation Station Mill Levy Three). Further, the APIRA contemplates that at such time any real property is included within any of the Aviation Districts such applicable Aviation District will be required to execute a pledge agreement whereby such district will agree to impose the Aviation Station Mill Levy Three and remit the revenues to the District for the purpose of repaying the Additional Reimbursement Obligation. Outstanding principal bears interest at the annual rate of 5%, compounded semiannually, payable on June 1 and December 1 each year. The APIRA is terminated on the date on which the aggregate amount of all payments of principal and interest paid by the District equals \$6,000,000 or the date on which the principal amount and all accrued and unpaid interest is paid in full, whichever date occurs first. As of December 31, 2023, the amount outstanding totaled \$4,428,306, comprised of principal \$3,000,000 and accrued interest of \$1,428,306.

Inclusion Agreement

The District and Developer, as the owner of certain real property within the future inclusion area of one of the Aviation Districts, entered into that certain Inclusion Agreement on June 12, 2015, whereby Developer agreed to include certain real property into the District, or one of the other Aviation Districts, to facilitate revenue for certain improvements as well as repayment of the Reimbursement Obligation and the Additional Reimbursement Obligation pursuant to the PIRA and Additional PIRA, respectively.

Debt Authorization

As of December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 5, 2013 Election	Authorization Used Hensel Loan	Authorization Used 2015 PIRA	Authorization Used 2015 APIRA	Authorization Used Series 2019A	Authorization Used Series 2019A	Remaining at December 31, 2023
Street Improvements	\$ 500,000,000	\$ 2,500,000	\$ 1,575,000	\$ -	\$ 2,369,488	\$ 531,000	\$ 493,024,512
Parks and Recreation	500,000,000	-	820,000	-	2,369,488	531,000	496,279,512
Water	500,000,000	-	290,000	-	2,369,488	531,000	496,809,512
Sanitation/Storm Sewer	500,000,000	-	2,315,000	3,000,000	2,369,488	531,000	491,784,512
Transportation	500,000,000	-	12,000,000	-	2,369,488	531,000	485,099,512
Mosquito Control	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Traffic and Safety Protection	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Fire Protection	500,000,000	-	-	-	2,369,488	531,000	497,099,512
TV Relay and Translation	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Operations and Maintenance	500,000,000	-	-	-	-	-	500,000,000
Refunding of Debt	500,000,000	-	-	-	3,689,608	-	496,310,392
Governmental IGA's	500,000,000	-	-	-	-	-	500,000,000
Regional Improvements	500,000,000	-	-	-	-	-	500,000,000
Total	\$ 6,500,000,000	\$ 2,500,000	\$ 17,000,000	\$ 3,000,000	\$ 25,015,000	\$ 4,779,000	\$ 6,447,706,000

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization (Continued)

At an election held on November 5, 2013, the voters of the Aviation Districts and the Smith Districts authorized the issuance of general obligation debt in the total aggregate amount of \$500,000,000 (Aggregate Debt Cap). Pursuant to the Intergovernmental Agreements Regarding Debt Allocation, executed in June and August 2015, the Aviation Districts, exclusive of Aviation 5, are allocated \$359,969,737 of the total \$500,000,000 Aggregate Debt Cap. Aviation 5 is allocated \$30,819,736 in total debt authorization and the Smith Districts were allocated the sum of \$109,210,527. As of December 31, 2023, the District had \$311,365,345 remaining authority under the Service Plan and the aforementioned Intergovernmental Agreements Regarding Debt Allocation.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position of \$6,700 as of December 31, 2023 for emergencies and \$430,867 for capital projects.

NOTE 7 AGREEMENTS

Intergovernmental Agreement Regarding Pena Station Improvements

On April 20, 2015, the District and Smith Metropolitan District No. 1 (Smith 1) entered into an Intergovernmental Agreement (Management IGA) whereby the District, on behalf of the Aviation Districts and Smith 1 on behalf of the Smith Districts agreed to coordinate, in conjunction with DIA, the design and construction of those improvements for the Pena Station project, as more specifically described in the Management IGA, excluding those improvements agreed to be constructed and financed by DIA, as specified in the same. The District agreed to contribute to the cost of completing those certain improvements to the extent the improvements benefit the property located within any of the Aviation Districts. Pursuant to the Construction Disbursing Agreement, Smith 1 deposited \$3,200,000 towards its share of the costs created pursuant to the Management IGA.

Intergovernmental Agreement Regarding Pena Station Area Improvements

On May 21, 2015, the District and Denver, on behalf of DIA entered into an Intergovernmental Agreement Regarding Pena Station Area Improvements (Improvement IGA) to coincide with the Developer's closing of a loan for \$4,000,000 with MidFirst Bank (MidFirst). The Improvement IGA sets forth the rights and obligations under which the District agreed to undertake the design, construction, and funding of certain Improvements within the Pena Station Area (as defined in the Improvements IGA).

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement Regarding Operations and Maintenance of Pena Station Area Improvements

On December 5, 2017, the District and Denver, on behalf of DIA entered into an Intergovernmental Agreement Regarding Operations and Maintenance of Pena Station Area Improvements (O&M IGA) to address each parties respective obligations for the ownership, operations and maintenance of the improvements constructed under the Improvement IGA.

The District and Denver, on behalf of DIA, entered into an Intergovernmental Agreement Regarding Pena Station CORE Infrastructure Improvements, effective November 7, 2022 (CORE IGA), wherein Denver agreed to contribute to the costs of the Additional Improvements (as defined in the CORE IGA) which will benefit the Service Area of the District.

Construction Disbursing Agreement

On June 12, 2015, the District, Denver, Smith 1, MidFirst, the Developer, and Land Title Guarantee Company (Land Title) entered into the Construction Disbursing Agreement (CDA). Under the CDA the parties agreed to establish the construction accounts for the payment of construction of certain public improvements located in the proximity of the light rail station along Pena Boulevard. The CDA confirms the procedures to disburse the funds from each construction account.

Custodial Agreement

On June 12, 2015, the District, Smith 1, Aviation Station Metropolitan District No. 2 (Aviation 2), Denver and UMB Bank, n.a., entered into that certain Custodial Agreement relating to the Reimbursement Obligation (defined above in Note 5) in the principal amount of \$17,000,000, as agreed to in the PIRA. The Custodial Agreement establishes the obligations of UMB Bank, n.a., as custodian of the Reimbursement Obligation Fund (as defined in the Custodial Agreement). On March 24, 2017, the City on behalf of DIA, the District, Smith 1, Aviation 2, UMB Bank N.A. as custodian, as joined by Aviation 5 pursuant to a Joinder Agreement dated August 18, 2015, entered into a Joinder Agreement to the Custodial Agreement with Aviation Station North Metropolitan District No. 3 (Aviation 3). On December 21, 2022 the foregoing parties entered into another Joinder Agreement to the Custodial Agreement with Aviation Station North Metropolitan District No. 4 (Aviation 4).

Intergovernmental Agreement – Pena Station Improvements

On August 3, 2015, the District entered into an Intergovernmental Agreement Regarding Pena Station Improvements with Aviation 5 (Aviation 5 IGA) whereby the District and Aviation 5 agreed that Aviation 5 would pay the District its initial allocation for the Pena Station Improvements (as defined in the Aviation 5 IGA) in the amount of \$721,858 (Aviation 5 Initial Share) and would impose the District Mill Levy Ten on property located within its boundaries and remit amounts collected therefrom to the District up to the maximum amount of \$17,000,000 (Aviation 5 Repayment Obligation) to repay the District for constructing the Pena Station Improvements which benefit Aviation 5.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement – Pena Station Improvements (Continued)

The parties further agreed to the terms and conditions of the use of the Aviation 5 Initial Share and the Aviation 5 Repayment Obligation, and to address funding and approval for change orders to the construction contract with the General Contractor that impact Aviation 5. Aviation 5 agreed to fund an escrow account, via developer advances, for the full amount of the Aviation 5 Initial Share. The Aviation 5 IGA further requires Aviation 5 to fund its proportionate share (1.9%) of Pena Station Improvement cost increases in excess of \$100,000. Aviation 5 fulfilled its obligation to fund the escrow account in 2015.

Capital Pledge Agreements

On June 12, 2015, the District and Aviation 2 entered into a Capital Pledge Agreement whereby Aviation 2 agreed to pledge certain revenues generated from Aviation 2's imposition of the District Mill Levy Ten to the District. Aviation 2 is required to remit the aforementioned pledged revenues to the District under PIRA.

On June 12, 2015, the District entered into a Capital Pledge Agreement with Aviation 2 whereby Aviation 2 agreed to pledge certain revenues generated from Aviation 2's imposition of the District Mill Levy Three to the District. Aviation 2 is required to remit the pledged revenues from the District Mill Levy Three to the District under the Additional PIRA.

On August 18, 2015, the District entered into the Capital Pledge Agreement with Aviation 5 whereby Aviation 5 agreed to pledge certain revenues generated by Aviation 5's imposition of the District Mill Levy Ten to the District. Aviation 5 is required to remit the pledged revenues from the District Mill Levy Ten to the Custodian under the PIRA.

On March 24, 2017, the District and Aviation Station Metropolitan District No. 3 (Aviation 3) entered into a Capital Pledge Agreement whereby Aviation 3 agreed to pledge certain revenues generated from Aviation 3's imposition of the District Mill Levy Ten to the District. Aviation 3 is required to remit the aforementioned pledged revenue to the District under the PIRA.

On March 24, 2017, the District and Aviation 3 entered into a Capital Pledge Agreement whereby Aviation 3 agreed to pledge certain revenues generated from Aviation 3's imposition of the District Mill Levy Three to the District. Aviation 3 is required to remit the pledged revenue from the District Mill Levy Three to the District under the APIRA.

On December 21, 2022, the District and Aviation 4 entered into a Capital Pledge Agreement whereby Aviation 4 agreed to pledge certain revenues generated from Aviation 4's imposition of the District Mill Levy Ten to the District. Aviation 4 is required to remit the aforementioned pledged revenue to the District under the PIRA.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 7 AGREEMENTS (CONTINUED)

Capital Pledge Agreements (Continued)

On December 21, 2022, the District and Aviation 4 entered into a Capital Pledge Agreement whereby Aviation 4 agreed to pledge certain revenues generated from Aviation 4's imposition of the District Mill Levy Three to the District. Aviation 4 is required to remit the pledged revenue from the District Mill Levy Three to the District under the APIRA.

Operation Funding Agreements

The District entered into a 2015 Operation Funding Agreement (OFA) with L.C Fulenwider, Inc. (Fulenwider) on December 3, 2014, effective January 1, 2015 through March 15, 2016. Under the OFA, Fulenwider agrees to periodically advance the District amounts to pay operation and maintenance expenses. The District agrees to repay amounts advanced, to the extent that it has funds available from legally available revenue. Amounts advanced under the OFA bear simple interest at 8%. The repayment of advances shall not extend beyond December 31, 2045. The District previously entered into a 2013-2014 Operation Funding Agreement with Fulenwider (2013-2014 OFA). Repayment of the aforementioned advances are applied pursuant to the priority established in the 2013-2014 OFA and the OFA.

The District entered into a 2016-2021 Operation Funding Agreement (2016-2021 OFA) with Fulenwider, as amended on December 1, 2021 to extend the term of the Agreement through December 31, 2022 and on December 7, 2022 to further extend the term of the Agreement through December 31, 2023 on December 7, 2016, with an effective date of January 1, 2016. Under the 2016-2021 OFA, the Developer agrees to periodically advance the District amounts to pay operation and maintenance expenses up to the potential shortfall amount of \$2,000,000. The District agrees to repay amounts advanced, to the extent that it has funds available from legally available revenue. Amounts advanced under the 2016-2021 OFA bear simple interest at 8%. The repayment of advances shall not extend beyond December 31, 2052. The District previously entered into the 2013-2014 OFA and the OFA. Repayment of the aforementioned advances will be applied pursuant to the priority established in the 2013-2014 OFA, the OFA and the 2016-2021 OFA. As of December 31, 2023, the amount outstanding totaled \$2,078,870, comprised of principal \$1,535,043 and accrued interest of \$543,827.

Facilities Funding, Construction and Operations Agreement

On July 8, 2019, the District, Aviation 2, Aviation 3, Aviation Station North Metropolitan District No. 4, and Aviation Station North Metropolitan District No. 6 entered into a Facilities Funding, Construction and Operations Agreement, effective January 1, 2019 (FFCOA). Pursuant to the FFCOA, the District accepts responsibility for constructing, designing, financing, and operating the Public Improvements (as defined in the FFCOA) that benefit the Aviation Districts and establishes the Aviation Districts' obligation to pay for the services and benefit of the Public Improvements received from the District by the issuance of bonds and remittance of proceeds thereof to the District or a pledge of revenues to the District or the Issuing District.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement Regarding the Reimbursement of Costs for Lift Station Improvements (Lift Station IGA)

On May 6, 2019, the District and Denver International Business Center Metropolitan District No. 1 (DIBC) entered into the Lift Station IGA in order to set forth the terms pursuant to which DIBC will reimburse the District for DIBC's proportionate share of the costs of construction of that certain lift station and connecting trunk sewer line(s) in connection with its Pena Station Filing No. 1 infrastructure project (the lift station together with connecting trunk sewer line(s) are collectively referred to herein as the Lift Station), including the property upon which the Lift Station is located.

Declaration of Covenants Imposing and Implementing the Aviation Station North Public Improvement Fee (the "PIF Covenant")

On June 12, 2015, the Developer executed the PIF Covenant and caused the same to be recorded in the real property records of Denver County against real property located within the boundaries of the Aviation Station North Metropolitan Districts Nos. 1-4 and 6 (the PIF Covenant Area). The PIF Covenant was further amended in July, 2019. The PIF Covenant obligates retailers located within the PIF Covenant Area to collect a public improvement fee in the amount of 1% of all PIF Sales that occur within the PIF Covenant Area. A PIF Sale is a transaction which is either subject to lodging taxation pursuant to Denver's lodging tax ordinance or subject to a sales tax pursuant to Denver's sales tax ordinance (collectively, the PIF Revenues). Under the PIF Covenant, the PIF Revenues are intended to pay for eligible public improvements and may be pledged to repay bonded indebtedness of the District. In 2022, the District and Developer entered into a supplement to the PIF Covenant whereby residential property was removed from the PIF Covenant Area.

Intergovernmental Agreement Regarding Cost Sharing of Pena Station Filing No. 2 and DIBC Filing No. 7 Improvements (Cost Sharing IGA)

On May 19, 2020, the District entered into the Cost Sharing IGA with DIBC pursuant to which the District and DIBC will share the costs of the Pena Station Filing No. 2 and DIBC Filing No. 7 Improvements project. Total construction costs total \$26,059,945 with the District's share being \$18,029,128, DIBC's share being \$6,968,235, and District noneligible costs of \$1,062,582. As of December 31, 2023, there was no amount due from DIBC under this IGA.

Real Estate Purchase Agreement

On March 30, 2020, the District entered into the Real Estate Purchase Agreement with the Developer. The Developer will sell to the District title and interests in and to the real property located in Denver as defined in the Real Estate Purchase Agreement. The purchase price for the real property will be \$550,000 to be funded under the FFAA.

On January 24, 2022, the District and Developer entered into a Real Estate Purchase Agreement pursuant to which the Developer sold to the District title and interests in and to the Real Property set forth on Exhibit A to the agreement. The purchase price for the Real Property was \$628,302 to be funded under the FFAA.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 AGREEMENTS (CONTINUED)

Real Estate Purchase Agreement

On August 3, 2022, the District and Developer entered into the Real Estate Purchase Agreement pursuant to which the Developer sold to the District title and interests in and to the Real Property set forth on Exhibit A to the agreement. The purchase price for the Real Property was \$757,200 to be funded under the FFAA.

NOTE 8 RELATED PARTIES

Fulenwider is involved with the development of the Project along with the Developer. All members of the Board of Directors are employees, owners, or otherwise associated with the Developer and/or Fulenwider and may have conflicts of interest in dealing with the District.

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 5, 2013 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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

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

SUPPLEMENTARY INFORMATION

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Transfers from Aviation Station North Metro District No. 2	\$ 171,943	\$ 171,268	\$ (675)
Transfers from Aviation Station North Metro District No. 3	106,029	98,319	(7,710)
Transfers from Aviation Station North Metro District No. 4	5	5	-
Transfers from Aviation Station North Metro District No. 5	10,600	9,504	(1,096)
Other Revenue	5,000	-	(5,000)
Total Revenues	293,577	279,096	(14,481)
EXPENDITURES			
Paying Agent Fees	1,500	1,500	-
Reimbursement to DIA	292,077	277,596	14,481
Total Expenditures	293,577	279,096	14,481
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Transfers from Aviation Station North Metro District No. 2	\$ 500,000	\$ 582,305	\$ 82,305
Net Investment Income	-	1,042	1,042
City Contribution	-	535,301	535,301
Total Revenues	500,000	1,118,648	618,648
EXPENDITURES			
Accounting	18,000	4,237	13,763
Capital Outlay - Phase I	33,850	92,618	(58,768)
Capital Outlay - Phase III	272,000	590,062	(318,062)
Capital Outlay - Phase V	98,929	217,961	(119,032)
Capital Outlay - Phase VI	1,665,143	96,260	1,568,883
Capital Outlay - Phase VII	-	78,393	(78,393)
Capital Outlay - Park Phase II	35,000	-	35,000
Capital Outlay - Pena Station CORE Infrastructure Project	500,000	1,279,512	(779,512)
Contingency	865,867	-	865,867
Engineering	20,000	8,695	11,305
Legal	5,000	51	4,949
Total Expenditures	3,513,789	2,367,789	1,146,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(3,013,789)	(1,249,141)	1,764,648
OTHER FINANCING SOURCES (USES)			
Developer Advance	2,000,000	1,306,934	(693,066)
Developer Contribution	71,072	175	(70,897)
Total Other Financing Sources (Uses)	2,071,072	1,307,109	(763,963)
NET CHANGE IN FUND BALANCE	(942,717)	57,968	1,000,685
Fund Balance - Beginning of Year	1,053,567	372,899	(680,668)
FUND BALANCE - END OF YEAR	\$ 110,850	\$ 430,867	\$ 320,017

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Taxes		Percentage Collected to Levied
		General	Levied	Collected	
2019	\$ 30	0.000	\$ -	\$ -	N/A
2020	60	0.000	-	-	N/A
2021	960	0.000	-	-	N/A
2022	960	0.000	-	-	N/A
2023	9,760	0.000	-	-	N/A
Estimated for the Year Ending December 31, 2024	\$ 10,870	0.000	\$ -		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

**AVIATION STATION NORTH METROPOLITAN
DISTRICT NO. 2
Denver County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
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YEAR ENDED DECEMBER 31, 2023**

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Board of Directors
Aviation Station North Metropolitan District No. 2
Denver County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Aviation Station North Metropolitan District No. 2 (the "District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Aviation Station North Metropolitan District No. 2 as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

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

Wipfli LLP
Wipfli LLP
Denver, Colorado

August 29, 2024

BASIC FINANCIAL STATEMENTS

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	\$ 4,053,680
Receivable from Aviation Station North Metro District No. 3	8,810
Public Improvement Fees Receivable	17,002
Receivable from County Treasurer	3,007
Property Taxes Receivable	840,276
Total Assets	4,922,775
LIABILITIES	
Payable to Aviation Station North Metro District No. 1	1,153
Bond Interest Payable	102,083
Noncurrent Liabilities:	
Due Within One Year	350,000
Due in More Than One Year	31,921,651
Total Liabilities	32,374,887
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	840,276
Total Deferred Inflows of Resources	840,276
NET POSITION	
Unrestricted	(28,292,388)
Total Net Position	\$ (28,292,388)

See accompanying Notes to Basic Financial Statements.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Governmental Activities:					
General Government	\$ 715,308	\$ -	\$ 322,366	\$ -	\$ (392,942)
Interest and Related Costs on Long-Term Debt	1,853,946	-	-	-	(1,853,946)
Total Governmental Activities	\$ 2,569,254	\$ -	\$ 322,366	\$ -	(2,246,888)
GENERAL REVENUES					
Property Taxes					755,423
Specific Ownership Taxes					42,590
Public Improvement Fees					104,165
Net Investment Income					224,694
Total General Revenues					1,126,872
CHANGE IN NET POSITION					(1,120,016)
Net Position - Beginning of Year					(27,172,372)
NET POSITION - END OF YEAR					\$ (28,292,388)

See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	\$ -	\$ 3,360,819	\$ 692,861	\$ 4,053,680
Receivable from Aviation Station North Metro District No. 3	-	8,810	-	8,810
Public Improvement Fees Receivable	-	17,002	-	17,002
Receivable from County Treasurer	501	2,506	-	3,007
Property Taxes Receivable	136,619	703,657	-	840,276
	<u>\$ 137,120</u>	<u>\$ 4,092,794</u>	<u>\$ 692,861</u>	<u>\$ 4,922,775</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE				
LIABILITIES				
Payable to Aviation Station North Metro District No. 1	\$ 501	\$ 652	\$ -	\$ 1,153
Total Liabilities	501	652	-	1,153
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	136,619	703,657	-	840,276
Total Deferred Inflows of Resources	136,619	703,657	-	840,276
FUND BALANCE				
Restricted for:				
Debt Service	-	3,388,485	-	3,388,485
Capital Projects	-	-	692,861	692,861
Total Fund Balance	<u>-</u>	<u>3,388,485</u>	<u>692,861</u>	<u>4,081,346</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 137,120</u>	<u>\$ 4,092,794</u>	<u>\$ 692,861</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(29,784,000)
Senior Bond Interest Payable	(102,083)
Accrued Interest on Subordinate Bonds Payable	(1,882,572)
Bond Premium Payable	(605,079)

Net Position of Governmental Activities	<u>\$ (28,292,388)</u>
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See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 125,904	\$ 465,844	\$ -	\$ 591,748
Specific Ownership Taxes	7,098	26,264	-	33,362
Net Investment Income	1	173,653	51,040	224,694
Property Taxes DIA	-	163,675	-	163,675
Specific Ownership Taxes DIA	-	9,228	-	9,228
Public Improvement Fees	-	104,165	-	104,165
Transfers from Aviation Station North Metro District No. 3	-	322,366	-	322,366
Total Revenues	<u>133,003</u>	<u>1,265,195</u>	<u>51,040</u>	<u>1,449,238</u>
EXPENDITURES				
County Treasurer's Fees	1,259	6,295	-	7,554
Transfers to Aviation Station North Metro District No. 1	131,744	171,268	582,305	885,317
Debt Service:				
Bond Interest - Series 2019	-	1,225,200	-	1,225,200
Bond Principal - Series 2019	-	5,000	-	5,000
Paying Agent Fees	-	7,000	-	7,000
Total Expenditures	<u>133,003</u>	<u>1,414,763</u>	<u>582,305</u>	<u>2,130,071</u>
NET CHANGE IN FUND BALANCE	-	(149,568)	(531,265)	(680,833)
Fund Balance - Beginning of Year	<u>-</u>	<u>3,538,053</u>	<u>1,224,126</u>	<u>4,762,179</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 3,388,485</u>	<u>\$ 692,861</u>	<u>\$ 4,081,346</u>

See accompanying Notes to Basic Financial Statements.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Governmental Funds \$ (680,833)

Amounts reported for governmental activities in the statement of activities are different because:

Long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Bond Principal 5,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bonds - Change in Liability	17
Accrued Interest on Subordinate Bonds - Change in Liability	(479,138)
Bond Premium Amortization	<u>34,938</u>

Change in Net Position of Governmental Activities \$ (1,120,016)

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 127,179	\$ 125,904	\$ (1,275)
Specific Ownership Taxes	6,359	7,098	739
Net Investment Income	100	1	(99)
Other Income	5,000	-	(5,000)
Total Revenues	<u>138,638</u>	<u>133,003</u>	<u>(5,635)</u>
EXPENDITURES			
County Treasurer's Fees	1,272	1,259	13
Transfers to Aviation Station North Metro District No. 1	132,366	131,744	622
Contingency	5,000	-	5,000
Total Expenditures	<u>138,638</u>	<u>133,003</u>	<u>5,635</u>
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Aviation Station North Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado recorded on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located entirely within the City and County of Denver, Colorado (Denver).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities (the Improvements).

The District was organized under a multiple district structure with Aviation Station North Metropolitan Districts No. 1 and Nos. 3 through 6 (collectively, the Aviation Districts), and in conjunction with Smith Metropolitan District Nos. 1 through 4 (collectively, the Smith Districts). Through the execution of a Memorandum of Understanding (MOU), Aviation Station North Metropolitan District No. 1 (Aviation 1) will finance, own, acquire, operate, and maintain any or all of the Improvements and services needed to serve the Project with financing provided by the District and/or Aviation Station North Metropolitan District Nos. 3 through 6. On July 27, 2015, Aviation 1 and Aviation Station North Metropolitan District No. 5 (Aviation 5) executed a Partial Termination of MOU, whereby Aviation 5 was released from further obligations and rights to services established under the MOU, with the exception of certain agreements related to Pena Station Improvements and related financing.

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

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

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Redemption of bonds is recorded as a reduction in liabilities.

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The District reports the following major governmental funds:

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

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

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

Budgets

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

The District amended its annual budget for the year ending December 31, 2023.

Pooled Cash and Investments

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Assessor to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

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

Capital Assets

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

The District had no capital assets as of December 31, 2023.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. The item *deferred property tax revenue* is deferred, and recognized as an inflow of resources in the period that the amount becomes available.

Amortization

Bond Premium

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

Equity

Net Position

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

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

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

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

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

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

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

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

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 4,053,680
Total Cash and Investments	<u>\$ 4,053,680</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2023, consist of the following:

Investments	<u>\$ 4,053,680</u>
Total Cash and Investments	<u><u>\$ 4,053,680</u></u>

Deposits with Financial Institutions

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

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

At December 31, 2023, the District did not have any cash deposits.

Investments

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

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

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

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- * Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 8
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	4,053,672
Total		<u>\$ 4,053,680</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

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

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

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

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2023:

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

	Balance - December 31, 2022	Additions	Retirements	Balance - December 31, 2023	Due Within One Year
Governmental Activities:					
General Obligation Bonds					
Payable:					
Series 2019A	\$ 25,010,000	\$ -	\$ 5,000	\$ 25,005,000	\$ 350,000
Series 2019B	4,779,000	-	-	4,779,000	-
Bond Premium	640,017	-	34,938	605,079	-
Unpaid and Accrued Interest on Bonds Payable:					
Series 2019B	1,403,434	479,138	-	1,882,572	-
Total	<u>\$ 31,832,451</u>	<u>\$ 479,138</u>	<u>\$ 39,938</u>	<u>\$ 32,271,651</u>	<u>\$ 350,000</u>

\$25,015,000 Series 2019A Limited Tax General Obligation Refunding and Improvement Bonds and \$4,779,000 Series 2019B Subordinate Limited Tax General Obligation Bonds

On July 23, 2019, the District issued \$25,015,000 Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A (Series 2019A Bonds) and \$4,779,000 Subordinate Limited Tax General Obligation Bonds, Series 2019B (Series 2019B Bonds), together (the Bonds). Proceeds from the sale of the Bonds will be used for the purpose of funding a portion of the costs of acquiring, constructing and/or installing certain public improvements, and, with respect to the Series 2019A Bonds only, funding the Refunding Project (as defined in the Limited Offering Memorandum), paying the cost of issuance of the Bonds, funding a reserve fund and funding capitalized interest.

The Series 2019A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2022 and are subject to optional redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on September 1, 2024, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%. The Series 2019A Bonds are secured by the Senior Property Tax Revenue, the portion of the Specific Ownership Tax which is collected as a result of the Senior Required Mill Levy, all Senior PILOT revenue, all Pledged PIF Revenue and any other legally available moneys as determined by the District. The Series 2019A Bonds are further secured by the Senior Reserve Fund in the amount of \$1,963,000 and moneys accumulated in the Surplus Fund, if any.

The 2019B Bonds are subject to optional and mandatory redemption prior to maturity at the prices and upon the terms set forth in the Limited Offering Memorandum. The Series 2019B Bonds are secured by the Subordinate Property Tax Revenue, the portion of the Specific Ownership Tax which is collected as a result of the Subordinate Required Mill Levy all Subordinate PILOT revenue, all Subordinate Pledged PIF Revenue and any other legally available monies as determined by the District.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

\$25,015,000 Series 2019A Limited Tax General Obligation Refunding and Improvement Bonds and \$4,779,000 Series 2019B Subordinate Limited Tax General Obligation Bonds (Continued)

The 2019B Bonds are “cash flow” bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Subordinate Pledged Revenue for payment. In the event any amounts due and owing on the 2019B Bonds remain outstanding on December 15, 2058, such amounts shall be deemed discharged and shall no longer be due and outstanding.

Interest on Series 2019A Bonds is payable semi-annually on June 1, and December 1, each year commencing December 1, 2019. Interest on Series 2019B Bonds is payable annually, to the extent Subordinate Pledged Revenue is available, on December 15, each year commencing on December 15, 2019. The 2019A Bonds and 2019B Bonds bear interest and mature as detailed:

	<u>Amount</u>	<u>Interest</u>	<u>Maturity Date</u>
Series 2019A	\$ 2,535,000	4.00%	December 1, 2029
Series 2019A	7,660,000	5.00%	December 1, 2039
Series 2019A	14,820,000	5.00%	December 1, 2048
Series 2019B	4,779,000	7.75%	December 15, 2048

The District’s long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Series 2019A Bonds</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 350,000	\$ 1,225,000	\$ 1,575,000
2025	365,000	1,211,000	1,576,000
2026	410,000	1,196,400	1,606,400
2027	430,000	1,180,000	1,610,000
2028	475,000	1,162,800	1,637,800
2029-2033	2,920,000	5,468,800	8,388,800
2034-2038	4,215,000	4,621,500	8,836,500
2039-2043	5,860,000	3,411,500	9,271,500
2044-2048	9,980,000	1,741,750	11,721,750
Total	<u>\$ 25,005,000</u>	<u>\$ 21,218,750</u>	<u>\$ 46,223,750</u>

A schedule for the Series 2019B Bonds is not presented as the repayment of those bonds is subject to cash availability.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

As of December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 5, 2013 Election	Authorization Used Hensel Loan	Authorization Used 2015 PIRA	Authorization Used 2015 APIRA	Authorization Used Series 2019A	Authorization Used Series 2019B	Remaining at December 31, 2023
Street Improvements	\$ 500,000,000	\$ 2,500,000	\$ 1,575,000	\$ -	\$ 2,369,488	\$ 531,000	\$ 493,024,512
Parks and Recreation	500,000,000	-	820,000	-	2,369,488	531,000	496,279,512
Water	500,000,000	-	290,000	-	2,369,488	531,000	496,809,512
Sanitation/Storm Sewer	500,000,000	-	2,315,000	3,000,000	2,369,488	531,000	491,784,512
Transportation	500,000,000	-	12,000,000	-	2,369,488	531,000	485,099,512
Mosquito Control	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Traffic and Safety Protection	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Fire Protection	500,000,000	-	-	-	2,369,488	531,000	497,099,512
TV Relay and Translation	500,000,000	-	-	-	2,369,488	531,000	497,099,512
Operations and Maintenance	500,000,000	-	-	-	-	-	500,000,000
Refunding of Debt	500,000,000	-	-	-	3,689,608	-	496,310,392
Governmental IGA's	500,000,000	-	-	-	-	-	500,000,000
Regional Improvements	500,000,000	-	-	-	-	-	500,000,000
Total	\$ 6,500,000,000	\$ 2,500,000	\$ 17,000,000	\$ 3,000,000	\$ 25,015,000	\$ 4,779,000	\$ 6,447,706,000

At an election held on November 5, 2013, the voters of the Aviation Districts and the Smith Districts authorized the issuance of general obligation debt in the total aggregate amount of \$500,000,000 (Aggregate Debt Cap). Pursuant to Intergovernmental Agreements Regarding Debt Allocation, executed in June and August 2015, the Aviation Districts, exclusive of Aviation 5 are allocated \$359,969,737 of the total \$500,000,000 Aggregate Debt Cap. Aviation 5 is allocated \$30,819,736 in total debt authorization and the Smith Districts were allocated the sum of \$109,210,527. As of December 31, 2023, the District had \$311,365,345 remaining authority under the Service Plan and the aforementioned Intergovernmental Agreements Regarding Debt Allocation.

NOTE 5 NET POSITION

The District has net position consisting of one component – unrestricted.

The District has a deficit in unrestricted net position. The deficit at December 31, 2023 was primarily due to interest paid and related costs on long-term debts and transfers to Aviation 1.

NOTE 6 AGREEMENTS

Capital Pledge Agreements

On June 12, 2015, the District and Aviation 1 entered into a Capital Pledge Agreement (the Mill Levy 10 Pledge Agreement) whereby the District agreed to pledge certain revenues generated from the District's imposition of the Aviation Station Mill Levy Ten to Aviation 1 for the purpose of repayment of the Reimbursement Obligation (defined below).

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 6 AGREEMENTS (CONTINUED)

Capital Pledge Agreements (Continued)

On June 12, 2015, the District and Aviation 1 entered into a certain Capital Pledge Agreement (Mill Levy 3 Pledge Agreement) whereby the District agreed to pledge certain revenues generated from the District's imposition of the Aviation Station Mill Levy Three to Aviation 1 for the purpose of repayment of the Additional Reimbursement Obligation (defined below).

Project Improvements Reimbursement Agreement

On June 12, 2015, Aviation 1, Smith Metropolitan District No. 1 (Smith 1) and Denver, on behalf of the Department of Aviation (DIA), entered into a Project Improvements Reimbursement Agreement (PIRA) whereby Aviation 1 and Smith 1 set forth the terms of the payment of the Reimbursement Obligation (as defined in the PIRA). Denver agreed to fund a portion of the costs allocated to Aviation 1 and Smith 1 for certain project improvements in the amount of \$17,000,000. Both Aviation 1 and Smith 1 agreed to impose a mill levy of ten mills on all taxable property within their respective boundaries (the Aviation Station Mill Levy Ten and the Smith Mill Levy Ten, respectively) for the purpose of paying principal and interest on the Reimbursement Obligation on a joint and several basis. Further, the PIRA contemplates that at such time any real property is included within any of the Aviation Districts or the Smith Districts such applicable Aviation District or Smith District will be required to execute a pledge agreement whereby such district will agree to impose the Aviation Mill Levy Ten or the Smith Mill Levy Ten, as applicable, and remit the revenues therefrom to UMB Bank, n.a., pursuant to the Custodial Agreement (described below). The PIRA is terminated on the date on which the aggregate amount of all payments of principal and interest paid by the Districts equals \$35,600,000 or the date on which the principal amount and all accrued and unpaid interest is paid in full, whichever date occurs first. As of December 31, 2023, the amount outstanding on Aviation 1 totaled \$25,093,734, comprised of principal \$17,000,000 and accrued interest of \$8,093,734.

Additional Project Improvements Reimbursement Agreement

On June 12, 2015, Aviation 1 and Denver, on behalf of DIA, entered into the Additional Project Improvements Reimbursement Agreement (the APIRA), whereby Denver agreed to fund a portion of Aviation 1's share of costs associated with additional public improvements in the amount of \$3,000,000 (the Additional Reimbursement Obligation) and Aviation 1 agreed to repay that amount. Aviation 1 agreed to impose a mill levy in the amount of 3 mills upon all taxable property within each of the Aviation Districts (the Aviation Station Mill Levy Three). Further, the APIRA contemplates that at such time any real property is included within any of the Aviation Districts such applicable Aviation District will be required to execute a pledge agreement whereby such district will agree to impose the Aviation Station Mill Levy Three and remit the revenues to Aviation 1 for the purpose of repaying the Additional Reimbursement Obligation. The APIRA is terminated on the date on which the aggregate amount of all payments of principal and interest paid by Aviation 1 equals \$6,000,000 or the date on which the principal amount and all accrued and unpaid interest is paid in full, whichever date occurs first. As of December 31, 2023, the amount outstanding on Aviation 1 totaled \$4,428,306, comprised of principal \$3,000,000 and accrued interest of \$1,428,306.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 6 AGREEMENTS (CONTINUED)

Custodial Agreement

On June 12, 2015, Aviation 1, Smith 1, the District, Denver and UMB Bank, n.a., entered into that certain Custodial Agreement relating to the Reimbursement Obligation (defined above) in the principal amount of \$17,000,000, as agreed to in the PIRA. The Custodial Agreement establishes the obligations of UMB Bank, n.a., as custodian of the Reimbursement Obligation Fund (as defined in the Custodial Agreement).

Facilities Funding, Construction and Operations Agreement

On July 8, 2019, the District, Aviation 1, Aviation Station North Metropolitan District No. 3 (Aviation 3), Aviation Station North Metropolitan District No. 4 and Aviation Station North Metropolitan District No. 6 entered into a Facilities Funding, Construction and Operations Agreement, effective January 1, 2019 (FFCOA). Pursuant to the FFCOA, Aviation 1 accepts responsibility for constructing, designing, financing and operating the Public Improvements (as defined in the FFCOA) that benefit the Aviation Districts and establishes the Aviation Districts' obligation to pay for the services and benefit of the Public Improvements received from Aviation 1 by the issuance of bonds and remittance of proceeds thereof to Aviation 1 or a pledge of revenues to Aviation 1 or the Issuing District.

Declaration of Covenants Imposing and Implementing the Aviation Station North Public Improvement Fee (the PIF Covenant)

On June 12, 2015, Rail Stop LLC (Developer) executed the PIF Covenant and caused the same to be recorded in the real property records of Denver County against real property located within the boundaries of the Aviation Station North Metropolitan Districts Nos. 1 through 4 and 6 (the PIF Covenant Area). The PIF Covenant was further amended in July, 2019 and supplemented in August, 2022. The PIF Covenant obligates retailers located within the PIF Covenant Area to collect a public improvement fee in the amount of 1% of all PIF Sales that occur within the PIF Covenant Area. A PIF Sale is a transaction which is either subject to lodging taxation pursuant to Denver's lodging tax ordinance or subject to a sales tax pursuant to Denver's sales tax ordinance (collectively, the PIF Revenues). Under the PIF Covenant, the PIF Revenues are intended to pay for eligible public improvements and may be pledged to repay bonded indebtedness of the District.

Senior Capital Pledge Agreement

On July 1, 2019, the District, and UMB Bank, n.a. entered into a Senior Capital Pledge Agreement (the Senior Pledge Agreement) whereby Aviation 3 agreed to pledge certain revenues generated from Aviation 3's imposition of the Senior Required Mill Levy (as defined in the Senior Pledge Agreement) to the District for the purpose of repayment of the Senior Payment Obligation (as defined in the Senior Pledge Agreement).

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 6 AGREEMENTS (CONTINUED)

Subordinate Capital Pledge Agreement

On July 1, 2019, the District, Aviation 3 and UMB Bank, n.a. entered into a Subordinate Capital Pledge Agreement (the Subordinate Pledge Agreement) whereby Aviation 3 agreed to pledge certain revenues generated from Aviation 3's imposition of the Subordinate Required Mill Levy (as defined in the Subordinate Pledge Agreement to the District for the purpose of repayment of the Subordinate Payment Obligation (as defined in the Subordinate Pledge Agreement)).

Declaration of Payment in Lieu of Taxes (PILOT)

In July, 2019, the Developer executed and caused to be recorded in the real property records of the County of Denver, the PILOT. The PILOT named the District and Aviation 3 as beneficiaries thereof. The PILOT was recorded against the real property contained within the boundaries of the District and Aviation 3. The PILOT obligates any owner of real property that is exempt from taxation to pay the District or Aviation 3, as applicable, an annual amount of revenue that would be derived from the imposition of a debt service mill levy and operating mill levy of the District or Aviation 3, as applicable. The determination of the revenue will be based off the most recent certified assessed value of any tax-exempt property or property within the District or Aviation 3 owned by a Tax-Exempt Entity (as defined in the PILOT). The PILOT revenue may be pledged to the repayment of bonded indebtedness of the District or Aviation 3.

NOTE 7 RELATED PARTIES

The Developer of the property, along with L.C. Fulenwider, Inc. (Fulenwider), are involved with the development of the Project. All members of the Board of Directors are employees, owners or otherwise associated with the Developer and/or Fulenwider and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the board.

NOTE 8 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 8 RISK MANAGEMENT (CONTINUED)

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

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 5, 2013, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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

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

SUPPLEMENTARY INFORMATION

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 470,563	\$ 465,844	\$ (4,719)
Specific Ownership Taxes	23,528	26,264	2,736
Net Investment Income	50,000	173,653	123,653
Property Taxes DIA	165,333	163,675	(1,658)
Specific Ownership Taxes DIA	8,267	9,228	961
Public Improvement Fees	112,000	104,165	(7,835)
Transfers from Aviation Station North Metro District No. 3	346,682	322,366	(24,316)
Total Revenues	<u>1,176,373</u>	<u>1,265,195</u>	<u>88,822</u>
EXPENDITURES			
County Treasurer's Fees	6,359	6,295	64
Bond Interest - Series 2019	1,225,200	1,225,200	-
Bond Principal - Series 2019	5,000	5,000	-
Transfers to Aviation Station North Metro District No. 1	171,943	171,268	675
Paying Agent Fees	7,000	7,000	-
Contingency	4,498	-	4,498
Total Expenditures	<u>1,420,000</u>	<u>1,414,763</u>	<u>5,237</u>
NET CHANGE IN FUND BALANCE	(243,627)	(149,568)	94,059
Fund Balance - Beginning of Year	<u>3,523,301</u>	<u>3,538,053</u>	<u>14,752</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 3,279,674</u></u>	<u><u>\$ 3,388,485</u></u>	<u><u>\$ 108,811</u></u>

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ 25,000	\$ 62,000	\$ 51,040	\$ (10,960)
Total Revenues	<u>25,000</u>	<u>62,000</u>	<u>51,040</u>	<u>(10,960)</u>
EXPENDITURES				
Transfers to Aviation Station North Metro District No. 1	<u>500,000</u>	<u>600,000</u>	<u>582,305</u>	<u>17,695</u>
Total Expenditures	<u>500,000</u>	<u>600,000</u>	<u>582,305</u>	<u>17,695</u>
NET CHANGE IN FUND BALANCE	(475,000)	(538,000)	(531,265)	6,735
Fund Balance - Beginning of Year	<u>1,075,435</u>	<u>1,224,126</u>	<u>1,224,126</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 600,435</u></u>	<u><u>\$ 686,126</u></u>	<u><u>\$ 692,861</u></u>	<u><u>\$ 6,735</u></u>

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023**

\$25,015,000
Limited Tax General Obligation
Refunding and Improvement Bonds
Series 2019A
Issue date July 23, 2019
Interest Rate of 4.00-5.00%
Due June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 350,000	\$ 1,225,000	\$ 1,575,000
2025	365,000	1,211,000	1,576,000
2026	410,000	1,196,400	1,606,400
2027	430,000	1,180,000	1,610,000
2028	475,000	1,162,800	1,637,800
2029	495,000	1,143,800	1,638,800
2030	545,000	1,124,000	1,669,000
2031	575,000	1,096,750	1,671,750
2032	635,000	1,068,000	1,703,000
2033	670,000	1,036,250	1,706,250
2034	735,000	1,002,750	1,737,750
2035	775,000	966,000	1,741,000
2036	845,000	927,250	1,772,250
2037	890,000	885,000	1,775,000
2038	970,000	840,500	1,810,500
2039	1,020,000	792,000	1,812,000
2040	1,105,000	741,000	1,846,000
2041	1,160,000	685,750	1,845,750
2042	1,255,000	627,750	1,882,750
2043	1,320,000	565,000	1,885,000
2044	1,420,000	499,000	1,919,000
2045	1,495,000	428,000	1,923,000
2046	1,605,000	353,250	1,958,250
2047	1,690,000	273,000	1,963,000
2048	3,770,000	188,500	3,958,500
Total	<u>\$ 25,005,000</u>	<u>\$ 21,218,750</u>	<u>\$ 46,223,750</u>

Note: A schedule for the Series 2019B Bonds is not presented as the repayment of those bonds is subject to cash availability.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied			Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Contractual	Levied	Collected	
2019	\$ 2,627,850	40.000	0.000	13.000	\$ 139,276	\$ 139,713	100.00 %
2020	7,002,390	10.000	37.000	13.000	420,143	420,187	100.01
2021	11,143,310	10.000	37.000	13.000	668,598	668,598	100.00
2022	12,803,260	10.000	37.000	13.000	768,196	768,196	100.00
2023	12,717,930	10.000	37.000	13.000	763,075	755,423	99.00
Estimated for the Year Ending December 31, 2024	\$ 13,661,920	10.000	38.505	13.000	\$ 840,276		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT ADDRESS	Aviation Station North Metropolitan District No. 3
	8390 East Crescent Parkway
	Suite 300
CONTACT PERSON PHONE EMAIL	Greenwood Village, CO 80111-2814
	Jason Carroll
	303-779-5710
	jason.carroll@claconnect.com

For the Year Ended
12/31/2023
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:	Jason Carroll
TITLE	Accountant for the District
FIRM NAME (if applicable)	CliftonLarsonAllen LLP
ADDRESS	8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814
PHONE	303-779-5710
RELATIONSHIP TO ENTITY	CPA Firm providing accounting services to the District

PREPARER (SIGNATURE REQUIRED)	DATE PREPARED
SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT	2/29/2024

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 checked="" type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		General Fund	Debt Service Fund		Fund*	Fund*
Assets				Assets		
1-1	Cash & Cash Equivalents	\$ -	\$ 3	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ -	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ -	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ 107,412	\$ 591,905	Other Current Assets [specify...]	\$ -	\$ -
	All Other Assets [specify...]					
1-6	Lease Receivable (as Lessor)	\$ -	\$ -			
1-7	Receivable from County Treasurer	\$ 2,138	\$ 11,500	Total Current Assets	\$ -	\$ -
1-8		\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -
1-9		\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -
1-10		\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 109,550	\$ 603,408	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
Deferred Outflows of Resources:				Deferred Outflows of Resources		
1-12	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -
1-13	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 109,550	\$ 603,408	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities				Liabilities		
1-16	Accounts Payable	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Revenue	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ 2,138	\$ 11,503	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 2,138	\$ 11,503	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-23		\$ -	\$ -	Other Liabilities [specify...]:	\$ -	\$ -
1-24		\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -		\$ -	\$ -
1-27	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ 2,138	\$ 11,503	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ -	\$ -
Deferred Inflows of Resources:				Deferred Inflows of Resources		
1-28	Deferred Property Taxes	\$ 107,412	\$ 591,905	Pension/OPEB Related	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	Other [specify...]	\$ -	\$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 107,412	\$ 591,905	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -
Fund Balance				Net Position		
1-31	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -
1-32	Nonspendable Inventory	\$ -	\$ -			
1-33	Restricted [specify...]	\$ -	\$ -	Emergency Reserves	\$ -	\$ -
1-34	Committed [specify...]	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-35	Assigned [specify...]	\$ -	\$ -	Restricted	\$ -	\$ -
1-36	Unassigned:	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL FUND BALANCE	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	\$ -	\$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 109,550	\$ 603,408	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

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

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governmental Funds				Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
Line #	Description	General Fund	Debt Service Fund	Description	Fund*	Fund*		
Tax Revenue				Tax Revenue				
2-1	Property [include mills levied in Question 10-6]	\$ 76,607	\$ 412,066	Property [include mills levied in Question 10-6]	\$ -	\$ -		
2-2	Specific Ownership	\$ 2,610	\$ 14,036	Specific Ownership	\$ -	\$ -		
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -		
2-4	Other Tax Revenue [specify...]:	\$ -	\$ -	Other Tax Revenue [specify...]:	\$ -	\$ -		
2-5		\$ -	\$ -		\$ -	\$ -		
2-6		\$ -	\$ -		\$ -	\$ -		
2-7		\$ -	\$ -		\$ -	\$ -		
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 79,216	\$ 426,102	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -		
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -		
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -		
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -		
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -		
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -		
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -		
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -		
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -		
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -		
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -		
2-19	Interest/Investment Income	\$ -	\$ -	Interest/Investment Income	\$ -	\$ -		
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$ -	\$ -		
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -		
2-22	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -		
2-23		\$ -	\$ -		\$ -	\$ -		
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 79,216	\$ 426,102	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ -	\$ -		
Other Financing Sources				Other Financing Sources				
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -		
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$ -	\$ -		
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -		
2-28	Other [specify...]:	\$ -	\$ -	Other [specify...]:	\$ -	\$ -		
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -		GRAND TOTALS
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 79,216	\$ 426,102	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$	505,319

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) 869-3000 for assistance.

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

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Debt Service Fund		Fund*	Fund*	
	Expenditures			Expenses			
3-1	General Government	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Transfers to other districts	\$ 78,043	\$ 420,685	Utilities	\$ -	\$ -	
3-11	Other [specify...]:	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12	County Treasurer's fees	\$ 762	\$ 4,098	Other [specify...]	\$ -	\$ -	
3-13	Interest expense	\$ 411	\$ 1,319		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	Debt Service			Debt Service			
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
3-21		\$ -	\$ -		\$ -	\$ -	
3-22	Add lines 3-1 through 3-21	\$ 79,216	\$ 426,102	Add lines 3-1 through 3-21	\$ -	\$ -	
	TOTAL EXPENDITURES			TOTAL EXPENSES			GRAND TOTAL
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	\$ 505,319
3-24	Interfund Transfers Out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -	
3-29	(Add lines 3-23 through 3-28)			(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ -	\$ (0)	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31	\$ -	\$ -	Net Position, December 31	\$ -	\$ -	
	Sum of Lines 3-30, 3-31, and 3-32	\$ -	\$ -	Sum of Lines 3-30, 3-31, and 3-32	\$ -	\$ -	
	This total should be the same as line 1-37.	\$ -	\$ (0)	This total should be the same as line 1-37.	\$ -	\$ -	

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 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES NO

Please use this space to provide any explanations or comments:

4-1	Does the entity have outstanding debt?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-2	Is the debt repayment schedule attached? If no, MUST explain: <input style="width: 400px;" type="text" value="N/A. The District has no debt."/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-3	Is the entity current in its debt service payments? If no, MUST explain: <input style="width: 400px;" type="text" value="N/A. The District has no debt."/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)			
	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -

****Subscription Based Information Technology Arrangements**

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		YES	NO	
4-5	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? How much? <input style="width: 100px;" type="text" value="\$ 500,000,000"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes:	Date the debt was authorized: <input style="width: 100px;" type="text" value="11/5/2013"/>			
4-6	Does the entity intend to issue debt within the next calendar year? How much? <input style="width: 100px;" type="text" value="\$ -"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-7	Does the entity have debt that has been refinanced that it is still responsible for? What is the amount outstanding? <input style="width: 100px;" type="text" value="\$ -"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-8	Does the entity have any lease agreements? What is being leased? <input style="width: 300px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	What is the original date of the lease? <input style="width: 300px;" type="text"/>			
	Number of years of lease? <input style="width: 300px;" type="text"/>			
	Is the lease subject to annual appropriation? <input style="width: 300px;" type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	What are the annual lease payments? <input style="width: 100px;" type="text" value="\$ -"/>			

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		AMOUNT	TOTAL	
5-1	YEAR-END Total of ALL Checking and Savings accounts	\$ -		
5-2	Certificates of deposit	\$ -		
	TOTAL CASH DEPOSITS		\$ -	
	Investments (if investment is a mutual fund, please list underlying investments):			
5-3	Colorado Surplus Asset Fund Trust (CSAFE)	\$ 3		
		\$ -		
		\$ -		
		\$ -		
	TOTAL INVESTMENTS		\$ 3	
	TOTAL CASH AND INVESTMENTS		\$ 3	

Please use this space to provide any explanations or comments:

Please answer the following question by marking in the appropriate box		YES	NO	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: <input style="width: 400px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets?
- 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:
 N/A. The District has no capital assets.

6-3 Complete the following Capital & Right-To-Use 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)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital & Right-To-Use 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)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

* Must agree to prior year-end balance
 * Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

* YES NO Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firefighters' pension plan?
- 7-2 Does the entity have a volunteer firefighters' pension plan?
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$	-
State contribution amount:	\$	-
Other (gifts, donations, etc.):	\$	-
TOTAL	\$	-

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

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	N/A	Please use this space to provide any explanations or comments:
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes: Please indicate the amount appropriated for each fund separately for the year reported					
Governmental/Proprietary Fund Name		Total Appropriations By Fund			
General Fund		\$	89,935		
Debt Service Fund		\$	457,062		
		\$	-		
		\$	-		

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

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:	
10-1	Is this application for a newly formed governmental entity? If yes: Date of formation: <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10-2	Has the entity changed its name in the past or current year? If Yes: NEW name <input type="text"/> PRIOR name <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-4	Please indicate what services the entity provides: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10-5	Does the entity have an agreement with another government to provide services? If yes: List the name of the other governmental entity and the services provided: <input type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-6	Does the entity have a certified mill levy? If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		Bond Redemption mills	0.000		
		General/Other mills	65.825		
		Total mills	65.825		
		YES	NO	N/A	
10-7	NEW 2023! If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain. <input type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

10-4: The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.
10-5: The District was established and will operate in conjunction with Aviation Station North Metropolitan District No. 1, No. 2, and No. 4.

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds		Notes
Unrestricted Cash & Investments	\$	3	Unrestricted Fund Balan \$	-	Total Tax Revenue	\$ 505,319
Current Liabilities	\$	13,641	Total Fund Balance \$	-	Revenue Paying Debt Service	\$ -
Deferred Inflow	\$	699,317	PY Fund Balance \$	-	Total Revenue	\$ 505,319
			Total Revenue \$	79,216	Total Debt Service Principal	\$ -
			Total Expenditures \$	79,216	Total Debt Service Interest	\$ -
					Total Assets	\$ 712,958
					Total Liabilities	\$ 13,641
Governmental			Interfund In \$	-		
Total Cash & Investments	\$	3	Interfund Out \$	-	Enterprise Funds	
Transfers In	\$		- Proprietary		Net Position	\$ -
Transfers Out	\$		- Current Assets	\$	- PY Net Position	\$ -
Property Tax	\$	488,673	Deferred Outflow \$		- Government-Wide	
Debt Service Principal	\$		- Current Liabilities	\$	- Total Outstanding Debt	\$ -
Total Expenditures	\$	505,319	Deferred Inflow \$		- Authorized but Unissued	\$ 500,000,000
Total Developer Advances	\$		- Cash & Investments	\$	- Year Authorized	11/5/2013
Total Developer Repayments	\$		- Principal Expense	\$		

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box	YES	NO
12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

	MUST Print the names of ALL members of the governing body below.	A MAJORITY of the members of the governing body must sign below.
1	<p style="text-align: center;">Full Name</p> <p style="text-align: center;">Ferdinand Belz</p>	<p>DocuSigned by: I, Ferdinand Belz, 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 <u>Ferdinand Belz</u> Date: <u>3/6/2024</u> My term Expires: May 2025... DocuSigned by: I, Matthew Stewart, 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 <u>Matthew Stewart</u> Date: <u>3/5/2024</u> My term Expires: May 2027... DocuSigned by: I, Mark Throckmorton, 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 <u>Mark Throckmorton</u> Date: <u>3/6/2024</u> My term Expires: May 2024... DocuSigned by: I, Rick Wells, 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 <u>Rick Wells</u> Date: <u>3/5/2024</u> My term Expires: May 2024...</p>
2	<p style="text-align: center;">Full Name</p> <p style="text-align: center;">Matthew Stewart</p>	
3	<p style="text-align: center;">Full Name</p> <p style="text-align: center;">Mark Throckmorton</p>	
4	<p style="text-align: center;">Full Name</p> <p style="text-align: center;">Rick Wells</p>	
5	<p style="text-align: center;">Full Name</p>	<p>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: _____</p>
6	<p style="text-align: center;">Full Name</p>	<p>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: _____</p>
7	<p style="text-align: center;">Full Name</p>	<p>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: _____</p>



CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
phone 303-779-5710 **fax** 303-779-0348
claconnect.com

Accountant's Compilation Report

Board of Directors
Aviation Station North Metropolitan District No. 3
Denver County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Aviation Station North Metropolitan District No. 3 as of and for the year ended December 31, 2023, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Aviation Station North Metropolitan District No. 3.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

Greenwood Village, Colorado
February 29, 2024

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

**NAME OF GOVERNMENT
ADDRESS**

Aviation Station North Metropolitan District No. 4
8390 East Crescent Parkway
Suite 300
Greenwood Village, CO 80111-2814
Jason Carroll
303-779-5710
jason.carroll@claconnect.com

For the Year Ended
12/31/23
or fiscal year ended:

**CONTACT PERSON
PHONE
EMAIL**

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

**NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE**

Jason Carroll
Accountant for the District
CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814
303-779-5710

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED
SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT	2/29/2024

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 5	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 5	

PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):	\$ -	
3-24	Transfers to Aviation Station North Metropolitan District No. 1	\$ 5	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 5	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A. The District has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A. The District has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		
	General obligation bonds	Outstanding at end of prior year*	Issued during year
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -
	Developer Advances	\$ -	\$ -
	Other (specify):	\$ -	\$ -
	TOTAL	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ 500,000,000.00</div>		
	Date the debt was authorized: <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">11/5/2013</div>		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>		
	What is the original date of the lease? <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>		
	Number of years of lease? <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input type="checkbox"/>
	What are the annual lease payments? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>		

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
Total Cash Deposits			\$ -
	Investments (if investment is a mutual fund, please list underlying investments):		
	<div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	\$ -	
	<div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	\$ -	
5-3	<div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	\$ -	
	<div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	\$ -	
Total Investments			\$ -
Total Cash and Investments			\$ -

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 6-1 Does the entity have capital 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

N/A. The District has no capital assets.

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Part 7 - Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, **MUST** explain: Yes No N/A

- 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:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 10

PART 9 - TAXPAYER'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(5)]? | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> |
|------------|--|--|--------------------------------|
- Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- | | | | |
|-------------|---|---------------------------------|---|
| 10-1 | Is this application for a newly formed governmental entity? | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> |
|-------------|---|---------------------------------|---|
- If yes: **Date of formation:**
- | | | | |
|-------------|--|---------------------------------|---|
| 10-2 | Has the entity changed its name in the past or current year? | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> |
|-------------|--|---------------------------------|---|

If yes: **Please list the NEW name & PRIOR name:**

- | | | | |
|-------------|--|--|--------------------------------|
| 10-3 | Is the entity a metropolitan district?
Please indicate what services the entity provides: | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> |
|-------------|--|--|--------------------------------|

- | | | | |
|-------------|---|--|--------------------------------|
| 10-4 | Does the entity have an agreement with another government to provide services?
List the name of the other governmental entity and the services provided: | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> |
|-------------|---|--|--------------------------------|

- | | | | |
|-------------|--|---------------------------------|---|
| 10-5 | Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during
Date Filed: | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> |
|-------------|--|---------------------------------|---|

- | | | | |
|-------------|---|--|--------------------------------|
| 10-6 | Does the entity have a certified Mill Levy? | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> |
|-------------|---|--|--------------------------------|
- If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills			-
General/Other mills			13.000
Total mills			13.000
	Yes	No	N/A

- | | | | | |
|-------------|---|--|--------------------------------|---------------------------------|
| 10-7 | NEW 2023! If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain. | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> | N/A
<input type="checkbox"/> |
|-------------|---|--|--------------------------------|---------------------------------|

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

10-3: The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

10-4: The District was established and will operate in conjunction with Aviation Station North Metropolitan District No. 1, No. 2, and No. 3.

PART 11 - GOVERNING BODY APPROVAL

	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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.

Print the names of ALL members of current governing body below.

A MAJORITY of the members of the governing body must sign below.

<p>Board Member 1</p>	<p>Print Board Member's Name Ferdinand Belz</p>	<p>I, Ferdinand Belz, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Ferdinand Belz</u> Date: <u>3/6/2024</u> My term Expires: <u>May 2025</u></p>
<p>Board Member 2</p>	<p>Print Board Member's Name Matthew Stewart</p>	<p>I, Matthew Stewart, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Matthew Stewart</u> Date: <u>3/5/2024</u> My term Expires: <u>May 2027</u></p>
<p>Board Member 3</p>	<p>Print Board Member's Name Mark Throckmorton</p>	<p>I, Mark Throckmorton, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Mark Throckmorton</u> Date: <u>3/6/2024</u> My term Expires: <u>May 2027</u></p>
<p>Board Member 4</p>	<p>Print Board Member's Name Rick Wells</p>	<p>I, Rick Wells, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Rick Wells</u> Date: <u>3/5/2024</u> My term Expires: <u>May 2025</u></p>
<p>Board Member 5</p>	<p>Print Board Member's Name</p>	<p>I _____, attest 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: _____</p>
<p>Board Member 6</p>	<p>Print Board Member's Name</p>	<p>I _____, attest 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: _____</p>
<p>Board Member 7</p>	<p>Print Board Member's Name</p>	<p>I _____, attest 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: _____</p>



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phone 303-779-5710 **fax** 303-779-0348
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Accountant's Compilation Report

Board of Directors
Aviation Station North Metropolitan District No. 4
Denver County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Aviation Station North Metropolitan District No. 4 as of and for the year ended December 31, 2023, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Aviation Station North Metropolitan District No. 4.

CliftonLarsonAllen LLP

Greenwood Village, Colorado
February 29, 2024

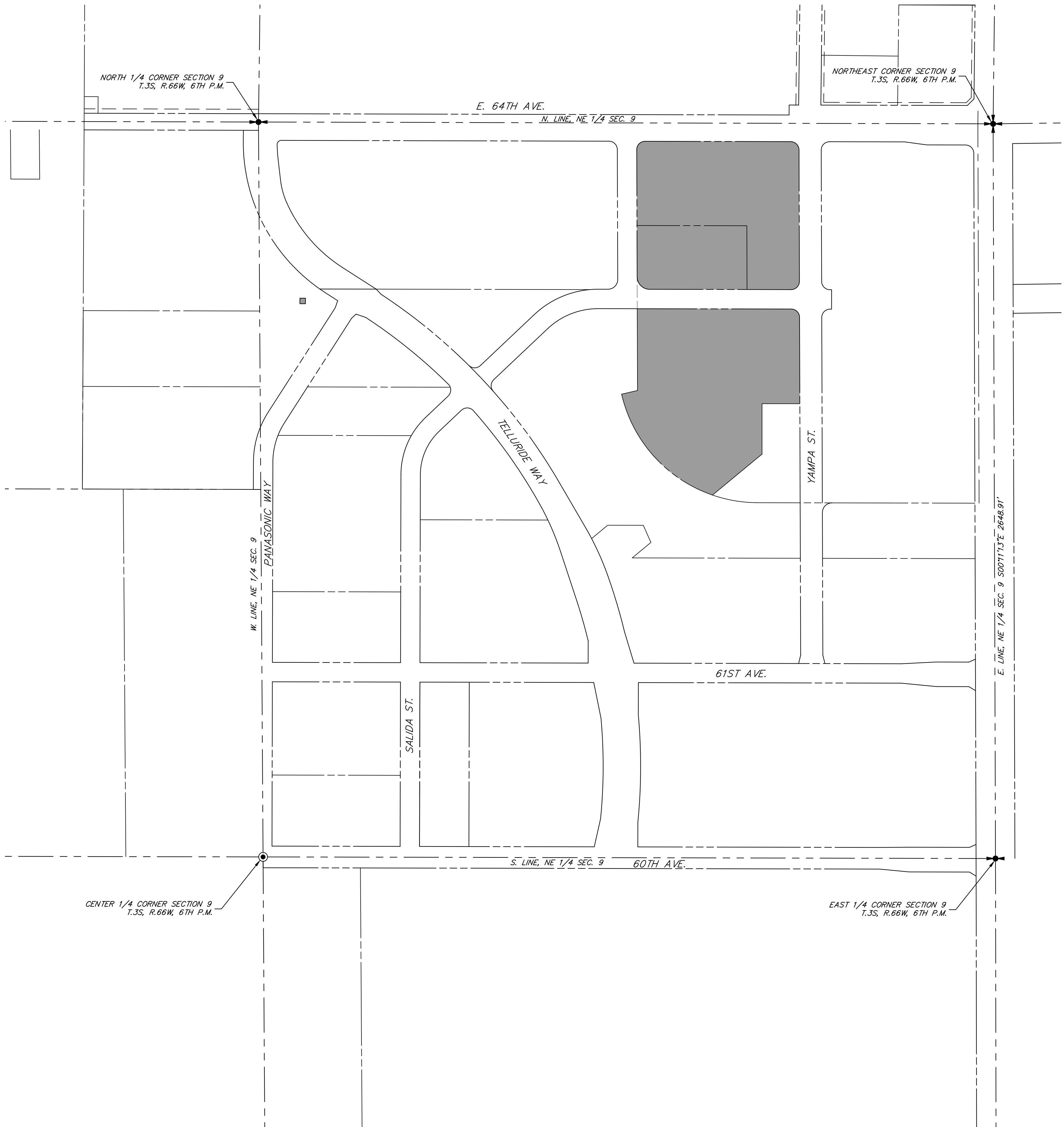
Exhibit C

Boundary Map – District No. 4

DISTRICT MAP

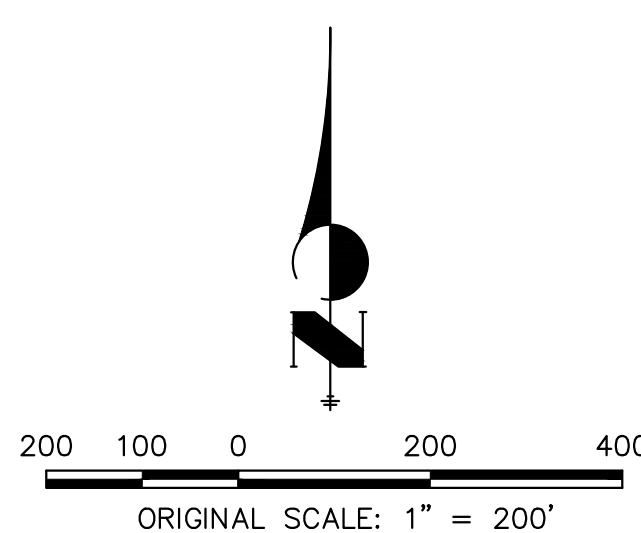
AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND

■ AVIATION STATION NORTH METROPOLITAN DISTRICT 4



AVIATION STATION NORTH
DISTRICT NO. 4
JOB NO.15500.00
4/29/2024
SHEET 1 OF 1

 **J-R ENGINEERING**
A Westrian Company

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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com