

LETTER OF BUDGET TRANSMITTAL

Date: January 27, 2025

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

Attached are the 2025 budget and budget message for the AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1 Denver County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 4, 2024. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP
Attn: Matthew Urkoski, District Manager
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Telephone number: 303-779-5710
Matt.urkoski@claconnect.com

I, Matthew Urkoski, District Manager of the Aviation Station North Metropolitan District No. 1 hereby certify that the attached is a true and correct copy of the 2025 budget.

By:



Matthew Urkoski, District Manager

RESOLUTION NO. 2024-12-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF AVIATION STATION NORTH
METROPOLITAN DISTRICT NO. 1, CITY AND COUNTY OF DENVER, COLORADO,
PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND
REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING
SUMS OF MONEY FOR THE BUDGET YEAR 2025**

A. The Board of Directors of Aviation Station North Metropolitan District No. 1 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body for its consideration on or before October 15, 2024.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 4, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

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

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, CITY AND COUNTY
OF DENVER, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

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

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 4, 2024.

**AVIATION STATION NORTH
METROPOLITAN DISTRICT NO. 1**

Signed by:
Ferdinand Belz
By: _____
2A0B30432C20400...
President

Attest:

DocuSigned by:
By: *Mark Throckmorton*

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Secretary

EXHIBIT A

Budget

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 341,040	\$ 436,657	\$ 987,699
REVENUES			
IGA revenue District No. 2	885,317	329,287	1,068,434
IGA revenue District No. 3	176,362	256,299	364,665
IGA revenue District No. 4	5	5	9
IGA revenue District No. 5	9,504	49,304	52,497
Other revenue	7,949	-	4,299
Interest income	3,751	7,500	10,500
Developer advances	1,451,434	1,720,500	2,110,600
Developer contribution	175	-	-
DIA contribution	535,301	-	-
Reimbursed expenditures	-	933,901	-
Total revenues	<u>3,069,798</u>	<u>3,296,796</u>	<u>3,611,004</u>
Total funds available	<u>3,410,838</u>	<u>3,733,453</u>	<u>4,598,703</u>
EXPENDITURES			
General Fund	327,296	374,507	465,000
Debt Service Fund	279,096	380,293	447,000
Capital Projects Fund	2,367,789	1,990,954	3,677,275
Total expenditures	<u>2,974,181</u>	<u>2,745,754</u>	<u>4,589,275</u>
Total expenditures and transfers out requiring appropriation	<u>2,974,181</u>	<u>2,745,754</u>	<u>4,589,275</u>
ENDING FUND BALANCES	<u>\$ 436,657</u>	<u>\$ 987,699</u>	<u>\$ 9,428</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/7/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

State assessed	\$ 9,700	\$ 10,810	\$ 11,700
Vacant land	60	60	60
Certified Assessed Value	\$ 9,760	\$ 10,870	\$ 11,760

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
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (31,859)	\$ 5,790	\$ 7,885
REVENUES			
IGA revenue District No. 2	131,744	143,168	141,610
IGA revenue District No. 3	78,043	111,434	158,433
Developer advances	144,500	120,500	166,000
Other revenue	7,949	-	-
Interest income	2,709	1,500	500
Total revenues	364,945	376,602	466,543
Total funds available	333,086	382,392	474,428
EXPENDITURES			
General and administrative			
Accounting	44,864	45,000	50,000
Auditing	13,850	14,400	16,000
Dues and memberships	1,629	1,312	2,000
Denver annual fee	12,000	12,000	12,000
District management	44,357	60,000	63,000
Insurance and bonds	16,798	16,795	21,000
Legal	37,281	42,000	45,000
Election	3,090	-	5,000
Miscellaneous	1,791	5,000	5,000
Contingency	-	-	12,000
Operations and maintenance			
Landscaping	47,976	55,000	60,000
Landscape enhancements	-	15,000	15,000
Detention pond maintenance	-	15,000	15,000
Snow removal	1,880	40,000	70,000
Repairs and maintenance	88,574	40,000	60,000
Utilities	13,206	13,000	14,000
Total expenditures	327,296	374,507	465,000
Total expenditures and transfers out requiring appropriation	327,296	374,507	465,000
ENDING FUND BALANCES	\$ 5,790	\$ 7,885	\$ 9,428
EMERGENCY RESERVE	\$ 6,700	\$ 7,700	\$ 9,100
TOTAL RESERVE	\$ 6,700	\$ 7,700	\$ 9,100

No assurance provided. See summary of significant assumptions.

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
IGA revenue District No. 2	171,268	186,119	183,963
IGA revenue District No. 3	98,319	144,865	206,232
IGA revenue District No. 4	5	5	9
IGA revenue District No. 5	9,504	49,304	52,497
Other revenue	-	-	4,299
Total revenues	279,096	380,293	447,000
Total funds available	279,096	380,293	447,000
EXPENDITURES			
General and administrative			
Reimbursement to DIA	277,596	378,793	441,201
Paying agent fees	1,500	1,500	1,500
Contingency	-	-	4,299
Total expenditures	279,096	380,293	447,000
Total expenditures and transfers out requiring appropriation	279,096	380,293	447,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 372,899	\$ 430,867	\$ 979,814
REVENUES			
IGA revenue District No. 2	582,305	-	742,861
Developer advances	1,306,934	1,600,000	1,944,600
Developer contribution	175	-	-
DIA contribution	535,301	-	-
Reimbursed expenditures	-	933,901	-
Interest income	1,042	6,000	10,000
Total revenues	<u>2,425,757</u>	<u>2,539,901</u>	<u>2,697,461</u>
Total funds available	<u>2,798,656</u>	<u>2,970,768</u>	<u>3,677,275</u>
EXPENDITURES			
General and administrative			
Accounting	4,237	8,000	9,000
Legal	51	1,000	1,000
Engineering	8,695	5,000	15,000
Capital Projects			
Capital outlay - Phase I	92,618	-	750,000
Capital outlay - Pena Station CORE Infrastructure	1,279,512	1,954	-
Capital outlay - Phase III	590,062	-	-
Capital outlay - Phase V	217,961	5,000	-
Capital outlay - Phase VI	96,260	1,950,000	-
Capital outlay - Park Phase II	-	-	125,000
Capital outlay - Phase VII	78,393	20,000	2,777,275
Total expenditures	<u>2,367,789</u>	<u>1,990,954</u>	<u>3,677,275</u>
Total expenditures and transfers out requiring appropriation	<u>2,367,789</u>	<u>1,990,954</u>	<u>3,677,275</u>
ENDING FUND BALANCES	<u>\$ 430,867</u>	<u>\$ 979,814</u>	<u>\$ -</u>

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1
2025 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
2025 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.

I, Mark T. Throckmorton, hereby certify that I am the duly appointed Secretary of the Aviation Station North Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Aviation Station North Metropolitan District No. 1 held on December 4, 2024.

DocuSigned by:

Mark Throckmorton

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Secretary

RESOLUTION NO. 2024-12-03

RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2024, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE 2025 BUDGET YEAR

A. The Board of Directors of the Aviation Station North Metropolitan District No. 1 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 4, 2024.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Aviation Station North Metropolitan District No. 1, City and County of Denver, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Assessor of the City and County of Denver, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 4, 2024.

**AVIATION STATION NORTH
METROPOLITAN DISTRICT NO. 1**

Signed by:
By: Ferdinand Belz
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President

Attest:

DocuSigned by:
By: Mark Hirockmorton
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Secretary

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____,
(taxing entity)^A

the _____,
(governing body)^B

of the _____,
(local government)^C

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

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

Submitted: _____ for budget/fiscal year _____.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: _____ Daytime phone: () _____
(print)

Signed: Jan Carroll Title: _____

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

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

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

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

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Mark T. Throckmorton, hereby certify that I am the duly appointed Secretary of the Aviation Station North Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Aviation Station North Metropolitan District No. 1 held on December 4, 2024.

DocuSigned by:

Mark Throckmorton

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Secretary



AFFIDAVIT

Invoice #: 340751886
Account #: A30026948
Invoice Date: 10/25/2024

BILL TO:

Clifton Larson Allen
Kathy Suazo
8390 E. Crescent Parkway Ste 300
Greenwood Village CO 80111

ADVERTISER:

PUBLICATION: Denver Daily Journal - Legal

STATE OF COLORADO
COUNTY OF DENVER

I, Cynthia Serrano, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

10/25/2024

Ad Caption: NOTICE OF PUBLIC MEETINGS OF THE BOARDS OF DIRECTORS OF AVIATION STATION NORTH METROPOLITAN DISTRICT NOS. 1, 2, 3 & 4

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

CLERK