

ARISTA METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

**ARISTA METROPOLITAN DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 7,640,210	\$ 7,944,358	\$ 7,617,656
REVENUE			
Property taxes	4,017,293	4,394,008	4,357,069
Specific ownership tax	226,017	233,487	217,855
Interest income	2,657	62,600	132,000
City Support	240,000	135,000	175,000
Reimbursements from Participants - Arista Place	155,485	77,512	179,921
Reimbursements from Participants - PEAK	363,035	284,055	659,350
Reimbursements from Participants - RTD	604,782	301,493	699,829
Permits and fees	-	1,060	-
Parking payment from the Operator	429,114	437,696	446,450
Pledged revenue - BURA	250,000	250,000	250,000
BURA Event Center revenue	-	-	-
LID sales taxes	29,577	40,000	45,000
Sales taxes - parcel A	120,082	189,000	195,000
SUTRA - Sales taxes	185,404	200,000	210,000
SUTRA - Use taxes	322,642	100,000	300,000
SUTRA - SEF	143,257	-	239,950
Fees in Lieu of Taxes	39,791	39,791	-
Other revenue	-	5,856	-
Total revenue	<u>7,129,136</u>	<u>6,751,558</u>	<u>8,107,424</u>
TRANSFERS IN	706,720	940,000	900,000
Total funds available	<u>15,476,066</u>	<u>15,635,916</u>	<u>16,625,080</u>
EXPENDITURES			
General Fund	292,772	479,773	342,500
Debt Service Fund - Series 2018A & B	3,551,634	3,553,487	3,662,592
Debt Service Fund - Series 2006A, 2006C & 2020A	503,327	608,438	658,625
Debt Service Fund - Series 2006B & 2020B	406,337	408,752	416,000
Capital Projects Fund	743,904	1,320,000	1,157,680
Special Revenue Fund	1,327,014	707,810	1,539,100
Total expenditures	<u>6,824,988</u>	<u>7,078,260</u>	<u>7,776,497</u>
TRANSFERS OUT	706,720	940,000	900,000
Total expenditures and transfers out requiring appropriation	<u>7,531,708</u>	<u>8,018,260</u>	<u>8,676,497</u>
ENDING FUND BALANCES	<u>\$ 7,944,358</u>	<u>\$ 7,617,656</u>	<u>\$ 7,948,583</u>
EMERGENCY RESERVE	\$ 31,900	\$ 34,900	\$ 37,300
CAPITAL REPLACEMENT - PARKING STRUCTURE	75,000	75,000	75,000
SURPLUS FUND - SERIES 2018A	5,518,825	5,830,080	6,372,880
DEBT SERVICE RESERVE - SERIES 2020A	641,444	641,444	641,444
DEBT SERVICE RESERVE - SERIES 2020B	406,777	406,777	406,777
PARK SURETIES	409,358	290,691	65,691
TOTAL RESERVE	<u>\$ 7,083,304</u>	<u>\$ 7,278,892</u>	<u>\$ 7,599,092</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION - BROOMFIELD			
Residential	\$ 23,771,450	\$ 28,002,380	\$ -
Residential - Single Family	-	-	6,744,310
Residential - Multi Family	-	-	21,453,120
Commercial	24,382,080	26,586,610	23,316,250
State assessed	1,085,850	1,080,800	808,310
Vacant land	2,171,420	2,664,180	1,661,590
	<u>51,410,800</u>	<u>58,333,970</u>	<u>53,983,580</u>
Adjustments	(47,705,131)	(53,671,038)	(49,212,999)
Certified Assessed Value	<u>\$ 3,705,669</u>	<u>\$ 4,662,932</u>	<u>\$ 4,770,581</u>
MILL LEVY			
General	20.000	20.000	21.867
Debt Service - Series 2008, 2015, 2018A & B	60.711	60.711	58.844
Total mill levy	<u>80.711</u>	<u>80.711</u>	<u>80.711</u>
PROPERTY TAXES			
General	\$ 74,113	\$ 93,259	\$ 104,318
Debt Service - Series 2008, 2015, 2018A & B	224,975	283,091	280,720
Levied property taxes	299,088	376,350	385,038
Adjustments to actual/rounding	(1,197)	78,039	-
Refunds and abatements	(15,463)	27	-
Budgeted property taxes	<u>\$ 282,428</u>	<u>\$ 454,416</u>	<u>\$ 385,038</u>
ASSESSED VALUATION - BURA/TIF			
Adjustments	\$ 47,705,131	\$ 53,671,038	\$ 49,212,999
Certified Assessed Value	<u>\$ 47,705,131</u>	<u>\$ 53,671,038</u>	<u>\$ 49,212,999</u>
MILL LEVY			
General	20.000	20.000	21.867
Debt Service - Series 2008, 2015, 2018A & B	60.711	60.711	58.844
Total mill levy	<u>80.711</u>	<u>80.711</u>	<u>80.711</u>
PROPERTY TAXES			
General	\$ 954,103	\$ 1,073,421	\$ 1,076,141
Debt Service - Series 2008, 2015, 2018A & B	2,896,226	3,258,422	2,895,890
Levied property taxes	3,850,329	4,331,843	3,972,031
Adjustments to actual/rounding	(11,031)	(392,251)	-
Refunds and abatements	(104,434)	-	-
Budgeted property taxes	<u>\$ 3,734,864</u>	<u>\$ 3,939,592</u>	<u>\$ 3,972,031</u>
BUDGETED PROPERTY TAXES			
General	\$ 996,438	\$ 1,088,826	\$ 1,180,459
Debt Service Funds	3,020,855	3,305,182	3,176,610
Total	<u>\$ 4,017,293</u>	<u>\$ 4,394,008</u>	<u>\$ 4,357,069</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 234,045	\$ 296,857	\$ 38,628
REVENUE			
Property taxes	996,438	1,088,826	1,180,459
Specific ownership tax	56,006	57,858	59,023
Interest income	-	5,000	2,000
Fees in Lieu of Taxes	9,860	9,860	-
Total revenue	<u>1,062,304</u>	<u>1,161,544</u>	<u>1,241,482</u>
Total funds available	<u>1,296,349</u>	<u>1,458,401</u>	<u>1,280,110</u>
EXPENDITURES			
General and administrative			
Accounting	58,226	60,000	72,000
Auditing	6,030	6,600	7,300
County Treasurer's fee	1,072	1,682	1,565
Dues and licenses	1,238	1,238	1,500
Insurance and bonds	17,040	25,000	27,500
District management	34,645	35,000	41,000
Legal services	21,303	35,000	40,000
Miscellaneous	1,974	1,000	4,935
Website	4,188	4,200	4,200
Election expense	-	3,000	5,000
Operations and maintenance			
Repairs and maintenance	59,578	220,000	35,000
Utility Locates	4,243	13,000	15,000
Utilities - Landscaping	42,520	35,000	45,000
Fence and sign maintenance	7,215	-	-
Reimbursement - Arista Owners' Association	33,500	39,053	42,500
Total expenditures	<u>292,772</u>	<u>479,773</u>	<u>342,500</u>
TRANSFERS OUT			
Transfers to other fund	<u>706,720</u>	<u>940,000</u>	<u>900,000</u>
Total expenditures and transfers out requiring appropriation	<u>999,492</u>	<u>1,419,773</u>	<u>1,242,500</u>
ENDING FUND BALANCES	<u>\$ 296,857</u>	<u>\$ 38,628</u>	<u>\$ 37,610</u>
EMERGENCY RESERVE	<u>\$ 31,900</u>	<u>\$ 34,900</u>	<u>\$ 37,300</u>
TOTAL RESERVE	<u>\$ 31,900</u>	<u>\$ 34,900</u>	<u>\$ 37,300</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
SPECIAL REVENUE - PARKING GARAGE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 109,826	\$ 112,834	\$ 75,000
REVENUE			
Reimbursements from Participants - Arista Place	155,485	77,512	179,921
Reimbursements from Participants - PEAK	363,035	284,055	659,350
Reimbursements from Participants - RTD	604,782	301,493	699,829
Permits and fees	-	1,060	-
Other revenue	-	5,856	-
Total revenue	1,123,302	669,976	1,539,100
TRANSFERS IN			
Transfers from other funds	206,720	-	-
Total funds available	1,439,848	782,810	1,614,100
EXPENDITURES			
Operations and maintenance			
Fire Inspections & Repairs	21,660	10,000	10,000
Communications	2,456	3,300	3,600
Security Services	136,858	185,000	200,000
Electricity	28,532	30,000	33,000
Water & Sanitation	4,125	6,000	6,000
Contract Maintenance Service	85,278	185,000	170,000
Elevator Inspection & Maintenance	16,362	30,000	10,000
Mechanical Systems Inspection & Repair	3,768	5,000	50,000
Pest Control	-	-	500
Annual inspection	-	11,000	7,000
Insurance and bonds	26,836	22,510	29,000
Repairs and maintenance	9,405	40,000	20,000
Snow removal	30,208	100,000	100,000
Parking Garage repairs and renovations	961,526	80,000	900,000
Total expenditures	1,327,014	707,810	1,539,100
Total expenditures and transfers out requiring appropriation	1,327,014	707,810	1,539,100
ENDING FUND BALANCES	\$ 112,834	\$ 75,000	\$ 75,000
CAPITAL REPLACEMENT - PARKING STRUCTURE	\$ 75,000	\$ 75,000	\$ 75,000
TOTAL RESERVE	\$ 75,000	\$ 75,000	\$ 75,000

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
DEBT SERVICE SERIES 2018A & B FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 5,198,359	\$ 5,518,825	\$ 5,830,080
REVENUE			
Property taxes	3,020,855	3,305,182	3,176,610
Specific ownership tax	170,011	175,629	158,832
Interest income	-	54,000	120,000
SUTRA - Sales taxes	185,404	200,000	210,000
SUTRA - Use taxes	322,642	100,000	300,000
SUTRA - SEF	143,257	-	239,950
Fees in Lieu of Taxes	29,931	29,931	-
Total revenue	<u>3,872,100</u>	<u>3,864,742</u>	<u>4,205,392</u>
Total funds available	<u>9,070,459</u>	<u>9,383,567</u>	<u>10,035,472</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,253	5,106	4,211
Debt Service			
Paying agent fees	6,000	6,000	6,000
Interest expense - Series 2018A	3,542,381	3,542,381	3,542,381
Bond principal - Series 2018A	-	-	110,000
Total expenditures	<u>3,551,634</u>	<u>3,553,487</u>	<u>3,662,592</u>
Total expenditures and transfers out requiring appropriation	<u>3,551,634</u>	<u>3,553,487</u>	<u>3,662,592</u>
ENDING FUND BALANCES	<u>\$ 5,518,825</u>	<u>\$ 5,830,080</u>	<u>\$ 6,372,880</u>
SURPLUS FUND - SERIES 2018A	<u>\$ 5,518,825</u>	<u>\$ 5,830,080</u>	<u>\$ 6,372,880</u>
TOTAL RESERVE	<u>\$ 5,518,825</u>	<u>\$ 5,830,080</u>	<u>\$ 6,372,880</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
DEBT SERVICE SERIES 2006A, 2006C & 2020A FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 657,762	\$ 697,707	\$ 705,069
REVENUE			
Interest income	1,613	1,800	5,000
City Support	217,000	135,000	175,000
LID sales taxes	29,577	40,000	45,000
Pledged revenue - BURA	175,000	250,000	175,000
Sales taxes - parcel A	120,082	189,000	195,000
Total revenue	<u>543,272</u>	<u>615,800</u>	<u>595,000</u>
Total funds available	<u>1,201,034</u>	<u>1,313,507</u>	<u>1,300,069</u>
EXPENDITURES			
Debt Service			
Paying agent fees	4,000	4,000	4,000
Interest expense - Series 2020A	189,327	179,438	165,880
Bond principal - Series 2020A	310,000	425,000	465,000
Contingency	-	-	23,745
Total expenditures	<u>503,327</u>	<u>608,438</u>	<u>658,625</u>
Total expenditures and transfers out requiring appropriation	<u>503,327</u>	<u>608,438</u>	<u>658,625</u>
ENDING FUND BALANCES	<u>\$ 697,707</u>	<u>\$ 705,069</u>	<u>\$ 641,444</u>
DEBT SERVICE RESERVE - SERIES 2020A	<u>\$ 641,444</u>	<u>\$ 641,444</u>	<u>\$ 641,444</u>
TOTAL RESERVE	<u>\$ 641,444</u>	<u>\$ 641,444</u>	<u>\$ 641,444</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
DEBT SERVICE SERIES 2006B & 2020B FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 492,943	\$ 614,764	\$ 645,508
REVENUE			
Interest income	1,044	1,800	5,000
Parking payment from the Operator	429,114	437,696	446,450
Pledged revenue - BURA	75,000	-	75,000
City Support	23,000	-	-
Total revenue	<u>528,158</u>	<u>439,496</u>	<u>526,450</u>
Total funds available	<u>1,021,101</u>	<u>1,054,260</u>	<u>1,171,958</u>
EXPENDITURES			
Debt Service			
Paying agent fees	4,000	4,000	4,000
Interest expense - Series 2020B	207,337	199,752	191,777
Bond principal - Series 2020B	195,000	205,000	215,000
Contingency	-	-	5,223
Total expenditures	<u>406,337</u>	<u>408,752</u>	<u>416,000</u>
Total expenditures and transfers out requiring appropriation	<u>406,337</u>	<u>408,752</u>	<u>416,000</u>
ENDING FUND BALANCES	<u>\$ 614,764</u>	<u>\$ 645,508</u>	<u>\$ 755,958</u>
DEBT SERVICE RESERVE - SERIES 2020B	<u>\$ 406,777</u>	<u>\$ 406,777</u>	<u>\$ 406,777</u>
TOTAL RESERVE	<u>\$ 406,777</u>	<u>\$ 406,777</u>	<u>\$ 406,777</u>

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
CAPITAL PROJECTS - METRO DISTRICT FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 947,275	\$ 703,371	\$ 323,371
REVENUE	-	-	-
Total revenue	-	-	-
TRANSFERS IN			
Transfers from other funds	500,000	940,000	900,000
Total funds available	1,447,275	1,643,371	1,223,371
EXPENDITURES			
Capital Projects			
Uptown Park	91,135	10,000	-
Shepsfield Park	5,730	10,000	-
Terrace Ponds Park	365,673	-	-
Gallery Park	27,876	50,000	-
Parkland Extension	13,520	1,250,000	1,150,000
Sensory park	150,000	-	-
Project management fee	89,970	-	-
Contingency	-	-	7,680
Total expenditures	743,904	1,320,000	1,157,680
Total expenditures and transfers out requiring appropriation	743,904	1,320,000	1,157,680
ENDING FUND BALANCES	\$ 703,371	\$ 323,371	\$ 65,691
PARK SURETIES	\$ 409,358	\$ 290,691	\$ 65,691
TOTAL RESERVE	\$ 409,358	\$ 290,691	\$ 65,691

No assurance provided. See summary of significant assumptions.

**ARISTA METROPOLITAN DISTRICT
1899 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 Broomfield on December 13, 2002, 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 August 28, 2001, and as modified on September 10, 2002, and on August 8, 2005. The District was formed as the Park 36 Metropolitan District. On August 8, 2005, the name of the District was changed to Arista Metropolitan District.

The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translator and mosquito control improvements and services.

On November 5, 2002, the District's voters authorized total indebtedness of \$39,655,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$39,655,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes of \$1,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

On November 1, 2005, the District's voters authorized an additional total indebtedness of \$60,345,000 for the above listed facilities. The District's voters also authorized an additional total indebtedness of \$60,345,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an additional annual increase in property taxes of \$5,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$85,000,000.

Part of the overall development plan for the District is the construction and operation of a Parking Structure. The Parking Structure, constructed in 2006, is capable of parking approximately 1,500 vehicles and is designed to serve the parking needs of the Broomfield Event Center, the proposed Bus Rapid Transit station of the Regional Transportation District (RTD) and the commercial parking needs in "Arista Place", the core village area of the planned Arista Development.

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 C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on page 2 of the budget at the adopted mill levy of 80.711, with 21.867 mills for operations and 58.844 mills for debt service.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.0% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 2%.

SUTRA – Residential Service Expansion Fees, Use Taxes and Sales Taxes

On August 1, 2005, the District entered into a Sales and Use Tax Reimbursement Agreement (SUTRA) with the City. Pursuant to the Agreement, the City agrees to pledge the following revenue to the District for the repayment of the Series 2005 Bonds and any Parity Bonds issued in the future and any subsequent refinancing: (1) 45% of the revenue derived from a 3.50% City sales taxes collected within the boundaries of the District, less sales taxes collected and paid by certain major retailers on certain RTD parcels, (2) 50% of 3.50% of a total 4.15% Use Taxes collected by the City within the boundaries of the District, and (3) 50% of the Service Expansion Fees imposed on new residential construction, equal to \$1.00 per each square foot of total floor area for which a building permit has been issued, collected by the City on property within the boundaries of the District.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

LID Sales Taxes

The Arista Local Improvement District (LID), formed to finance transportation improvements in the area, imposes a sales tax of two-tenths of one percent (0.20%) (LID sales taxes) on all transactions subject to such sales tax within the boundaries of the LID. Pursuant to the LID Intergovernmental Agreement, the proceeds of the LID sales taxes will be remitted to the District. Sales tax revenues collected by the LID are pledged toward the repayment of the Series 2020A Bonds.

Sales Taxes – Parcel A

Pursuant to a Sales Tax Reimbursement Agreement between the City and RTD, and which RTD assigned to the District by virtue of an Assignment executed on June 27, 2006, the City will rebate 45% of the City and County's 3.50% Sales Tax collected on all transactions occurring within the RTD Parcel. Sales tax revenues rebated by the City are pledged toward the repayment of the Series 2020A Bonds.

Parking Operation Costs Allocations

Pursuant to the Parking Structure Development Agreement, dated June 2, 2006, between the District, Regional Transportation District (RTD) and Park 36 Investment, LLC (Developer), RTD is responsible for 45.47% of the Parking Structure's annual operating expenses. Broomfield Sports and Entertainment, LLC, the former Operator of the Parking Structure, was responsible for the 54.53% of the annual operating costs.

In August 2009, Broomfield Urban Renewal Authority (BURA), the owner of the Broomfield Event Center, assumed the management, operations and maintenance of the Parking Structure to ensure available parking for patrons that attend events at the Event Center. In this connection, an Assignment, Assumption and Consent Agreement was entered into by BURA (the new Operator of the Parking Structure), Broomfield Sports and Entertainment, LLC (the former Operator of the Parking Structure) and the District on August 25, 2009. Following BURA's assumption of the role of Operator, an agreement was executed to include the tenant's association of Arista Place in the allocation of annual operational costs of the Parking Structure. The tenant's association is responsible for 11.69% of the annual operational costs, reducing the Operator's allocation to 42.84%.

Parking Payment from the Operator

Pursuant to a Management and Operations Agreement between Peak Entertainment, LLC (Operator), Operator of the Event Center, and Broomfield Urban Renewal Authority (BURA), the owner of the Event Center, the Operator is obligated to make an annual Parking Payment to BURA for the use of the Parking Structure. BURA will then remit such payment to the District. The Parking Payment, payable no later than thirty (30) days after the end of each Operating Year, is equal to \$300,000 for the first year, and increased annually by the greater of the annual increase in CPI or 2%.

BURA Funds

Pursuant to an intergovernmental agreement, BURA will remit \$250,000 annually to the District. The BURA funds may be used to pay principal and interest due on the Parking Bonds. The District is obligated to return unused portion of BURA funds at the end of each fiscal year.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General, Administrative and Operating Expenses

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. The General Fund also included the estimated expenses related to landscaping, utilities, street repairs and maintenance.

Repayment of Developer Advances

In prior years, the District accepted infrastructure improvements and cash advances from the Developer. The District anticipates repayment of the advances for these improvements and cash advances to the extent financially possible from the general fund.

Reimbursement to Arista Owners' Assoc. (AOA)

An Operations and Maintenance Agreement was entered into by and between the District and Arista Owners' Association (Association). The District has or will construct or install public improvements within its boundaries, including but not limited to monumentation, signage, lighting, landscape, irrigation systems, sidewalks, open space, and park and recreation facilities (Improvements). The Association is able and willing to provide administration, management and maintenance (Services) of the Improvements in a more cost-efficient manner than the District. The District agreed to pay the Association a fee equivalent to 10% of its annual budget for Services performed by the Association. In 2023, it is anticipated that the District will pay the Association \$42,500.

Debt Service

Interest payments are provided based on the attached debt amortization schedules from the Parking/Special Limited Revenue Refunding Bonds Series 2020A, Taxable Parking/Special Limited Revenue Refunding Bonds Series 2020B, General Obligation (Limited Tax Convertible to Unlimited Tax) and Special Revenue Refunding and Improvement Bonds Series 2018A, and Subordinate General Obligation Limited Tax and Special Revenue Refunding Bonds Series 2018B.

The District is not anticipating paying the interest due on the Subordinate General Obligation Limited Tax and Special Revenue Refunding Bonds Series 2018B. Payments will not be made until the Surplus Fund reaches the maximum surplus amount.

See related notes below under Debt and Leases.

Capital Expenditures

Anticipated capital expenditures are displayed on page 8 of the budget.

Operating Expenses – Parking Structure

Anticipated operating expenses of the Parking Structure are displayed on page 4 of the budget.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On August 15, 2018 the District issued \$70,505,000 General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2018A, at between 4.375% and 5.125% interest rate, due on December 1, 2048. Proceeds from the sale of the Bonds will be used for the purposes of (a) funding or reimbursing a portion of the Project Costs; (b) refunding the District's Series 2015 Refunded Loan and Series 2008 Refunded Bonds; (c) funding a portion of the interest to accrue on the Bonds; (d) making a deposit to the Surplus Fund; and (e) paying the costs of issuance of the Bonds and the Series 2018B Subordinate Bonds. The Bonds are secured by and solely payable from pledged revenue, including SUTRA revenue, required mill levy revenue, specific ownership taxes and other legally available revenue of the District. The Bonds are also secured by amounts on deposit in the Surplus Fund, which is to be partially funded upon issuance of the Bonds from a portion of the proceeds thereof, and funded thereafter from excess Pledged Revenue, if any, up to the Maximum Surplus Amount, being either prior to the Conversion Date, the amount of \$14,101,000; or on and after the Conversion Date, the amount of \$5,540,000 (which is equal to the initial deposit to the Surplus Fund upon issuance of the Bonds).

Also on August 15, 2018 the District issued \$3,704,000 Subordinate General Obligation Limited Tax and Special Revenue Bonds, Series 2018B, at 7.0% interest rate for the purpose of refunding the District's Series 2006C Refunded Bonds.

On April 15, 2020, the District issued the 2020 Bonds, in the par amounts of \$6,035,000 for the 2020A Bonds and \$5,600,000 for the 2020B Bonds through a private placement with NBH Bank. Proceeds from the sale of the 2020 Bonds were used to (i) refund all of the District's currently outstanding Parking/Special Limited Revenue Bonds (Broomfield Event Center Parking Project), Senior Series 2006A and Parking/Special Limited Revenue Bonds (Broomfield Event Center Parking Project), Senior Series 2006B (Taxable) (collectively, the 2006 Bonds); (ii) fund the 2020A Reserve Fund; (iii) fund the 2020B Reserve Fund; and (iv) pay the costs of issuing the 2020 Bonds.

The 2020A Bonds bear interest at 3.190% per annum and are payable semiannually on June 1 and December 1, to the extent of available 2020A Pledged Revenue, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2020A Bonds mature on December 1, 2039. The 2020A Bonds are secured by 2020A Pledged Revenue which means the moneys derived by the District from the following sources: (a) the Pledged LID Sales Tax Revenues; (b) the Pledged RTD Sales Tax Rebate Revenues; (c) the BURA Deposit 2020A Allocation; (d) City Funded Reserve Replenishments; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as 2020A Pledged Revenue.

The 2020B Bonds bear interest at the rate of 3.89% per annum are payable semiannually on June 1 and December 1, to the extent of available 2020B Pledged Revenue, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2020B Bonds mature on December 1, 2039. The 2020B Bonds are secured by 2020B Pledged Revenue which means the moneys derived by the District from the following sources: (a) the Parking Payment; (b) the Parking Fees; (c) the Pledged Parking Structure Signage Revenue; (d) the Pledged BURA Event Center Revenues; (e) the BURA Deposit 2020B Allocation; (f) City Funded Reserve Fund Replenishments; and (g) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as 2020B Pledged Revenue.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

The 2020 Bonds are subject to redemption prior to maturity, at the option of the District, in whole but not in part, on April 15, 2030 and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest to the date of redemption, with no redemption premium.

The following is an analysis of anticipated changes in the District's Series 2020B Bonds and Developer Advances, for the years ending December 31, 2022 and 2023.

	Balance December 31, 2021	Additions	Reductions	Anticipated Balance December 31, 2022
Special Revenue Bonds:				
Series 2018B	\$ 3,704,000	\$ -	\$ -	\$ 3,704,000
Accrued Interest on Series 2018B	952,997	325,990	-	1,278,987
Developer Advances	8,575,945	-	-	8,575,945
Accrued Interest on Developer Advances	5,177,735	713,985	-	5,891,720
Total	<u>\$ 18,410,677</u>	<u>\$ 1,039,975</u>	<u>\$ -</u>	<u>\$ 19,450,652</u>
	Anticipated Balance December 31, 2022	Additions	Reductions	Anticipated Balance December 31, 2023
Special Revenue Bonds:				
Series 2018B	\$ 3,704,000	\$ -	\$ -	\$ 3,704,000
Accrued Interest on Series 2019B	1,278,987	348,809	-	1,627,796
Developer Advances	8,575,945	-	-	8,575,945
Accrued Interest on Developer Advances	5,891,720	713,985	-	6,605,705
Total	<u>\$ 19,450,652</u>	<u>\$ 1,062,794</u>	<u>\$ -</u>	<u>\$ 20,513,446</u>

The District has no operating or capital leases.

Reserves

Capital Repair and Replacement Reserve

This was established for the purpose of paying for anticipated and unanticipated capital repairs and replacement costs related to the Parking Structure, and it is maintained at a level of no less than \$75,000 on January 1 of every year. If the ending fund balance is anticipated to be less than \$75,000 at the end of a year, the District physically estimates holding \$75,000 of cash and not paying payables until sufficient revenue is received in a subsequent year.

**ARISTA METROPOLITAN DISTRICT
1899 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves - (continued)

Debt Service Reserve

The 2018A Series Bonds are also secured by the Surplus Fund - Series 2018A which was partially funded upon issuance of the Bonds from a portion of the proceeds thereof, and funded thereafter from excess Pledged Revenue, if any, up to the Maximum Surplus Amount, being either prior to the Conversion Date, the amount of \$14,101,000; or on and after the Conversion Date, the amount of \$5,540,000 (which is equal to the initial deposit to the Surplus Fund upon issuance of the Bonds).

The 2020A Bonds are also secured by the 2020A Reserve Fund which was funded from proceeds of the 2020A Bonds in the amount of the 2020A Reserve Requirement which means: (a) for the period commencing on the date of issuance and delivery of the 2020A Bonds through and including December 1, 2028, the amount of \$641,444, and (b) for the period commencing on December 2, 2028 (the 2020A Reserve Fund Reduction Date) through and including the earlier of the Final Maturity Date or prior redemption, the amount of \$240,784. The 2020A Bonds will be further secured by the 2020A Surplus Fund which was not created at the time of issuance of the 2020A Bonds. The Trustee shall create the 2020A Surplus Fund on or prior to the 2020A Reserve Fund Reduction Date. On the 2020A Reserve Fund Reduction Date, the Trustee shall release the amount of \$155,000 from the 2020A Reserve Fund and transfer it to the 2020A Surplus Fund.

The 2020B Bonds are also secured by the 2020B Reserve Fund which was funded from proceeds of the 2020B Bonds in the amount of the 2020B Reserve Requirement of \$406,777. The 2020B Reserve Fund is to be maintained for so long as any 2020B Bond is outstanding

Emergency Reserves

The District has provided 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.

ARISTA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	\$70,505,000			\$3,704,000			Total 2018 Series		
	General Obligation Refunding & Improvement Bonds, Series 2018A, Dated August 16, 2018 Interest Rate 4.375%-5.125% Interest Payable June 1 and December 1 Principal Due December 1			Subordinate, General Obligation Refunding & Improvement Bonds, Series 2018B, Dated August 16, 2018 Interest Rate 7.00% Interest Payable December 15 Principal Due December 15					
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2023	\$ 110,000	\$ 3,542,381	\$ 3,652,381	\$ -	\$ 1,522,812	\$ 1,522,812	\$ 110,000	\$ 5,065,193	\$ 5,175,193
2024	1,025,000	3,537,569	4,562,569	-	259,280	259,280	1,025,000	3,796,849	4,821,849
2025	1,080,000	3,492,725	4,572,725	-	259,280	259,280	1,080,000	3,752,005	4,832,005
2026	1,230,000	3,445,475	4,675,475	-	259,280	259,280	1,230,000	3,704,755	4,934,755
2027	1,285,000	3,391,663	4,676,663	-	259,280	259,280	1,285,000	3,650,943	4,935,943
2028	1,425,000	3,335,444	4,760,444	-	259,280	259,280	1,425,000	3,594,724	5,019,724
2029	1,360,000	3,273,100	4,633,100	-	259,280	259,280	1,360,000	3,532,380	4,892,380
2030	1,525,000	3,205,100	4,730,100	-	259,280	259,280	1,525,000	3,464,380	4,989,380
2031	1,600,000	3,128,850	4,728,850	-	259,280	259,280	1,600,000	3,388,130	4,988,130
2032	1,775,000	3,048,850	4,823,850	-	259,280	259,280	1,775,000	3,308,130	5,083,130
2033	1,860,000	2,960,100	4,820,100	-	259,280	259,280	1,860,000	3,219,380	5,079,380
2034	2,050,000	2,867,100	4,917,100	-	259,280	259,280	2,050,000	3,126,380	5,176,380
2035	2,155,000	2,764,600	4,919,600	-	259,280	259,280	2,155,000	3,023,880	5,178,880
2036	2,360,000	2,656,850	5,016,850	-	259,280	259,280	2,360,000	2,916,130	5,276,130
2037	2,480,000	2,538,850	5,018,850	-	259,280	259,280	2,480,000	2,798,130	5,278,130
2038	2,705,000	2,414,850	5,119,850	-	259,280	259,280	2,705,000	2,674,130	5,379,130
2039	2,840,000	2,279,600	5,119,600	-	259,280	259,280	2,840,000	2,538,880	5,378,880
2040	3,085,000	2,134,050	5,219,050	-	259,280	259,280	3,085,000	2,393,330	5,478,330
2041	3,245,000	1,975,944	5,220,944	-	259,280	259,280	3,245,000	2,235,224	5,480,224
2042	3,515,000	1,809,637	5,324,637	-	259,280	259,280	3,515,000	2,068,917	5,583,917
2043	3,695,000	1,629,494	5,324,494	-	259,280	259,280	3,695,000	1,888,774	5,583,774
2044	3,990,000	1,440,125	5,430,125	-	259,280	259,280	3,990,000	1,699,405	5,689,405
2045	4,195,000	1,235,637	5,430,637	-	259,280	259,280	4,195,000	1,494,917	5,689,917
2046	4,520,000	1,020,644	5,540,644	-	259,280	259,280	4,520,000	1,279,924	5,799,924
2047	4,750,000	788,994	5,538,994	-	259,280	259,280	4,750,000	1,048,274	5,798,274
2048	10,645,000	545,556	11,190,556	3,704,000	259,280	3,963,280	14,349,000	804,836	15,153,836
	<u>\$ 70,505,000</u>	<u>\$ 64,463,188</u>	<u>\$ 134,968,188</u>	<u>\$ 3,704,000</u>	<u>\$ 8,004,812</u>	<u>\$ 11,708,812</u>	<u>\$ 74,209,000</u>	<u>\$ 72,468,000</u>	<u>\$ 146,677,000</u>

No assurance provided. See summary of significant assumptions.

ARISTA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
(Continued)

Bonds and Interest Maturing in the Year Ending December 31,	\$6,035,000			\$5,600,000			Total 2020 Series		
	Parking/Special Limited Revenue Refunding Bonds			Taxable Parking/Special Limited Revenue Refunding Bond:					
	Series 2020A, Dated April 15, 2020			Series 2020B, Dated April 15, 2020					
	Interest Rate at 3.19%			Interest Rate at 3.89%					
	Interest Payable June 1 and December 1			Interest Payable June 1 and December 1					
	Principal Due December 1			Principal Due December 1					
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2023	\$ 465,000	\$ 165,880	\$ 630,880	\$ 215,000	\$ 191,777	\$ 406,777	\$ 680,000	\$ 357,657	\$ 1,037,657
2024	485,000	151,047	636,047	220,000	183,414	403,414	705,000	334,460	1,039,460
2025	505,000	135,575	640,575	230,000	174,856	404,856	735,000	310,431	1,045,431
2026	520,000	119,466	639,466	240,000	165,909	405,909	760,000	285,374	1,045,374
2027	535,000	102,878	637,878	250,000	156,573	406,573	785,000	259,450	1,044,450
2028	555,000	85,811	640,811	255,000	146,848	401,848	810,000	232,659	1,042,659
2029	410,000	68,107	478,107	265,000	136,928	401,928	675,000	205,035	880,035
2030	180,000	55,028	235,028	275,000	126,620	401,620	455,000	181,647	636,647
2031	185,000	49,286	234,286	290,000	115,922	405,922	475,000	165,208	640,208
2032	195,000	43,384	238,384	300,000	104,641	404,641	495,000	148,025	643,025
2033	200,000	37,164	237,164	310,000	92,971	402,971	510,000	130,135	640,135
2034	210,000	30,784	240,784	325,000	80,912	405,912	535,000	111,696	646,696
2035	155,000	24,085	179,085	335,000	68,270	403,270	490,000	92,354	582,354
2036	160,000	19,140	179,140	350,000	55,238	405,238	510,000	74,378	584,378
2037	165,000	14,036	179,036	360,000	41,623	401,623	525,000	55,659	580,659
2038	175,000	8,773	183,773	375,000	27,619	402,619	550,000	36,392	586,392
2039	100,000	3,190	103,190	335,000	13,032	348,032	435,000	16,222	451,222
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
	<u>\$ 5,200,000</u>	<u>\$ 1,113,629</u>	<u>\$ 6,313,629</u>	<u>\$ 4,930,000</u>	<u>\$ 1,883,149</u>	<u>\$ 6,813,149</u>	<u>\$ 10,130,000</u>	<u>\$ 2,996,778</u>	<u>\$ 13,126,778</u>

No assurance provided. See summary of significant assumptions.

ARISTA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
(Continued)

Bonds and Interest Maturing in the Year Ending December 31,	Grand Totals		
	Principal	Interest	Total
2023	790,000	5,422,850	6,212,850
2024	1,730,000	4,131,309	5,861,309
2025	1,815,000	4,062,436	5,877,436
2026	1,990,000	3,990,129	5,980,129
2027	2,070,000	3,910,393	5,980,393
2028	2,235,000	3,827,383	6,062,383
2029	2,035,000	3,737,415	5,772,415
2030	1,980,000	3,646,027	5,626,027
2031	2,075,000	3,553,338	5,628,338
2032	2,270,000	3,456,155	5,726,155
2033	2,370,000	3,349,515	5,719,515
2034	2,585,000	3,238,076	5,823,076
2035	2,645,000	3,116,234	5,761,234
2036	2,870,000	2,990,508	5,860,508
2037	3,005,000	2,853,789	5,858,789
2038	3,255,000	2,710,522	5,965,522
2039	3,275,000	2,555,102	5,830,102
2040	3,085,000	2,393,330	5,478,330
2041	3,245,000	2,235,224	5,480,224
2042	3,515,000	2,068,917	5,583,917
2043	3,695,000	1,888,774	5,583,774
2044	3,990,000	1,699,405	5,689,405
2045	4,195,000	1,494,917	5,689,917
2046	4,520,000	1,279,924	5,799,924
2047	4,750,000	1,048,274	5,798,274
2048	14,349,000	804,836	15,153,836
	<u>\$ 84,339,000</u>	<u>\$ 75,464,778</u>	<u>\$ 159,803,778</u>

No assurance provided. See summary of significant assumptions.