

VAUXMONT METROPOLITAN DISTRICT

ANNUAL REPORT

FISCAL YEAR ENDING DECEMBER 31, 2022

Pursuant to § 32-1-207(3)(c), C.R.S., any special district created after July 1, 2000, shall file a special district annual report for the proceeding calendar year by October 1 of each year. For the year ending December 31, 2022, the District makes the following report:

(A) Boundary changes made:

There were no boundary changes made in 2022.

(B) Intergovernmental agreements entered into or terminated with other governmental entities:

In 2022, the District entered into a First Amendment to Amended and Restated Facilities Funding Construction and Operation Agreement with Cimarron Metropolitan District. The District also entered into an Assignment Agreement regarding Operations and Maintenance Service Agreements with Cimarron Metropolitan District.

(C) Access information to obtain a copy of the rules and regulations adopted by the board:

For a copy of the rules and regulations adopted by the Board, if any, contact its District Manager:

Lisa Johnson
CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Lisa.Johnson@claconnect.com
303.779-5710

(D) A summary of litigation involving public improvements owned by the special district:

There is no litigation, of which we are aware, currently or anticipated against the District.

(E) The status of the construction of public improvements by the special district:

All planned public improvements have been completed.

- (F) **A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality:**

None.

- (G) **The final assessed valuation of the special district as of December 31 of the reporting year:**

The District has received a certification of valuation from Jefferson County that reports a taxable assessed valuation for the District for 2022 of \$3,583,058, for collection in 2023. The District certified a mill levy of 89.093 mills to be assessed against the properties within the District.

- (H) **A copy of the current year's budget:**

A copy of the 2023 adopted budget is attached as **Exhibit A**.

- (I) **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law," part 6 of article 1 of title 29, or the application for exemption from audit, as applicable:**

A copy of the 2022 Audit will be provided upon completion.

- (J) **Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district:**

The District is not aware of any uncured events of default, which continue beyond a 90-day period, under any debt instrument.

- (K) **Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period:**

None.

EXHIBIT A
2023 Budget

VAUXMONT METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 8,122,016	\$ 8,169,420	\$ 7,072,066
REVENUES			
Property taxes	319,620	342,889	319,225
Specific ownership taxes	396,665	400,000	445,000
Interest income	1,926	56,176	280,050
Trash fees	124,422	250,000	-
Capital fees	591,583	617,456	540,142
Sustainability fees	166,145	185,143	124,500
Other revenue	43,974	82,500	82,000
Intergovernmental revenue	11,115,854	13,553,177	12,191,209
Plan review fee	-	6,000	4,000
Design review fees	-	7,000	5,000
Parkview facility revenue	-	10,050	12,000
Townview facility revenue	-	5,000	7,000
Transfer from Cimarron	-	9,954	-
Alley lot fees	-	99,000	138,600
Alley lot special assessment	-	79,200	-
Social activities revenue	-	11,000	5,000
Total revenues	12,760,189	15,714,545	14,153,726
TRANSFERS IN	56,605	156,487	378,500
Total funds available	20,938,810	24,040,452	21,604,291
EXPENDITURES			
General Fund	1,765,411	2,075,000	1,754,500
Debt Service Fund	10,909,733	14,372,000	11,527,000
Special Revenue - CSID	37,641	93,500	113,500
Special Revenue - Recreation Centers	-	175,400	400,500
Special Revenue - Alley Lots	-	96,000	222,300
Total expenditures	12,712,785	16,811,899	14,017,800
TRANSFERS OUT	56,605	156,487	378,500
Total expenditures and transfers out requiring appropriation	12,769,390	16,968,386	14,396,300
ENDING FUND BALANCES	\$ 8,169,420	\$ 7,072,066	\$ 7,207,992
EMERGENCY RESERVE	\$ -	\$ -	\$ 78,158
DEBT SERVICE SURPLUS RESERVE	\$ 1,200,000	\$ 1,800,000	\$ 2,400,000
TOTAL RESERVE	\$ 1,200,000	\$ 1,800,000	\$ 2,478,158

No assurance is provided. See summary of significant assumptions.

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Residential	\$ 56,321,756	\$ 68,177,423	\$ 69,677,194
Residential - Multi Family	-	-	35,407
Commercial	119,828	30,496	294
State assessed	1,557,210	2,024,799	-
Vacant land	8,959,428	3,314,339	1,706,553
Other	17	17	17
	<u>66,958,239</u>	<u>73,547,074</u>	<u>71,419,465</u>
Adjustments - Less: TIF URA increment Certified Assessed Value	(61,533,716)	(67,693,463)	(67,836,407)
	<u>\$ 5,424,523</u>	<u>\$ 5,853,611</u>	<u>\$ 3,583,058</u>
MILL LEVY			
General	22.266	22.266	32.000
Debt Service	55.664	55.664	57.093
Total mill levy	<u>77.930</u>	<u>77.930</u>	<u>89.093</u>
PROPERTY TAXES			
General	\$ 120,782	\$ 130,337	\$ 114,658
Debt Service	301,951	325,835	204,567
	<u>422,733</u>	<u>456,172</u>	<u>319,225</u>
Levied property taxes			
Adjustments to actual/rounding	(103,113)	(113,283)	-
Budgeted property taxes	<u>\$ 319,620</u>	<u>\$ 342,889</u>	<u>\$ 319,225</u>
BUDGETED PROPERTY TAXES			
General	\$ 91,321	\$ 97,970	\$ 114,658
Debt Service	228,299	244,919	204,567
	<u>\$ 319,620</u>	<u>\$ 342,889</u>	<u>\$ 319,225</u>

No assurance is provided. See summary of significant assumptions.

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 51,318	\$ (102,699)	\$ (264,903)
REVENUES			
Property taxes	91,321	97,970	114,658
Specific ownership tax	113,334	110,000	160,000
Vauxmont - NWAURA Increment	1,338,141	1,507,263	2,104,217
Interest income	564	50	50
Other revenue	217	80,000	79,000
Trash fees	124,422	250,000	-
Plan review fee	-	6,000	4,000
Design review fees	-	7,000	5,000
Social activities revenue	-	11,000	5,000
Total revenues	<u>1,667,999</u>	<u>2,069,283</u>	<u>2,471,924</u>
Total funds available	<u>1,719,317</u>	<u>1,966,584</u>	<u>2,207,022</u>
EXPENDITURES			
General and administrative			
Audit	-	8,000	8,800
Billing services	-	46,000	7,500
County Treasurer's fee	1,370	1,470	1,720
Dues and licenses	-	3,000	1,250
Legal services	-	9,000	10,000
Office equipment and supplies	-	7,000	12,000
Miscellaneous	-	6,000	500
Banking fees	7	11,000	1,000
Transfers to Cimarron MD	1,717,940	868,332	486,000
Pond maintenance	-	23,000	22,000
Trail maintenance	-	-	28,000
Covenant control	-	-	100,000
Repairs and maintenance	-	40,000	50,000
Landscape base contract	-	284,218	389,897
Community management Holiday	-	242,000	175,000
Lighting	-	-	8,500
Landscape enhancements	-	14,250	80,000
Social activities	-	20,000	20,000
Irrigation repairs	-	68,000	65,000
Irrigation controller replacement	-	-	40,000
Snow removal	-	25,000	50,000
Water	-	145,000	170,000
Electric	-	3,000	5,000
Reserve study	-	-	6,000
Trash collection expense	-	250,000	-
Contingency	46,094	730	16,333
Total expenditures	<u>1,765,411</u>	<u>2,075,000</u>	<u>1,754,500</u>
TRANSFERS OUT			
Transfers to other funds	56,605	-	-
Transfers to Special Revenue Fund	-	156,487	378,500
	<u>56,605</u>	<u>156,487</u>	<u>378,500</u>
Total expenditures and transfers out requiring appropriation	<u>1,822,016</u>	<u>2,231,487</u>	<u>2,133,000</u>
ENDING FUND BALANCES	<u>\$ (102,699)</u>	<u>\$ (264,903)</u>	<u>\$ 74,022</u>
EMERGENCY RESERVE	\$ -	\$ -	\$ 74,000

No assurance is provided. See summary of significant assumptions.

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 3,756,656	\$ 3,828,792	\$ 2,711,207
REVENUES			
Property taxes	228,299	244,919	204,567
Specific ownership tax	283,331	290,000	285,000
Interest income	581	56,126	100,000
Other revenue	43,757	-	-
Capital Fees			
Capitalization Fee	145,000	185,000	155,000
Park Development Fee	91,002	104,895	91,218
Water fee	355,581	327,561	293,924
Intergovernmental revenue			
Vauxmont – JCURA Increment	1,271,577	2,546,019	532,456
Vauxmont - NWAURA Increment	4,932,973	5,512,254	5,464,603
Vauxmont - AURA Increment	3,310,059	3,725,334	3,783,408
Mountain Shadows - NWAURA Increment	263,104	262,307	306,525
Total revenues	<u>10,925,264</u>	<u>13,254,415</u>	<u>11,216,701</u>
TRANSFERS IN	<u>56,605</u>	<u>-</u>	<u>-</u>
Total funds available	<u>14,738,525</u>	<u>17,083,207</u>	<u>13,927,909</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,425	3,675	3,069
Banking fees	2,529	200	907
Trustee Fees	-	9,467	10,000
AURA fees	73,941	75,000	75,000
Debt Service			
Bond interest - Series 2019 Subordinate Bonds	2,697,338	2,565,408	2,316,553
Bond interest - Series 2020 Senior Bonds	3,317,750	3,234,250	3,143,500
Bond issue costs	750	-	-
Bond principal - Series 2019 Subordinate Bonds	3,144,000	6,669,000	3,842,971
Bond principal - Series 2020 Senior Bonds	1,670,000	1,815,000	2,135,000
Total expenditures	<u>10,909,733</u>	<u>14,372,000</u>	<u>11,527,000</u>
Total expenditures and transfers out requiring appropriation	<u>10,909,733</u>	<u>14,372,000</u>	<u>11,527,000</u>
ENDING FUND BALANCES	<u>\$ 3,828,792</u>	<u>\$ 2,711,207</u>	<u>\$ 2,400,909</u>
DEBT SERVICE SURPLUS RESERVE	1,200,000	1,800,000	2,400,000
AVAILABLE FOR FUTURE DEBT SERVICE	2,628,792	911,207	909
TOTAL RESERVE	<u>\$ 3,828,792</u>	<u>\$ 2,711,207</u>	<u>\$ 2,400,909</u>

No assurance is provided. See summary of significant assumptions.

**VAUXMONT METROPOLITAN DISTRICT
SPECIAL REVENUE - CANDELAS SPECIAL IMPROVEMENT DISTRICT
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 4,314,042	\$ 4,443,327	\$ 4,534,970
REVENUES			
Interest income	781	-	180,000
Revenue - Sustainability Fee	166,145	185,143	124,500
Total revenues	<u>166,926</u>	<u>185,143</u>	<u>304,500</u>
Total funds available	<u>4,480,968</u>	<u>4,628,470</u>	<u>4,839,470</u>
EXPENDITURES			
General and administrative			
Accounting	8,000	13,500	16,500
Trust residential improvement distribution	29,641	55,000	60,000
Community Programs	-	25,000	37,000
Total expenditures	<u>37,641</u>	<u>93,500</u>	<u>113,500</u>
Total expenditures and transfers out requiring appropriation	<u>37,641</u>	<u>93,500</u>	<u>113,500</u>
ENDING FUND BALANCES	<u>\$ 4,443,327</u>	<u>\$ 4,534,970</u>	<u>\$ 4,725,970</u>

No assurance is provided. See summary of significant assumptions.

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Parkview facility revenue	-	10,050	12,000
Townview facility revenue	-	5,000	7,000
Transfer from Cimarron	-	9,954	-
Other Revenue	-	2,500	3,000
Total revenues	-	27,504	22,000
TRANSFERS IN			
Transfers from other funds	-	147,896	378,500
Total funds available	-	175,400	400,500
EXPENDITURES			
Parkview general and administrative	-	5,200	500
Parkview contract services	-	21,000	25,000
Parkview pool repairs	-	7,300	10,000
Parkview parts and supplies	-	2,000	1,500
Parkview utilities	-	3,100	26,000
Parkview repairs and maintenance	-	13,000	22,000
Parkview pool contract maintenance	-	23,000	25,000
Parkview pool supplies	-	2,000	5,000
Parkview pool chemicals	-	5,000	10,000
Parkview pool furniture	-	3,000	5,000
Parkview cable/phone	-	900	4,000
Parkview facility staffing	-	-	112,000
Townview general and administrative	-	3,700	500
Townview contract service	-	13,000	15,000
Townview pool repairs	-	9,300	15,000
Townview parts and supplies	-	2,500	2,500
Townview utilities	-	6,000	22,000
Townview repairs and maintenance	-	22,000	25,000
Townview pool contract maintenance	-	23,000	25,000
Townview pool supplies	-	200	2,500
Townview pool chemicals	-	5,000	10,000
Townview pool furniture	-	2,700	5,000
Townview cable/phone	-	2,500	4,000
Townview facility staffing	-	-	28,000
Total expenditures	-	175,400	400,500
Total expenditures and transfers out requiring appropriation	-	175,400	400,500
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance is provided. See summary of significant assumptions.

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

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 90,791
REVENUES			
Alley lot fees	-	99,000	138,600
Alley lot special assessment	-	79,200	-
Total revenues	-	178,200	138,600
TRANSFERS IN			
Transfers from other funds	-	8,591	-
Total funds available	-	186,791	229,391
EXPENDITURES			
Alley lot accounting	-	-	3,000
Billing	-	-	8,000
Banking fees	-	-	1,000
Alley lot landscape services	-	25,000	32,205
Alley lot irrigation repairs	-	10,000	6,441
Alley lot repairs and maintenance	-	10,000	15,000
Alley lot electric	-	300	400
Alley lot water	-	13,000	13,000
Alley lot snow removal	-	30,000	45,000
Alley lot community management	-	-	6,000
Alley lot landscape enhancement	-	-	7,816
Transfers to Cimarron MD	-	7,519	-
Capital replacements	-	-	79,200
Contingency	-	181	5,238
Total expenditures	-	96,000	222,300
Total expenditures and transfers out requiring appropriation	-	96,000	222,300
ENDING FUND BALANCES	\$ -	\$ 90,791	\$ 7,091
EMERGENCY RESERVE	\$ -	\$ -	\$ 4,158

No assurance is provided. See summary of significant assumptions.

**VAUXMONT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Vauxmont Metropolitan District (District) was organized on June 29, 2004. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.). The District's service area is primarily located in the City of Arvada, Colorado, with some portions outside the City in unincorporated Jefferson County. The District was organized in 2004 in conjunction with Jefferson Center Metropolitan District No. 1 (JCMD No. 1)(previously organized in 1989), Jefferson Center Metropolitan District No. 2 (JCMD No. 2), Cimarron Metropolitan District (Cimarron), Mountain Shadows Metropolitan District, and Canyon Pines Metropolitan District (collectively, the Districts) and serves a service area which is located in the City of Arvada. The Districts were established to finance and construct water, sanitary and storm sewer, streets, limited fire protection services, park and recreation, safety protection, mosquito control, television relay and transmission and transportation facilities and services. Jefferson Center Metropolitan District No. 2 (the Service District) is responsible for managing construction, operation, and maintenance of certain regional improvements to benefit the service area as well as providing certain administrative services for the Districts. The District is responsible for providing certain funding needed to support the Service District's provision of services as well as providing for its own operations and maintenance and debt service.

In 2010, the District formed Candelas Special Improvement District No. 1 (Candelas) to encourage, accommodate and provide financing for renewable energy improvements on properties within the District and pursuant to the Districts service plan. Candelas is being presented as a blended component unit because it was established for the benefit of the District's constituents. The 2023 budget presents the activity of the District and its blended component unit, Candelas Special Improvement District No. 1, which, together, are legally separate and financially independent of other state and local governments.

The District has no employees and all operations and 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.

Primary 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, 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.

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.

**VAUXMONT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Primary Revenues (continued)

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%.

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 7% of the property taxes collected by both the General Fund and the Debt Service Fund

District Fees

The District imposes certain fees, such as plan review fees, design review fees, alley lot fees, and recreation facility fees, for the purpose of paying a portion of the costs incurred in providing such services.

Capital Fees

The District imposes a Capital Fee of \$11,151 on each single-family residential unit, \$7,307 on each condo/townhome residential unit, and \$9,381 on each duplex. The fees are payable by homebuilders at the time of issuance of building permits. The revenue from the fees is pledged for payment of bonds of the District.

Sustainability Fees

The District imposes a Sustainability Fee of \$3,000 on each single-family residential unit, \$1,500 on each townhome residential unit, \$1,000 on each condo, and \$2,250 on each duplex. The Sustainability Fee is due and payable when a Homebuilder obtains a building permit. The Sustainability Fee is to be used for the purpose of funding qualified residential improvement systems, qualified community-wide sustainability programs, scholarships, general education, administrative expenses, and other uses within the community.

Intergovernmental Revenues (Pledge Revenues)

The District receives certain tax revenues resulting from certain intergovernmental agreements entered into with other governmental entities, which tax revenues are pledged to the repayment of the bonds issued by the District in 2019 (subordinate bonds) and 2020 (senior bonds).

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

**VAUXMONT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Primary Expenditures

Operating Expenditures

Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were included the General Fund budget.

Candelas Special Improvements District Expenditures

Estimated expenditures related to community programs and residential improvement distributions are included the Special Revenue - Candelas Special Improvements District Fund budget.

Debt and Leases

Principal and interest payments are provided based on the debt amortization schedule from the Series 2020 Bonds and Series 2019 Bonds.

\$66,265,000 Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2019

On December 20, 2019, the District issued its Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2019 ("Series 2019 Bonds") in the principal amount of \$66,265,000 for the purpose of: (a) refunding the Series 2015E Note; (b) funding the purchase of the insurance policy issued for the funding of 100% of the Subordinate Reserve Requirement for the Series 2019 Bonds; and (c) paying the costs of issuing the Series 2019 Bonds and a portion of the costs of issuing the 2020 Senior Bonds. The Series 2019 Bonds bear interest at 5.0% per annum for bonds maturing through December 15, 2032 and 3.25% per annum for bonds maturing on December 15, 2033 through December 15, 2050, payable to the extent of the Subordinate Pledged Revenue (discussed below) available annually on December 15 commencing on December 15, 2020, and fully mature on December 15, 2050.

The Series 2019 Bonds are subordinate limited tax (convertible to unlimited tax) general and revenue obligations of the District payable from the "Subordinate Pledged Revenue." The Subordinate Pledge Revenue is generally defined in the documents governing the issuance of the Series 2019 Bonds as: (a) the Subordinate Pledged MRA Revenue (consisting generally of certain revenues received by District No. 2 from AURA and assigned to the District pursuant to the MRA and the Pledge and Assignment Agreement, which amounts remain after amounts used to pay any Senior Obligations (discussed below); (b) all Subordinate Property Tax Revenues (consisting generally of moneys derived by the District from the Subordinate Required Mill Levy, which consists initially of a mill levy not to exceed 50 mills (subject to certain adjustments), Specific Ownership Tax Revenues (consisting of specific ownership taxes received by the District as a result of the Subordinate Required Mill Levy); and (d) all Subordinate Capital Fee Revenue (consisting of one-time fees payable to the District upon the issuance of a building permit within the District which remain after such amounts are used to pay any Senior Obligations). The Series 2019 Bonds are also secured by the Subordinate Reserve Fund established pursuant to the documents governing the issuance of the Series 2019 Bonds and the Surplus Fund, which will not be funded with proceeds of the Series 2019 Bonds, but is required to be funded with excess Subordinate Pledged Revenue, if any.

**VAUXMONT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

\$66,265,000 Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2019 (Continued)

The Series 2019 Bonds are subordinate in their lien status to the Senior Obligations. "Senior Obligations" is generally defined in the documents governing the issuance of the Series 2019 Bonds as the 2015 Bonds, the Cimarron Series 2018 Note (for which the District is obligated to make payment for pursuant to the VXMD Pledge Agreement), any obligations issued on parity with the 2015 Bonds, the Series 2020 Bonds, any obligations constituting "Parity Bonds" under the 2020 Senior Indenture and any other obligations the District designates as a Senior Obligations, including any obligation of the District issued as an unlimited mill levy debt.

The documents governing the Series 2019 Bonds indicate that the Series 2019 Bonds are subject to option and mandatory sinking fund redemption. The Series 2019 Bonds maturing on or after December 15, 2025 are subject to redemption prior to maturing, at the option of the District, on December 15, 2024, and any date thereafter, upon payment of par, accrued interest, and a redemption premium.

The Series 2019 Bonds maturing on December 15, 2050 are also subject to mandatory sinking fund redemption on December 15, 2033, and on each December 15 thereafter prior to the maturity date of such Series 2019 Bonds.

\$66,355,000 Senior Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2020

On September 2, 2020, the District issued its Senior Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2020 ("Series 2020 Bonds") in the principal amount of \$66,355,000 for the purpose of: (a) refunding the Series 2015A Bonds, the Series 2015C Bonds, and the Series 2015D Bonds, as well as the loan incurred by Cimarron Metropolitan District on January 16, 2018, in the original principal amount of \$21,367,000; (b) funding the purchase of the insurance policy issued for the funding of 100% of the Senior Reserve Requirement for the Series 2020 Bonds; and (c) paying certain other costs in connection with issuing the Series 2020 Bonds. The Series 2020 Bonds bear interest at 5% per annum.

Series 2020 Bonds maturing on or after December 1, 2030, are subject to optional redemption prior to maturity upon payment of par and accrued interest, without redemption premium, subject to the terms of that certain Indenture governing the issuance of the Series 2020 Bonds. Further, Series 2020 Bonds maturing on December 1, 2050 are subject to mandatory sinking fund redemption on December 1, 2036, and on each subsequent December 1 prior to December 1, 2050, upon payment of par and accrued interest, without redemption premium, subject to the terms of that certain Indenture governing the issuance of the Series 2020 Bonds.

**VAUXMONT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

\$66,355,000 Senior Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2020 (Continued)

The Series 2020 Bonds are senior limited tax (convertible to unlimited tax) general and revenue obligations of the District payable from the "Senior Pledged Revenue." The Senior Pledge Revenue is generally defined in the documents governing the issuance of the Series 2020 Bonds as: (a) the Pledged MRA Revenue (consisting generally of certain revenues received by District No. 2 from AURA and assigned to the District pursuant to the MRA and the Pledge and Assignment Agreement,(less certain amounts); (b) all Senior Property Tax Revenues (consisting generally of moneys derived by the District from the Senior Required Mill Levy, which consists initially of a mill levy not to exceed 50 mills (subject to certain adjustments), subject to potential conversion to any unlimited mill levy); (c) all Senior Specific Ownership Tax Revenues (consisting of specific ownership taxes received by the District as a result of the Senior Required Mill Levy); (d) all Capital Fees (as defined in the Indenture governing the Series 2020 Bonds); and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund. The Series 2019 Bonds are also secured by the Senior Reserve Fund established pursuant to the documents governing the issuance of the Series 2020 Bonds.

Reserves

Emergency Reserve

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

Debt Service Reserves

The District maintains a Debt Service Reserve as required with the issuance of the Series 2019 Bonds.

This information is an integral part of the accompanying budget.

**VAUXMONT METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	\$66,355,000 Senior Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2020 Dated September 2, 2020 Interest rate 5.00% Principal Due December 1 Interest Payable June 1 and December 1		
	Principal	Interest	Total
2023	\$ 2,135,000	\$3,143,500	\$5,278,500
2024	2,400,000	3,036,750	5,436,750
2025	2,500,000	2,916,750	5,416,750
2026	2,705,000	2,791,750	5,496,750
2027	2,820,000	2,656,500	5,476,500
2028	2,930,000	2,515,500	5,445,500
2029	2,735,000	2,369,000	5,104,000
2030	2,975,000	2,232,250	5,207,250
2031	3,125,000	2,083,500	5,208,500
2032	3,385,000	1,927,250	5,312,250
2033	3,555,000	1,758,000	5,313,000
2034	3,835,000	1,580,250	5,415,250
2035	1,000,000	1,388,500	2,388,500
2036	1,100,000	1,338,500	2,438,500
2037	1,155,000	1,283,500	2,438,500
2038	1,260,000	1,225,750	2,485,750
2039	1,325,000	1,162,750	2,487,750
2040	1,440,000	1,096,500	2,536,500
2041	1,510,000	1,024,500	2,534,500
2042	1,635,000	949,000	2,584,000
2043	1,720,000	867,250	2,587,250
2044	1,855,000	781,250	2,636,250
2045	1,950,000	688,500	2,638,500
2046	2,100,000	591,000	2,691,000
2047	2,205,000	486,000	2,691,000
2048	2,365,000	375,750	2,740,750
2049	2,485,000	257,500	2,742,500
2050	2,665,000	133,250	2,798,250
Total	\$ 62,870,000	\$ 42,660,500	\$ 105,530,500

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**VAUXMONT METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	\$66,265,000 Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2019 Dated December 20, 2019 Interest rate 3.25% - 5.00% Principal Due December 15		
	Interest Payable		
	Principal	Interest	Total
2023	\$ 2,125,000	\$ 2,316,553	\$4,441,553
2024	2,375,000	2,210,303	4,585,303
2025	2,475,000	2,091,553	4,566,553
2026	2,670,000	1,967,803	4,637,803
2027	2,790,000	1,834,303	4,624,303
2028	2,900,000	1,694,803	4,594,803
2029	2,745,000	1,549,803	4,294,803
2030	2,970,000	1,412,553	4,382,553
2031	3,120,000	1,264,053	4,384,053
2032	3,365,000	1,108,053	4,473,053
2033	3,535,000	939,803	4,474,803
2034	3,740,000	824,915	4,564,915
2035	1,200,000	703,365	1,903,365
2036	1,280,000	664,365	1,944,365
2037	1,320,000	622,765	1,942,765
2038	1,405,000	579,865	1,984,865
2039	1,450,000	534,203	1,984,203
2040	1,545,000	487,078	2,032,078
2041	1,595,000	436,865	2,031,865
2042	1,690,000	385,028	2,075,028
2043	1,745,000	330,103	2,075,103
2044	1,845,000	273,390	2,118,390
2045	1,905,000	213,428	2,118,428
2046	2,015,000	151,515	2,166,515
2047	2,080,000	86,028	2,166,028
2048	567,000	18,428	585,428
Total	<u>\$ 56,452,000</u>	<u>\$ 24,700,915</u>	<u>\$ 81,152,915</u>

**This financial information should be read only in connection with the accompanying
accountant's compilation report and summary of significant assumptions.**