

LETTER OF BUDGET TRANSMITTAL

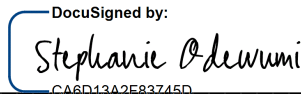
Date: January 23, 2024

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

Attached are the 2024 budget and budget message for AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT in Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on October 10, 2023. If there are any questions on the budget, please contact:

Stephanie Odewumi  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy. Ste. 300  
Greenwood Village, CO 80111  
Tel.: 303-779-5710 Fax: 303-779-0348

I, Stephanie Odewumi, as District Manager of the Airways Business Center Metropolitan District, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:  Stephanie Odewumi  
CA6D13A2F83745D...  
Manager

**RESOLUTION NO. 2023-10-02****RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF AIRWAYS BUSINESS CENTER  
METROPOLITAN DISTRICT, ADAMS COUNTY, 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 2024**

A. The Board of Directors of Airways Business Center Metropolitan District (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.

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 October 10, 2023, 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  
AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT, ADAMS COUNTY,  
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.

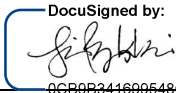
3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

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

RESOLUTION APPROVED AND ADOPTED on October 10, 2023.

**AIRWAYS BUSINESS CENTER  
METROPOLITAN DISTRICT**

By:  DocuSigned by:  
9CB8B244690548C...  
\_\_\_\_\_  
President

Attest:

By:  DocuSigned by:  
CA6D13A2E83745D  
\_\_\_\_\_  
Secretary

**EXHIBIT A**

Budget

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT**  
**Annual Budget**  
**For the Year Ending December 31, 2024**

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 562,939	\$ 678,725	\$ 817,082
REVENUES			
Property taxes	199,129	192,776	75,488
Specific ownership taxes	14,565	16,521	5,284
Interest income	13,932	37,000	35,000
Other revenue	1	-	-
Total revenues	<u>227,627</u>	<u>246,297</u>	<u>115,772</u>
Total funds available	<u>790,566</u>	<u>925,022</u>	<u>932,854</u>
EXPENDITURES			
General Fund	111,841	107,940	163,221
Total expenditures	<u>111,841</u>	<u>107,940</u>	<u>163,221</u>
Total expenditures and transfers out requiring appropriation	<u>111,841</u>	<u>107,940</u>	<u>163,221</u>
ENDING FUND BALANCES	<u>\$ 678,725</u>	<u>\$ 817,082</u>	<u>\$ 769,633</u>
EMERGENCY RESERVE AVAILABLE FOR OPERATIONS	<u>\$ 6,900</u> 671,825	<u>\$ 7,400</u> 809,682	<u>\$ 3,500</u> 766,133
TOTAL RESERVE	<u>\$ 678,725</u>	<u>\$ 817,082</u>	<u>\$ 769,633</u>

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/5/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Commercial	\$ 17,948,790	\$ 17,948,790	\$ 14,075,290
Industrial	-	-	8,732,750
State assessed	80	280	340
Vacant land	30	30	280
Personal property	1,797,100	1,367,290	2,354,140
	<u>19,746,000</u>	<u>19,316,390</u>	<u>25,162,800</u>
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 19,746,000</u>	<u>\$ 19,316,390</u>	<u>\$ 25,162,800</u>

**MILL LEVY**

General	10.000	10.000	3.000
Total mill levy	<u>10.000</u>	<u>10.000</u>	<u>3.000</u>

**PROPERTY TAXES**

General	\$ 197,460	\$ 193,164	\$ 75,488
Levied property taxes	197,460	193,164	75,488
Adjustments to actual/rounding	(234)	-	-
Refunds and abatements	1,903	(388)	-
Budgeted property taxes	<u>\$ 199,129</u>	<u>\$ 192,776</u>	<u>\$ 75,488</u>



**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET**

**WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/5/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 562,939	\$ 678,725	\$ 817,082
REVENUES			
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Interest income	13,932	37,000	35,000
Other revenue	1	-	-
Total revenues	<u>227,627</u>	<u>246,297</u>	<u>115,772</u>
Total funds available	<u>790,566</u>	<u>925,022</u>	<u>932,854</u>
EXPENDITURES			
General and administrative			
Accounting	16,663	20,000	23,000
County Treasurer's fee	3,018	2,892	1,132
Directors' fees	-	-	1,500
Dues and membership	427	408	600
Insurance	4,221	3,905	4,500
District management	17,493	17,000	19,000
Legal	6,713	8,500	10,000
Miscellaneous	206	35	500
Payroll taxes	-	-	115
Election	2,231	2,000	-
Contingency	-	-	8,674
Operations and maintenance			
Engineering	2,270	2,500	5,000
Landscaping	39,342	30,000	55,000
Property management	7,800	7,200	7,200
Stormwater maintenance	-	6,500	15,000
Water	11,457	7,000	12,000
Total expenditures	<u>111,841</u>	<u>107,940</u>	<u>163,221</u>
Total expenditures and transfers out requiring appropriation	<u>111,841</u>	<u>107,940</u>	<u>163,221</u>
ENDING FUND BALANCES	<u>\$ 678,725</u>	<u>\$ 817,082</u>	<u>\$ 769,633</u>
EMERGENCY RESERVE	\$ 6,900	\$ 7,400	\$ 3,500
AVAILABLE FOR OPERATIONS	<u>671,825</u>	<u>809,682</u>	<u>766,133</u>
TOTAL RESERVE	<u>\$ 678,725</u>	<u>\$ 817,082</u>	<u>\$ 769,633</u>

No assurance provided. See summary of significant assumptions.

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide construction, installation, financing and operation of public improvements, including street and safety improvements, water, sanitary sewer, storm drainage, park and recreation facilities, and mosquito control. The District's service area is located entirely within the City of Aurora, Adams County, Colorado.

The District was organized on November 12, 2003. The District's organizational election approved general obligation indebtedness of \$3,678,750 for street and safety improvements, \$925,000 for water supply system, \$2,590,000 for sanitary sewer system, \$50,000 for parks and recreation, \$7,243,750 for refinancing of District debt, and \$625,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance. Additionally, the election allows the District to collect, spend, and retain revenues beyond limitations, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

On November 4, 2014, an election approved an annual increase in taxes of \$5,000,000 for District administration, operations, maintenance and capital expenses. Additionally, the election allows the District to collect, spend, and retain revenues beyond limitations, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Emergency reserves, required under TABOR have been provided.

The District prepares its budget on the modified accrual basis of accounting in accordance with 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.

**Revenues**

**Property Taxes**

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

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

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

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

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

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County 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 7.00% of the property taxes collected by the General Fund.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**Administrative Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, landscaping and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Debt and Leases**

The District has no debt nor operating or capital leases.

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

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.**

**NOTICE AS TO PROPOSED 2024 BUDGET  
AND AMENDMENT OF 2023 BUDGET**

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
ADAMS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Airways Business Center Metropolitan District (the “**District**”) for the ensuing year of 2024. The necessity may also arise for the amendment of the 2023 budget of the District. Copies of the proposed 2024 budget and 2023 amended budget (if appropriate) are on file in the office of the District’s Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111, where same are available for public inspection. Such proposed 2024 budget and 2023 amended budget will be considered at a special meeting to be held on October 10, 2023 at 9:00 a.m. via telephone and videoconference. To attend and participate by telephone, dial 1-720-547-5281 and enter passcode 465 227 02#. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing online at [www.airwaysbcmd.org](http://www.airwaysbcmd.org) . Any interested elector within the District may, at any time prior to the final adoption of the 2024 budget or the 2023 amended budget, inspect the 2024 budget and the 2023 amended budget and file or register any objections thereto.

**AIRWAYS BUSINESS CENTER  
METROPOLITAN DISTRICT**

*/s/ Paula J. Williams*

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McGEADY BECHER P.C.  
Attorneys for the District

Published in: The Sentinel  
Published on: September 28, 2023

**RESOLUTION NO. 2023-10-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Airways Business Center Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on October 10, 2023.

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 Airways Business Center Metropolitan District, Adams County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 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 2024 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 2024 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 Board of County Commissioners of Adams County, 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

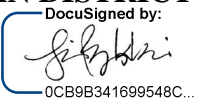
valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on October 10, 2023.

**AIRWAYS BUSINESS CENTER  
METROPOLITAN DISTRICT**

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

Attest:

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



**EXHIBIT**

Certification of Tax

Levies

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

**On behalf of the** Airways Business Center Metropolitan District,  
 (taxing entity)<sup>A</sup>  
 the Board of Directors,  
 (governing body)<sup>B</sup>  
 of the Airways Business Center Metropolitan District,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 25,162,800  
(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 25,162,800  
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 01/10/24 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> <sup>2</sup>	<u>REVENUE</u> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>3.000</u> mills	\$ <u>75,488</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; padding: 2px;"><u>3.000</u></span> mills	<span style="border: 1px solid black; padding: 2px;">\$ <u>75,488</u></span>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<span style="border: 1px solid black; padding: 2px;"><u>3.000</u></span> mills	<span style="border: 1px solid black; padding: 2px;">\$ <u>75,488</u></span>

Contact person: Jason Carroll Phone: ( 303) 779-5710  
 Signed: Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

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

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**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<sup>J</sup>:**

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<sup>K</sup>:**

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, Stephanie Odewumi, hereby certify that I am the duly appointed Secretary of the Airways Business Center Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Airways Business Center Metropolitan District held on October 10, 2023.

DocuSigned by:

*Stephanie Odewumi*

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Secretary

**NOTICE AS TO PROPOSED 2024 BUDGET  
AND AMENDMENT OF 2023 BUDGET**

**AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT  
ADAMS COUNTY, COLORADO**

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**AIRWAYS BUSINESS CENTER  
METROPOLITAN DISTRICT**

*/s/ Paula J. Williams*

---

McGEADY BECHER P.C.  
Attorneys for the District

Published in: The Sentinel  
Published on: September 28, 2023