

**ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT
ANNUAL REPORT FOR REPORT YEAR 2021
ADAMS COUNTY, COLORADO**

This annual report is submitted to the County of Adams consistent with Section 7 of the Service Plan for the Rocky Mountain Rail Park Metropolitan District (the “District”). The District was organized in July 2019, and therefore this report includes minimal District activity.

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

During the report year of 2021, the Board of Directors did not make or propose any changes to the boundaries of the District.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

During the report year of 2021, the District did not enter into any intergovernmental agreements with other governmental entities.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

During the report year of 2021, the District did not adjust its rules and regulations.

4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

During the report year of 2021, the District was not involved in any litigation, and is not currently involved in any litigation.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

During the report year of 2021, the District did not construct any public improvements.

6. The assessed valuation of the District for the current year.

The assessed valuation as certified by Adams County in 2021 was \$680,700.

7. Current year budget including a description of the Public Improvements anticipated to be constructed in such year.

The District's 2022 budget is attached as Exhibit A. The District anticipates the construction of Public Improvements during 2022.

8. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The District has applied for an audit extension and the audit is not available at this time.

9. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

Not applicable.

10. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

Not applicable.

Respectfully submitted this 30th day of June, 2022.

SPENCER FANE LLP

By: */s/ Russel W. Dykstra*
Russell W. Dykstra
Attorney for the District

EXHIBIT A

LETTER OF BUDGET TRANSMITTAL

Date: January 28, 2022

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

Attached are the 2022 budget and budget message for ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT in Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 12, 2021. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP
Attn: Carrie Bartow
111 South Tejon Street, Suite 705
Colorado Springs, CO 80903
719-473-3630

I, Heidi Webb Kelly, as President of the Rocky Mountain Rail Park Metropolitan District, hereby certify that the attached is a true and correct copy of the 2022 budget.

By: Heidi Kelly

RESOLUTION
TO ADOPT 2022 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022, AND ENDING ON THE LAST DAY OF DECEMBER, 2022,

WHEREAS, the Board of Directors of the Rocky Mountain Rail Park Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 12, 2021 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$6,521.00; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$32,610.00; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2021 valuation for assessment for the District as certified by the County Assessor of Adams County is \$652,190.00; and

WHEREAS, at an election held on July 2, 2019 the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT OF ADAMS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Rocky Mountain Rail Park Metropolitan District for calendar year 2022.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2022 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2022 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2022 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 50.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2022 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2022 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2021, to the Board of County Commissioners of Adams County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Adams County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2021 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 12th day of November 2021.

ROCKY MOUNTAIN RAIL PARK
METROPOLITAN DISTRICT

Sheldon Kelly

President

ATTEST:

Robert T. Wagner

Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION - DOUGLAS COUNTY			
Agricultural	\$ 27,860	\$ 27,860	\$ 22,190
Oil and Gas	-	652,910	630,000
	<u>27,860</u>	<u>680,770</u>	<u>652,190</u>
Certified Assessed Value	<u>\$ 27,860</u>	<u>\$ 680,770</u>	<u>\$ 652,190</u>
MILL LEVY			
General	10.000	10.000	10.000
Debt Service	50.000	50.000	50.000
Total mill levy	<u>60.000</u>	<u>60.000</u>	<u>60.000</u>
PROPERTY TAXES			
General	\$ 279	\$ 6,808	\$ 6,522
Debt Service	1,393	34,039	32,610
Budgeted property taxes	<u>\$ 1,672</u>	<u>\$ 40,846</u>	<u>\$ 39,132</u>
BUDGETED PROPERTY TAXES			
General	\$ 279	\$ 6,808	\$ 6,521
Debt Service	1,393	34,039	32,610
	<u>\$ 1,672</u>	<u>\$ 40,846</u>	<u>\$ 39,131</u>

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$ (30,414)	\$ 51,535,589
REVENUES			
Property taxes	1,672	40,847	39,131
Specific ownership tax	122	78	2,739
Interest income	3	11,794	25,400
Developer advance	9,000	90,500	102,000
Bond Proceeds	-	56,450,000	-
Bond Premium	-	1,559,784	-
Tap Fees	-	-	350,000
User charges	-	-	30,000
Subordinate Bond Proceeds	-	7,200,000	-
Total revenues	<u>10,797</u>	<u>65,353,003</u>	<u>549,270</u>
TRANSFERS IN	<u>-</u>	<u>12,339,903</u>	<u>340,798</u>
Total funds available	<u>10,797</u>	<u>77,662,492</u>	<u>52,425,657</u>
EXPENDITURES			
General and administrative	41,211	65,000	109,000
Debt service	-	1,772,000	2,837,000
Capital projects	-	11,950,000	40,951,821
Enterprise	-	-	39,202
Total expenditures	<u>41,211</u>	<u>13,787,000</u>	<u>43,937,023</u>
TRANSFERS OUT	<u>-</u>	<u>12,339,903</u>	<u>340,798</u>
Total expenditures and transfers out requiring appropriation	<u>41,211</u>	<u>26,126,903</u>	<u>44,277,821</u>
ENDING FUND BALANCES	<u>\$ (30,414)</u>	<u>\$ 51,535,589</u>	<u>\$ 8,147,836</u>
EMERGENCY RESERVE	\$ -	\$ 300	\$ 300
CAPITALIZED INTEREST - SERIES 2021	-	5,645,000	2,822,500
DEBT SERVICE RESERVE FUND - SERIES 2021	-	4,923,000	4,923,000
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 10,568,300</u>	<u>\$ 7,745,800</u>

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ (31,909)	\$ 424
REVENUES			
Property taxes	279	6,808	6,521
Specific ownership taxes	20	21	456
Interest income	3	4	-
Developer advance	9,000	90,500	102,000
Total revenues	9,302	97,333	108,977
Total funds available	9,302	65,424	109,401
EXPENDITURES			
General and administrative			
Accounting	8,199	38,000	45,000
Banking fees	72	-	-
County Treasurer's fee	-	-	98
Dues and membership	355	532	600
Insurance	100	100	5,000
District management	8,356	-	-
Legal	20,646	20,000	45,000
Miscellaneous	952	100	1,000
Election	544	-	3,000
Contingency	-	6,268	9,302
Operations and maintenance			
Formation Costs	1,987	-	-
Total expenditures	41,211	65,000	109,000
Total expenditures and transfers out requiring appropriation	41,211	65,000	109,000
ENDING FUND BALANCE	\$ (31,909)	\$ 424	\$ 401
EMERGENCY RESERVE	\$ -	\$ 300	\$ 300
TOTAL RESERVE	\$ -	\$ 300	\$ 300

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ 1,495	\$ 10,607,344
REVENUES			
Property taxes	1,393	34,039	32,610
Specific ownership taxes	102	57	2,283
Interest income	-	3,850	1,400
Total revenues	<u>1,495</u>	<u>37,946</u>	<u>36,293</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>12,339,903</u>	<u>340,798</u>
Total funds available	<u>1,495</u>	<u>12,379,344</u>	<u>10,984,435</u>
EXPENDITURES			
General and administrative			
Contingency	-	97	7,010
Debt Service			
Paying agent fees	-	-	7,000
Bond interest - 2021A	-	1,771,903	2,822,500
County Treasurer's Fees	-	-	490
Total expenditures	<u>-</u>	<u>1,772,000</u>	<u>2,837,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,772,000</u>	<u>2,837,000</u>
ENDING FUND BALANCE	<u>\$ 1,495</u>	<u>\$ 10,607,344</u>	<u>\$ 8,147,435</u>
CAPITALIZED INTEREST - SERIES 2021	\$ -	\$ 5,645,000	\$ 2,822,500
DEBT SERVICE RESERVE FUND - SERIES 2021	-	4,923,000	4,923,000
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 10,568,000</u>	<u>\$ 7,745,500</u>

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 40,927,821
REVENUES			
Bond Proceeds	-	56,450,000	-
Interest income	-	7,940	24,000
Bond Premium	-	1,559,784	-
Subordinate Bond Proceeds	-	7,200,000	-
Total revenues	-	65,217,724	24,000
Total funds available	-	65,217,724	40,951,821
EXPENDITURES			
General and Administrative			
Accounting	-	450	36,000
Legal	-	4,882	36,000
Capital Projects			
Engineering	-	9,276	75,000
Capital outlay - Water and Environmental Program	-	6,050,000	22,916,331
Bond Issue Cost	-	1,628,041	-
Capital outlay - Community Facilities	-	4,257,351	17,888,490
Total expenditures	-	11,950,000	40,951,821
TRANSFERS OUT			
Transfers	-	12,339,903	-
Total expenditures and transfers out requiring appropriation	-	24,289,903	40,951,821
ENDING FUND BALANCE	\$ -	\$ 40,927,821	\$ -

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
ENTERPRISE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Tap Fees	-	-	350,000
User Charges	-	-	30,000
Total revenues	<u>-</u>	<u>-</u>	<u>380,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>380,000</u>
EXPENDITURES			
General and Administrative			
Operating Expenses	-	-	39,202
Total expenditures	<u>-</u>	<u>-</u>	<u>39,202</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>-</u>	<u>340,798</u>
Total expenditures and transfers out	<u>-</u>	<u>-</u>	<u>380,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was formed by order and decree on July 9, 2019 in Adams County, Colorado, 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 Adams County Board of County Commissioners. The District's service area is located in Adams County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services and mosquito control.

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.

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 District is required to impose a Required Mill Levy for the Series 2021 Bonds in an amount sufficient to pay the principal of and interest on the Bonds and to replenish the Reserve Fund to the Reserve Requirement equal to \$4,923,000, but not in excess of 50.000 mills (subject to adjustment) and, if the Surplus Fund is less than the Maximum Surplus Amount of \$11,290,000, the Required Mill Levy is to be 50.000 mills (subject to adjustment).

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.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

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.

Net Investment Income

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately .1%.

Developer Advances

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from legally available revenue.

Enterprise Revenues

It is anticipated that the Development will contain water wells and storage tanks to provide potable water and non-potable irrigation water throughout the District, and a sanitary package plant, effluent water storage and sanitation treatment facilities necessary to provide sanitation services throughout the District. The District declared its intent to operate its water activities as a Water Enterprise and its sanitation activities as a Sanitation Enterprise. The District adopted a Resolution Adopting a Schedule of Rates, Fees and Charges imposing tap fees and ongoing service fees for water, wastewater, and fire suppression services.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, and insurance. Estimated operating expenditures which include landscape maintenance, irrigation, repairs and maintenance, asphalt repair, pet waste disposal, and snow removal are also included in the General Fund budget.

County Treasurer's Fees

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

Debt Service

The debt service schedule for the District's Series 2021 Bonds is displayed on the Schedule of Debt Service Requirements to Maturity.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Enterprise Operations and Maintenance Expenditures

Operations and Maintenance expenditures include the estimated services necessary for operating, maintaining and repairing the water system, including legal and overhead expenses of the District directly related to the administration of the Water Enterprise and the Sanitation Enterprise.

Debt and Leases

On April 15, 2021, the District issued \$56,450,000 in Series 2021A General Obligation Limited Tax Bonds with an interest rate of 5.00%, maturing on December 1, 2055 and \$7,200,000 Series 2021B Subordinate General Obligation Limited Tax Bonds with an interest rate of 8.25%, maturing on December 15, 2055. Proceeds from the Bonds will be used for the purpose of the construction of public infrastructure, funding reserves and capitalized interest, and other costs incurred in connection with the issuance of the bonds.

The Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2026, to February 28, 2027	3.00%
March 1, 2027, to February 29, 2028	2.00
March 1, 2028, to February 28, 2029	1.00
March 1, 2029, and thereafter	0.00

The Senior Bonds are payable solely from and to the extent of the Senior Pledged Revenue, defined in the Senior Indenture as the moneys derived by the district from the following sources net of any costs of collection of the County and any property tax refunds or abatements authorized by or on behalf of the County:

- (a.) the Senior Required Mill Levy;
- (b.) the portion of Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy;
- (c.) the Senior Enterprise Revenues; and
- (d.) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

	Balance December 31, 2020	Additions	Deletions	Balance December 31, 2021
Limited Tax Obligation Bonds:				
Senior - Series 2021A	\$ -	\$ 56,450,000	\$ -	\$ 56,450,000
Subordinate - Series 2021B	-	7,200,000	-	7,200,000
Accrued Interest on				
Senior - Series 2021A	-	1,771,903	-	1,771,903
Subordinate - Series 2021B	-	429,000	-	429,000
Other Debts:				
Developer Advances - O&M	9,000	90,500	-	99,500
Accrued Interest on				
Developer Advances - O&M	-	5,074	-	5,074
Total	<u>\$ 9,000</u>	<u>\$ 65,946,477</u>	<u>\$ -</u>	<u>\$ 65,955,477</u>
	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022
Limited Tax Obligation Bonds				
Senior - Series 2021A	\$ 56,450,000	\$ -	\$ -	\$ 56,450,000
Subordinate - Series 2021B	7,200,000	-	-	7,200,000
Accrued Interest on				
Senior - Series 2021A	1,771,903	2,822,500	-	4,594,403
Subordinate - Series 2021B	429,000	594,000	-	1,023,000
Other Debts:				
Developer Advances - O&M	99,500	102,000	-	201,500
Accrued Interest on				
Developer Advances - O&M	5,074	12,074	-	17,148
Total	<u>\$ 65,955,477</u>	<u>\$ 3,530,574</u>	<u>\$ -</u>	<u>\$ 69,486,051</u>

The District has no operating or capital leases.

**ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 Reserve

The Districts is required to maintain a debt service reserve in accordance with the 2021 bond issuance. The reserve has been established.

This information is an integral part of the accompanying budget.

**ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT
SCHEDULE OF ESTIMATED DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$56,450,000
Limited Tax General Obligation Bonds
Series 2021A
Dated April 15, 2021
Principal due December 1
Interest Rate 5.00%
June 1 and December 1**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ 2,822,500	\$ 2,822,500
2023	-	2,822,500	2,822,500
2024	-	2,822,500	2,822,500
2025	-	2,822,500	2,822,500
2026	605,000	2,822,500	3,427,500
2027	655,000	2,792,250	3,447,250
2028	755,000	2,759,500	3,514,500
2029	800,000	2,721,750	3,521,750
2030	915,000	2,681,750	3,596,750
2031	965,000	2,636,000	3,601,000
2032	1,085,000	2,587,750	3,672,750
2033	1,150,000	2,533,500	3,683,500
2034	1,280,000	2,476,000	3,756,000
2035	1,355,000	2,412,000	3,767,000
2036	1,500,000	2,344,250	3,844,250
2037	1,580,000	2,269,250	3,849,250
2038	1,740,000	2,190,250	3,930,250
2039	1,835,000	2,103,250	3,938,250
2040	2,005,000	2,011,500	4,016,500
2041	2,115,000	1,911,250	4,026,250
2042	2,300,000	1,805,500	4,105,500
2043	2,425,000	1,690,500	4,115,500
2044	2,630,000	1,569,250	4,199,250
2045	2,775,000	1,437,750	4,212,750
2046	3,000,000	1,299,000	4,299,000
2047	3,155,000	1,149,000	4,304,000
2048	3,405,000	991,250	4,396,250
2049	3,585,000	821,000	4,406,000
2050	3,855,000	641,750	4,496,750
2051	8,980,000	449,000	9,429,000
	<u>\$ 56,450,000</u>	<u>\$ 62,396,750</u>	<u>\$ 118,846,750</u>

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES¹ for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Rocky Mountain Rail Park Metropolitan District,
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Rocky Mountain Rail Park Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 652,190 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 652,190 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/02/2021 for budget/fiscal year 2022.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.000</u> mills	\$ <u>6,521</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>10.000</u> mills	<u>\$ 6,521</u>
3. General Obligation Bonds and Interest ^J	<u>50.000</u> mills	\$ <u>32,610</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	<u>60.000</u> mills	<u>\$ 39,131</u>

Contact person: Carrie Bartow Daytime phone: (303) 779-5710

Signed:  Title: Accountant for the District

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

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

CERTIFICATION OF TAX LEVIES, continued

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

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public Infrastructure Improvements |
| | Series: | General Obligation Limited Tax Bonds, Series 2021A |
| | Date of Issue: | April 15, 2021 |
| | Coupon Rate: | 5.00% |
| | Maturity Date: | December 1, 2050 |
| | Levy: | 50.000 |
| | Revenue: | 32,610 |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

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