JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2019

with

Independent Auditor’s Report

C O N T E N T S

FI$CAL F●CUS PARTNERS LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Jefferson Center Metropolitan District No. 1
Jefferson County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Jefferson Center Metropolitan District No. 1 (the District) as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Jefferson Center Metropolitan District No. 1, as of December 31, 2019, and the respective changes in financial position thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Fiscal Focus Partners, LLC

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Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplemental information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The continuing disclosure annual information as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Fiscal Focus Partners, LLC

Greenwood Village, Colorado
July 24, 2020

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2019

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 270,354	$ -	$ -	$ 270,354	$ -	$ 270,354
Cash and investments - restricted	-	3,682,019	4,588,541	8,270,560	-	8,270,560
Receivable - County Treasurer	8,333	83,345	-	91,678	-	91,678
Property taxes receivable	73,071	730,774	-	803,845	-	803,845
Prepaid expenses	4,644	-	-	4,644	-	4,644
Due from other funds	-	-	14,237	14,237	(14,237)	-
Due from JCMD#2	-	22,720	-	22,720	-	22,720
Construction deposit	-	-	103,850	103,850	-	103,850
Water rights	-	-	-	-	171,184	171,184
Construction in progress	-	-	-	-	19,864,869	19,864,869
Capital assets, net of accumulated depreciation	-	-	-	-	124,669	124,669
Total Assets	$ 356,402	$ 4,518,858	$ 4,706,628	$ 9,581,888	20,146,485	29,728,373
LIABILITIES						
Accounts payable	$ 20,089	$ -	$ 807,627	$ 827,716	-	827,716
Retainage payable	-	-	402,496	402,496	-	402,496
Accrued interest on bonds	-	-	-	-	127,285	127,285
Due to other funds	-	14,237	-	14,237	(14,237)	-
Long-term liabilities:						
Due within one year	-	-	-	-	888,393	888,393
Due in more than one year	-	-	-	-	40,949,724	40,949,724
Total Liabilities	20,089	14,237	1,210,123	1,244,449	41,951,165	43,195,614
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	73,071	730,774	-	803,845	-	803,845
Total Deferred Inflows of Resources	73,071	730,774	-	803,845	-	803,845
FUND BALANCES						
Fund Balances:						
Nonspendable:						
Prepaids	4,644	-	-	4,644	(4,644)	-
Restricted:						
Emergencies	3,854	-	-	3,854	(3,854)	-
Debt service	-	3,773,847	-	3,773,847	(3,773,847)	-
Capital projects	-	-	3,496,505	3,496,505	(3,496,505)	-
Assigned:						
Subsequent years disbursements	254,744	-	-	254,744	(254,744)	-
Total Fund Balances	263,242	3,773,847	3,496,505	7,533,594	(7,533,594)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 356,402	$ 4,518,858	$ 4,706,628	$ 9,581,888		
NET POSITION						
Net investment in capital assets					(41,542,264)	(41,542,264)
Restricted for:						
Emergencies					3,854	3,854
Debt service					3,646,562	3,646,562
Capital projects					3,496,505	3,496,505
Unrestricted					20,124,257	20,124,257
Total Net Position					$ (14,271,086)	$(14,271,086)

The notes to the financial statements are an integral part of these statements.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2019

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 5,100	$ -	$ -	$ 5,100	$ -	$ 5,100
Election expense	28	-	-	28	-	28
Engineering	-	-	427,125	427,125	(427,125)	-
Insurance	5,474	-	-	5,474	-	5,474
Landscape maintenance	26,670	-	-	26,670	-	26,670
Legal	54,790	-	59,607	114,397	(59,607)	54,790
Management fees	22,116	-	-	22,116	-	22,116
Miscellaneous expenses	1,576	-	-	1,576	-	1,576
Office supplies	2,371	-	-	2,371	-	2,371
Project management	-	-	477,904	477,904	(477,904)	-
Snow removal	4,869			4,869		4,869
Treasurer's fees	1,480	14,800	-	16,280	-	16,280
Utilities	5,391	-	-	5,391	-	5,391
Series 2015 Bond principal	-	585,000	-	585,000	(585,000)	-
Series 2015 Bond interest expense	-	964,450	-	964,450	10,309	974,759
Series 2017 Bond interest expense	-	590,756	-	590,756	3,346	594,102
Paying agent fee	-	3,875	-	3,875	-	3,875
Series 2010B principal	-	-	4,451	4,451	(4,451)	-
Series 2010B interest expense	-	-	426,010	426,010	456,396	882,406
Transfer to JCMD #2 Debt Service	-	1,253,174	-	1,253,174	-	1,253,174
Transfer to JCMD #2 General Fund	48,304	-	-	48,304	-	48,304
Transfer to Mt Shadows for O&M	2,910	-	-	2,910	-	2,910
Capital improvements	-	-	5,147,334	5,147,334	(5,147,334)	-
Depreciation expense	-	-	-	-	9,489	9,489
Total Expenditures	181,079	3,412,055	6,542,431	10,135,565	(6,221,881)	3,913,684
PROGRAM REVENUES						
Facility fees	-	-	102,053	102,053	-	102,053
Total Program Revenues	-	-	102,053	102,053	-	102,053
Net Program Income (Expenses)	(181,079)	(3,412,055)	(6,440,378)	(10,033,512)	6,221,881	(3,811,631)
GENERAL REVENUES						
Property taxes	184,388	1,844,166	-	2,028,554	-	2,028,554
Less AURA portion of District taxes	(100,092)	(1,001,050)	-	(1,101,142)	-	(1,101,142)
Specific ownership taxes	11,398	114,003	-	125,401	-	125,401
AURA tax increment	100,092	1,001,050	-	1,101,142	-	1,101,142
AURA increment - other governments	-	1,253,174	-	1,253,174	-	1,253,174
Interest income	23,601	82,005	11,562	117,168	-	117,168
Other income	-	-	55,198	55,198	-	55,198
Transfer from JCMD#2	-	231,501	-	231,501	-	231,501
Total General Revenues	219,387	3,524,849	66,760	3,810,996	-	3,810,996
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	38,308	112,794	(6,373,618)	(6,222,516)	6,221,881	(635)
OTHER FINANCING SOURCES (USES)						
Developer advances	-	-	8,294,894	8,294,894	(8,294,894)	-
Total Other Financing Sources (Uses)	-	-	8,294,894	8,294,894	(8,294,894)	-
NET CHANGES IN FUND BALANCES	38,308	112,794	1,921,276	2,072,378	(2,072,378)	-
CHANGE IN NET POSITION					(635)	(635)
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	224,934	3,661,053	1,575,229	5,461,216	(19,731,667)	(14,270,451)
END OF YEAR	$ 263,242	$ 3,773,847	$ 3,496,505	$ 7,533,594	$ (21,804,680)	$ (14,271,086)

The notes to the financial statements are an integral part of these statements.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2019

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 180,973	$ 184,388	$ 3,415
Less AURA portion of District taxes	(104,660)	(100,092)	4,568
Specific ownership taxes	12,801	11,398	(1,403)
AURA tax increment	104,660	100,092	(4,568)
Interest income	2,000	23,601	21,601
Total Revenues	195,774	219,387	23,613
EXPENDITURES			
Accounting and audit	11,500	5,100	6,400
Election expense	2,000	28	1,972
Insurance	5,250	5,474	(224)
Landscape maintenance	16,000	26,670	(10,670)
Legal	45,000	54,790	(9,790)
Management fees	32,000	22,116	9,884
Miscellaneous expenses	2,000	1,576	424
Office supplies	1,000	2,371	(1,371)
Snow removal	-	4,869	(4,869)
Treasurer's fees	2,715	1,480	1,235
Utilities	10,000	5,391	4,609
Transfer to JCMD #2 General Fund	54,164	48,304	5,860
Transfer to Mt Shadows for O&M	2,910	2,910	-
Contingency	310,824	-	310,824
Emergency reserve	3,826	-	3,826
Total Expenditures	499,189	181,079	318,110
NET CHANGE IN FUND BALANCE	(303,415)	38,308	341,723
FUND BALANCE:			
BEGINNING OF YEAR	303,415	224,934	(78,481)
END OF YEAR	$ -	$ 263,242	$ 263,242

The notes to the financial statements are an integral part of these statements.

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Jefferson Center Metropolitan District No. 1, located in Jefferson County, Colorado, conform to the accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on October 25, 1989, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District, along with Jefferson Center Metropolitan District No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and Mountain Shadows Metropolitan District ("MSMD") (collectively, the "Districts"), each of which was organized in 2004, serve a service area which is located primarily in the City of Arvada, with some portions outside the City in unincorporated Jefferson County. 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 the financing, 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, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and MSMD (the "Financing Districts") are responsible for providing certain funding needed to support the Service District's provision of services. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB Pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

The District has no employees and all operations and administrative functions are contracted.

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District’s financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2019, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund’s average equity balance in the total cash.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this section at December 31, 2019.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Original Issue Discount

Original issue discount from the Series 2015 and 2017 Bonds are being amortized over the respective terms of the bonds using the interest/straight-line method. Accumulated amortization of original issue discount amounted to $61,003 at December 31, 2019.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of three years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Infrastructure and buildings	20-50 years
Other capital assets	5-20 years

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Balance

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of $4,644 represents prepaid expenditures.

Restricted Fund Balance
The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $3,854 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $3,773,847 is restricted for the payment of the debt service costs associated with the Refunding Revenue Bonds, Series 2015 and Revenue Completion Bonds Series 2017 (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of $3,496,505 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance
The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance
Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2020.

Unassigned Fund Balance
Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

As of December 31, 2019, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	$ 270,354
Cash and investments – Restricted	8,270,560
Total	$ 8,540,914

Cash and investments as of December 31, 2019, consist of the following:

Deposits with financial institutions	$ 4,757,543
Investments – MSILF	3,213
Investments – COLOTRUST	3,780,158
	$ 8,540,914

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. This investments' values are calculated using the net asset value method (NAV) per share.

As of December 31, 2019, the District had the following investments:

Morgan Stanley Institutional Liquidity Fund

The Morgan Stanley Institutional Liquidity Fund ("MSILF") is rated AAAm by Standard & Poor's and the maturity is weighted average under 18 days. MSILF records its investments at fair value and the District records its investment in MSILF using the net asset value method. The fund is a money market fund with each share maintaining a value of $1.00. The money market fund invests in high quality debt securities issued by the U.S. Government. At December 31, 2019, the District had $3,213 invested in the MSILF held by a trustee.

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trusts operate similarly to a money market fund with each share maintaining a value of $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2019, the District had $3,780,158 invested in COLOTRUST, of which $3,674,839 is held in trust accounts with UMB Bank.

Credit Risk

The District investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2019, follows:

Governmental Type Activities:	Balance 1/1/2019	Additions	Deletions	Balance 12/31/2019
Capital assets not being depreciated:				
Water rights	$ 171,184	$ -	$ -	$ 171,184
Construction in progress	13,752,899	6,111,970	-	19,864,869
Total capital assets not being depreciated	13,924,083	6,111,970	-	20,036,053
Capital assets being depreciated:				
Infrastructure and landscaping	295,471	-	-	295,471
Machinery and equipment	2,750	-	-	2,750
Total capital assets being depreciated	298,221	-	-	298,221
Accumulated Depreciation:				
Infrastructure and landscaping	(161,313)	(9,489)	-	(170,802)
Machinery and equipment	(2,750)	-	-	(2,750)
Total accumulated depreciation	(164,063)	(9,489)	-	(173,552)
Net capital assets being depreciated	134,158	(9,489)	-	124,669
Government type assets, net	$ 14,058,241	$ 6,102,481	$ -	$ 20,160,722

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2019, is as follows:

Refunding Revenue Bonds, Series 2015

On December 1, 2015 the District issued $19,370,000 of Refunding Revenue Bonds Series 2015 (the "Series 2015 Bonds") dated December 1, 2015 for the purpose of financing or reimbursing public improvements related to the Development, refunding the Vauxmont Metropolitan District Refunding Revenue Bonds Series 2015B, funding the Reserve Fund and paying the cost of issuing the Series 2015 Bonds. The Series 2015 Bonds bear interest between the rates of 4.75% to 5.5%, payable semiannually on each June 1 and December 1, commencing on June 1, 2016. The 2015 Bonds are secured by Pledged Revenues including the Required Mill Levy (as defined in the Indenture of Trust for the Series 2015 Bonds or the "Indenture"), specific ownership taxes attributable to the Required Mill Levy, the Series 2015B TIF Revenue (as defined in the

Indenture), any profit from investments of money in funds holding Pledged Revenue held under the Indenture, and any other legally available amounts that the District may designate held under the Indenture. The Series 2015 Bonds are also secured by a Reserve Requirement in the amount of $700,000 and a Surplus Fund Requirement of $1,300,000. As long as the amount on deposit in the Surplus Fund is less than the Surplus Fund Requirement, the Required Mill levy shall equal 50 mills and in no event shall the Required Mill Levy exceed 50 mills. As of December 31, 2019, the District has $701,016 deposited in the Reserve Fund and $1,301,799 deposited in the Surplus Fund.

The Series 2015 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2017. The Series 2015 Bonds are also subject to mandatory excess funds redemption in integral multiples of $1,000, on December 1, 2018, solely from and to the extent of any moneys held in the Restricted Project Fund on November 1, 2018. At December 31, 2019, the District has $0 deposited in the Restricted Project Fund. The Series 2015 Bonds may be prepaid on December 1, 2020 and on any date thereafter with a redemption premium as follows:

3% of the amount redeemed prior to December 1, 2021
2% of the amount redeemed prior to December 1, 2022
1% of the amount redeemed prior to December 1, 2023
Redemptions on and after December 1, 2023 are at par

Revenue Completion Bonds, Series 2017

On April 6, 2017 the District issued $10,402,000 of Revenue Completion Bonds Series 2017 (the "Series 2017 Bonds") dated April 6, 2017 for the purpose of financing or reimbursing public improvements related to the Development, refunding the Series 2010A-1 Note and the Series 2010 A-2 Note, paying capitalized interest on the Series 2017 Bonds, funding the Reserve Fund for the Series 2017 Bonds and paying the cost of issuing the Series 2017 Bonds. The Series 2017 Bonds bear interest between the rates of 5.625% to 5.750%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017. The Series 2017 Bonds were issued on parity with the District's Series 2015 Bonds and are secured by Pledged Revenues including the Required Mill Levy (as defined in the Indenture of Trust for the Series 2017 Bonds or the "2017 Indenture"), specific ownership taxes attributable to the Required Mill Levy, the Series 2015B TIF Revenue (as defined in the 2017 Indenture), any profit from investments of money in funds holding Pledged Revenue held under the 2017 Indenture, and any other legally available amounts that the District may designate held under the 2017 Indenture. The Series 2017 Bonds are also secured by a Reserve Requirement in the amount of $888,027 and capitalized interest in the amount of $901,700. As of December 31, 2019, the District has $889,315 deposited in the Reserve Fund and $0 deposited in the Capitalized Interest Fund.

The Series 2017 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2020. The Series 2017 Bonds may be prepaid on December 1, 2020 and on any date thereafter with a redemption premium as follows:

3% of the amount redeemed prior to December 1, 2021
2% of the amount redeemed prior to December 1, 2022
1% of the amount redeemed prior to December 1, 2023
Redemptions on and after December 1, 2023 are at par

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2015 and 2017 Bonds:

	Principal	Interest	Total
2020	$ 904,000	$ 1,527,419	$ 2,431,419
2021	927,000	1,482,518	2,409,518
2022	983,000	1,436,369	2,419,369
2023	1,016,000	1,387,288	2,403,288
2024	1,085,000	1,336,525	2,421,525
2025-2029	6,329,000	5,793,876	12,122,876
2030-2034	4,623,000	4,241,957	8,864,957
2035-2039	3,001,000	3,124,185	6,125,185
2040-2044	4,282,000	2,159,404	6,441,404
2045-2047	4,992,000	591,373	5,583,373
	$ 28,142,000	$ 23,080,914	$ 51,222,914

Subordinate Non-revolving Letter of Credit Note, Series 2010B

On November 1, 2010, the District authorized the issuance of its Subordinate Non-revolving Letter of Credit Note, Series 2010B, in an amount not to exceed $229,238,000 (“2010B Subordinate Note”) to CCLLC to reimburse amounts advanced to the District under the CCLLC Facilities Funding and Acquisition Agreement, amended and restated on July 23, 2013, (see Note 5) related to the funding of certain construction related expenses for public improvements to be located within and/or benefiting property within the boundaries of the District, as is more specifically described in the Certified Record of Proceedings relating to issuance of the 2010B Subordinate Note (“2010B Subordinate Resolution”).

In November 2015, the District issued $128,807 of the Series 2010B Subordinate Note under the CCLLC Facilities Funding and Acquisition Agreement (defined herein).

On April 6, 2017, the Series 2010B Subordinate Note was amended to lower the par amount to $226,986,000.

On February 27, 2018, the District amended the 2010B Subordinate Note to reflect the transfer of the 2010B Subordinate Note from CCLLC to Cimarron Development Company ("CDC") and to lower the par amount to $226,598,000.

On April 18, 2018, the District issued $5,500,000 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On March 25, 2019, the District issued $6,294,894 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On July 1, 2019, the District issued $2,000,000 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

As of December 31, 2019, the principal amount of the reimbursement obligation under the Series 2010B Subordinate Note was $13,456,573 along with accrued interest in the amount of $468,851.

The principal amount of the Series 2010B Subordinate Note may be increased by Advances made under the CDC FFAA. The 2010B Subordinate Note will accrue interest at the rate of 8% per annum, payable annually on each December 15, commencing on December 15, 2011 and will mature on December 15, 2050. The 2010B Subordinate Note will be subject to mandatory redemption in part by lot on December 15 of each year to the extent of money on deposit, if any, in the Mandatory Redemptions Account, at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date. The 2010B Subordinate Note will be subject to redemption prior to maturity, at the option of the District, as a whole or in part, on any date, upon payment of par and accrued interest, without redemption premium.

The 2010B Subordinate Note is a limited obligation of the District secured by a Required Mill Levy, as further described in the 2010B Subordinate Note Resolution, including the portion of the specific ownership tax that is collected as a result of the imposition of the Required Mill Levy, and any other legally available revenues which the District determines to credit to payment of the 2010B Subordinate Note. Amounts due and owing on the 2010B Subordinate Note shall be paid on a subordinate basis to any Senior Obligations, including the Series 2015 Bonds and the Series 2017 Bonds.

Parkway Capital Pledge Agreement

On November 1, 2010, as amended on June 11, 2015, the District and the Service District entered into that certain Capital Pledge Agreement (JCMD No. 1/JCMD No. 2 – Jefferson Parkway) ("Parkway Pledge Agreement") whereby, in order to facilitate the acquisition of certain right-of-way for the provision of highway access for the benefit of the constituents of the Service District's service area, the Service District determined to pledge certain tax increment revenues it receives pursuant to the Amended Master Redevelopment Agreement ("Amended MRA") to the District. Pursuant to the Parkway Pledge Agreement, the District is obligated to finance and/or acquire the right-of-way property and, in exchange for the provision of such right-of-way property, the Service District agrees to reimburse the District for the cost of the right-of-way in an amount not to exceed $11,762,000, plus interest and bond costs. Interest will accrue on the balance owed under the Parkway Pledge Agreement at the rate of 8% per annum, computed on the basis of a 365-day year, actual days elapsed, and will be payable each December 1 and June 1.

As of December 31, 2019, no costs have been incurred under this agreement.

The reimbursement obligation of the Service District under the Parkway Pledge Agreement is a limited obligation of the Service District payable solely from and to the extent of the JCMD No. 1 Pledged Revenues (defined in the Parkway Pledge Agreement).

The amount of reimbursement obligation under the Parkway Pledge Agreement is required to be reduced by amounts collected by the District from a required mill levy. The Service District's reimbursement obligation to the District under the Parkway Pledge Agreement is further subject to other reimbursement priorities set forth therein. The Parkway Pledge Agreement terminates upon the earlier of: (a) the date on which reimbursement has been made in full thereunder; or (b) the date on which the Service District will receive no further revenues under the Amended MRA and has transferred all revenues available and required to be paid under the Parkway Pledge Agreement.

The following is an analysis of changes in long-term debt for the period ending December 31, 2019:

	Balance 1/1/2019	Additions	Deletions	Balance 12/31/2019	Current Portion
Refunding Revenue Bonds, Series 2015	$18,325,000	$ -	$ 585,000	$17,740,000	$680,000
Revenue Completion Bonds, Series 2017	10,402,000	-	-	10,402,000	224,000
Subordinate Nonrevolving Line of Credit Note, Series 2010B	5,166,130	8,294,894	4,451	13,456,573	-
Series 2010B Line of Credit Note Interest 2010B	12,455	882,406	426,010	468,851	-
Total	33,905,585	9,177,300	1,015,461	42,067,424	904,000
Original issue discount - 2015	(186,379)	-	(12,625)	(173,754)	(12,261)
Original issue discount - 2017	(58,899)	-	(3,346)	(55,553)	(3,346)
	$33,660,307	$ 9,177,300	$ 999,490	$41,838,117	$888,393

Note 5: Other Agreements

Parkway Acquisition Agreement

On November 1, 2010, the District, the Service District and CCLLC entered into that certain Acquisition Agreement (Jefferson Parkway Right of Way) ("Parkway Acquisition Agreement") whereby the parties set forth their understanding with respect to the obligations related to the conveyance of and reimbursement for conveyance of certain ROW property necessary for a beltway loop serving the Denver, Colorado metropolitan area, a highway commonly known as Jefferson Parkway. The Parkway Acquisition Agreement was amended on December 23, 2011 to grant TCC1, LLC the right to receive reimbursement for a portion of the Appraised Value of the ROW. The Districts have entered into the Parkway Pledge Agreement (defined above), whereby the Service District agrees to transfer certain tax increment revenues to the District in exchange for the promise of the District to finance the acquisition of the ROW and payment on the Promissory Note.

Facilities Funding and Acquisition Agreement – Cimarron Development Company

On February 27, 2018, the District entered into a Facilities Funding and Acquisition Agreement with Cimarron Development Company ("CDC") (the "CDC FFAA"). Per the CDC FFAA, CDC agrees to advance up to $226,986,000 to the District in fiscal years 2018 through 2048 in order that the District may construct certain public infrastructure, as more particularly described therein. The District agrees to make payment of advances under the CDC FFAA in accordance with the 2010B Subordinate Note. Interest will accrue under the CDC FFAA at the rate of 8% per annum, as is more particularly described therein.

Maintenance Agreement

On February 23, 2017, the District and Dillion Companies, Inc. ("Dillion") entered into a Maintenance Agreement (the "Maintenance Agreement") to assign maintenance obligations with respect to certain improvements to be constructed within property owned by Dillion. Dillion granted the District an easement for the purpose of performing its maintenance obligations set forth in the Agreement. The District and Dillion are each responsible for the costs and expenses associated with their respective maintenance obligations.

Public Improvements Agreement

On February 23, 2017, the District, Dillion and Cimarron Development Company ("CDC") entered into a Public Improvements Agreement (the "Public Improvements Agreement") whereby the District agreed to construct certain improvements necessary to develop property to be owned by Dillion and pay for the same with proceeds from the Series 2017 Bonds, subject to the satisfaction of certain conditions set forth in the Public Improvements Agreement.

Agreement Regarding Indiana Street Improvements and Interim Revenue Reconciliation

On March 2, 2017, the District, Jefferson Center Metropolitan District No. 2 ("JCMD No. 2") and MSMD entered into that certain Agreement Regarding Indiana Improvements and Interim Revenue Reconciliation (the "Reconciliation Agreement") whereby, JCMD No. 2 agreed to release certain pledged revenues, in the amount of $493,628.04, obligated to MSMD pursuant to the MSMD Pledge Agreement and MSMD agreed to pay JCMD No. 2 $85,207.00, as required under the FFCO (defined below). Pursuant to the Reconciliation Agreement, the District also agreed to pay MSMD the present value of the Mis-Pledged Revenues in an amount of $299,442.00, releasing the District from any further obligation thereof. Pursuant to the Reconciliation Agreement, the District agreed to construct the remaining Indiana Improvements (as defined in the agreement) and released JCMD No. 2 from such obligation.

Intergovernmental Agreement for Construction of Indiana Improvements

On March 10, 2017, the District and MSMD entered into an Intergovernmental Agreement for Construction of Indiana Improvements (the "Indiana IGA") whereby the District agreed to construct the Remaining Indiana Improvements (as defined in the Indiana IGA) in lieu of MSMD. In exchange, MSMD agreed to set aside the RII Proceeds (defined below) for the construction of the Remaining Indiana Improvements. The District and MSMD agreed to enter into the Escrow Agreement (discussed below) to govern the withdrawal of funds from the escrow to fund the District's construction of the Remaining Indiana Street Improvements.

Escrow Agreement

On March 10, 2017, the District, MSMD and UMB Bank, n.a. (the "Escrow Agent") entered into an Escrow Agreement ("Escrow Agreement") whereby MSMD agreed to deposit $1,000,000 (defined in the Escrow Agreement as the "RII Proceeds") with the Escrow Agent from which the District will use to finance the construction of the Remaining Indiana Improvements. The District will submit invoices for the actual construction costs of the Remaining Indiana Improvements in accordance with the Indiana IGA and the Escrow Agent will disburse funds for the same up to the maximum of the RII Proceeds. As of December 31, 2019, $3,213 is remaining in the escrow account.

Assignment Agreement

On March 10, 2017, the District and Whisper Creek Two, LLC ("Whisper Creek") entered into an Assignment Agreement (the "Assignment Agreement") whereby Whisper Creek assigned certain reimbursement rights pursuant to an agreement between Whisper Creek and Foothills Community Church in exchange for the District agreeing to construct the Remaining Indiana Improvements (as defined herein).

Operations Pledge Agreement Regarding Maintenance of Patio Homes

On March 10, 2017, the District and MSMD entered into an Operations Pledge Agreement Regarding Maintenance of Patio Homes whereby MSMD agreed to provide for the construction of improvements within certain residential property within the boundaries of the District. Upon completion of such improvements, MSMD agrees to operate and maintain the improvements. In exchange for such operation and maintenance services, the District agrees to pledge a portion of the total revenue generated by the District's imposition of its operations mill levy that is attributed to the residential property to MSMD.

Memorandum of Understanding for Stormwater Management Plan Responsibilities

On December 6, 2018, the District and Public Service Company of Colorado ("PSCo") entered into a Memorandum of Understanding for Stormwater Management Plan Responsibilities at Moon Gulch Substation and Candelas Point Retail Lots 2, 3 and 4 (the "MOU"). The MOU establishes that PSCo is responsible for the stormwater best practices ("BMPs") and stormwater compliance obligations in the utility work within the JCMD Property (as defined in the MOU). Further, the District is responsible for the revegetation and stabilization of the area specifically designated in the MOU.

Post-Closing Agreement and Escrow Instructions (Phase One Improvements)

On March 25, 2019, the District entered into a Post-Closing Agreement and Escrow Instructions for Phase One Improvements with CDC, Sisters of Charity of Leavenworth Health System, Inc. ("Beneficiary") and First American Title Insurance Company ("Agent") (the "Phase One Agreement") whereby the District agreed to construct Post-Closing Work, as defined in the Phase One Agreement. CDC, pursuant to the Phase One Agreement, deposited $2,419,288.81 into an escrow account, which amount includes a 10% contingency for hard construction costs and the Beneficiary, pursuant to the Phase One Agreement, deposited $153,471 for the portion of the Post-Closing Work defined therein as the SCL Development Work into an escrow account. The District shall complete the Post-Closing Work that remains incomplete as of the Effective Date (as defined in the Phase One Agreement) no later than 270 days after the Effective Date of the Phase One Agreement. Not more frequently than once per month, the District may request the disbursement of funds from the escrow account, which request shall include a written statement executed by Independent District Engineering Services, LLC certifying that the District is entitled to the disbursement of all or a portion of the Funds. If the Actual Costs (as defined in the Phase One Agreement) attributable to the detention pond and cross pans portions of the SCL Development Work are greater than the Bid Amount, the Beneficiary will promptly pay to the District its Pro Rata Share of the portion of the Actual Costs that exceeds such Bid Amounts. The Phase One Agreement will terminate when the funds have been fully disbursed in accordance with the terms therof.

Post-Closing Agreement and Escrow Instructions (Phase Two Improvements)

On March 25, 2019, the District entered into a Post-Closing Agreement and Escrow Instructions for Phase Two Improvements with CDC, Sisters of Charity of Leavenworth Health System, Inc. (“Beneficiary”) and First American Title Insurance Company (“Agent”) (the “Phase Two Agreement”) whereby the District agreed to construct the Post-Closing Work related to the Option One Land, as defined in the Phase Two Agreement. CDC, pursuant to the Phase Two Agreement, deposited $3,565,261 into an escrow account, which amount includes a 10% contingency for hard construction costs and the Beneficiary, pursuant to the Phase Two Agreement, deposited $156,874 for the portion of the Post-Closing Work defined therein as the SCL Development Work (excluding funding for the cross pans portion of the SCL Development Work, which funds will be deposited with the Agent by the Beneficiary upon the determination of the bid amount for the same) into an escrow account. The District and/or CDC shall complete that portion of the Post-Closing Work, specifically identified therein as the Phase 2A Post-Closing Work, no later than 270 days after the Effective Date of the Phase Two Agreement. The District and/or CDC shall commence construction of that portion of the Post-Closing Work, specifically identified in the Phase Two Agreement as the Phase 2B Post-Closing Work, within 120 days of receipt of written notice from the Beneficiary of the submittal of a formal preliminary development plan with the City of Arvada and shall complete construction within 270 days of receipt of said notice. Not more frequently than once per month, the District and/or CDC may request the disbursement of funds from the escrow account, which request shall include a written statement certifying that the District and/or CDC is entitled to the disbursement of all or a portion of the Funds. The Beneficiary has the right to object to a disbursement request pursuant to the terms of the Phase Two Agreement. If the Actual Costs attributable to the pond and cross pans portions of the SCL Development Work are greater than the Bid Amount, the Beneficiary will promptly pay to the District its Pro Rata Share of the portion of the Actual Costs that exceeds such Bid Amounts. The Phase Two Agreement will terminate when the funds have been fully disbursed in accordance with the terms thereof.

Note 6: Intergovernmental Agreements

City of Westminster

During 1994, the District entered into an agreement with the City of Westminster (“Westminster”) for the joint construction of parallel water lines within easements to be utilized as roadways within the District. The cost of construction of the District’s line was paid by the District ($163,500) and Jefferson Center Associates ($469,578). Operations and maintenance expenses will be determined by Westminster for each line separately. The District may exercise rights to use the Westminster pipeline and pay prorated costs.

Facilities, Funding, Construction and Operations Agreement

The Districts entered into a Facilities Funding, Construction and Operations Agreement (“FFCO”) on July 26, 2005, as amended on November 28, 2006, December 15, 2009, November 1, 2010 and June 11, 2015, to coordinate the financing, construction, operation and maintenance of the public improvements within the service area of the Districts and to establish the relationship between and respective responsibilities of the Service District and the Financing Districts. The FFCO provides a framework for the equitable allocation over time among the Districts of the costs of administration of the Districts and the costs of financing, constructing, operating and maintaining the public improvements contemplated therein. The Service District is generally responsible for providing the financing, construction, operations and maintenance of certain primary public infrastructure to serve the entire service area. To the extent none of the Financing Districts have elected otherwise, the Service District is also responsible for providing administrative services for the Financing Districts based upon each Financing District’s agreement to pay its proportionate share of costs thereof. The Financing Districts are each generally responsible for financing, constructing, operating and maintaining the public improvements necessary to serve development within their respective boundaries. The FFCO provides a limitation on the issuance of indebtedness by the Districts in the amount of $450,000,000 of total aggregate debt by all of the Districts. The FFCO is intended to constitute a multiple fiscal year financial obligation of the Districts, and as such, it was submitted to and approved by the electorates of each of the Districts prior to being executed.

On March 24, 2009, Jefferson Center Metropolitan District No. 1 and No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District and Mountain Shadows Metropolitan District entered into an amendment to the FFCO whereby it elected to perform its own administrative services, effective January 1, 2008.

Amended and Restated Capital Pledge Agreement and Assignment Agreement
On June 11, 2015, the District entered into an Amended and Restated Capital Pledge Agreement and Assignment Agreement with JCMD No. 2, Vauxmont Metropolitan District ("Vauxmont"), and U.S. Bank National Association in its capacity as trustee for the Bonds, as amended by the First Amendment to the Amended and Restated Capital Pledge Agreement and Assignment Agreement dated December 19, 2019 ("Pledge and Assignment Agreement"). The Pledge and Assignment Agreement replaced and superseded the Capital Pledge Agreement dated July 1, 2007 between the District and JCMD No. 2. Pursuant to the Pledge and Assignment Agreement, the parties recognize Vauxmont's issuance of the Bonds and agree to pledge certain revenues to support the repayment thereof.

Specifically, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges the "Vauxmont Revenue" to the repayment of the Series 2015A Bonds, the Series 2015C Bonds, the Series 2015D Bonds and the Series 2015E Note, or any debt issued to refund the same. The Vauxmont Revenue is defined in the Pledge and Assignment Agreement as the sum of the certain incremental property tax revenues received by District No. 2 from AURA pursuant to the Amended MRA.

Also in accordance with the Pledge and Assignment Agreement, JCMD No. 2 separately pledges the "Series 2015B TIF Revenues" to the repayment of the Series 2015B Bonds, or any debt issued to refund the same. The Series 2015B TIF Revenues are defined as certain incremental property tax revenues derived in accordance with the Amended MRA from properties within both the District and the Northwest Arvada Urban Renewal Area less certain administrative fees and annual stormwater costs, as described in the agreement.

Finally, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges certain Impact Fees received by District No. 2 pursuant to a Resolution of JCMD No. 2 adopted on December 20, 2005 to the repayment of the Series 2015A Bonds.

Intergovernmental Restructuring Agreement
On June 11, 2015, the District, JCMD No. 2, Vauxmont, and Cimarron Metropolitan District ("Cimarron") entered into that certain Intergovernmental Restructuring Agreement ("Restructure IGA") to acknowledge the issuance of the Bonds and the 2015E Note (by Vauxmont) and to make certain clarifications relative to the future financing, construction and provision of service and improvements within the service area of the Jefferson Center Districts ("Service Area"). The Restructure IGA acknowledges Vauxmont issued the Bonds and the 2015E Note in part to refinance and restructure certain outstanding debts of the District, JCMD No. 2, Vauxmont, and Cimarron, as is more particularly described in the Restructure IGA, in order to secure certain economic efficiencies and cost savings relative to past, present and future financing and construction of public improvements to benefit the constituents of the Service Area. The Restructure IGA recognizes the allocation of revenue, cash and certain expenses as to the parties to the Restructure IGA.

The Restructure IGA also addresses certain capital and operational matters and provides that each district that is a party to the Restructure IGA will be obligated to manage and cause the financing, construction, operation and maintenance of any public infrastructure necessary for the development of property within their respective boundaries, with certain specific exceptions listed therein. The Restructure IGA addresses the disposition of certain water rights, water options, water fees and water related agreements as between the parties.

Amended and Restated Intergovernmental Agreement for the Jefferson Parkway

On July 23, 2015, the District, the City of Arvada (the "City"), JCMD No. 2, CCLLC and the Jefferson Parkway Public Highway Authority (the "Authority") entered into that certain Amended and Restated Intergovernmental Agreement for the Jefferson Parkway (the "Amended Parkway IGA"). The Amended Parkway IGA amends and restates entirely that certain Intergovernmental Agreement dated April 7, 2008 between JCMD No. 2 and the City and adds the District, CCLLC and the Authority as parties. The Amended Parkway IGA sets forth the terms and conditions of the design of the Jefferson Parkway as the same is located within the boundaries of the District and JCMD No. 2, including, but not limited to, alignment and elevation, use of the property prior to construction of the Jefferson Parkway and utility crossings. It also sets forth the terms upon which certain land and easements will be transferred from CCLLC to the City to accommodate the Jefferson Parkway.

Intergovernmental Agreements for Public Improvements for the Candelas Commercial Filing Nos. 1-3

On October 15, 2018 the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 1, the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 2 and the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 3 (collectively, the "Candelas Commercial IGAs"). The Candelas Commercial IGAs establish the District's obligations and responsibilities relative to the construction and installation of the public improvements specific to each filing. The District's obligations under the Candelas Commercial IGAs are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1

On March 18, 2019, the District and the City entered into the Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1 which establishes the District's obligations and responsibilities relative to the construction and installation of public improvements located in Candelas Medical Filing No. 1 and the dedication of certain right-of-way to the City. The District's obligations under the agreement are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project)
On February 26, 2019, the District and the City of Westminster entered into the Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project) whereby the District agrees to construct and install, at its own expense, an underground pipeline known as the Kinnear Ditch Replacement Pipeline and convey the same to the City of Westminster for ownership, operation and maintenance. The agreement establishes the District's obligations relative to the construction and conveyance of the Kinnear Ditch Replacement Pipeline.

Note 7: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the developers of the property within the District's service area and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

Note 8: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights ("TABOR") contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On May 7, 1996, the District's electors authorized the District to retain up to $200,000 of revenue collected in the years 1993 through 1995 and $500,000 in 1996 and thereafter, plus any additional amounts collected as revenue, loans and advances from District property owners and other private parties and other revenue derived from any District facilities or properties without any limitations under TABOR. In addition, the District was authorized to increase property taxes by $500,000 annually, without any limitation on rate, for the purpose of paying District operations maintenance, capital and other lawful expenses and to collect and retain the tax proceeds and investment income earned thereon without any limitations under TABOR or Section 29-1-301, C.R.S.

On May 4, 2004, the District's electors authorized the District to increase taxes $100,000 annually or such lesser amount as necessary, without limitation as to rate and thereafter for as long as the District continued in existence, to pay the District's administration, operations, maintenance, landscape maintenance, and other expenses, without regard to any spending, revenue raising, or other limitation contained within Article X, Section 20 of the Constitution or Section 29-1-301, C.R.S. or any other law which purports to limit the District's revenues or expenditures, and without limiting in any year the amount of other revenues that may be collected and spent by the District.

Note 9: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 10: Debt Authorization

After elections held in 2004, the District had voted debt authorization of $4,500,000,000. However all of the Districts (as defined in Note 1 above) are limited by their respective Service Plans and by the FFCO to issuing $450,000,000 of total aggregate debt. Also pursuant to the FFCO, the District is limited to issuing $262,475,000 of debt. As of December 31, 2019, the District had remaining authorization of $221,486,000. If debt is issued to the maximum amounts permitted under the various District agreements and the 2010B Subordinate Note, the District will have utilized all of its voted debt authorization. The District has budgeted to issue new debt during 2020 in the amount of $180,000,000.

Note 11: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

1) Capital assets and water rights used in government activities are not financial resources and, therefore are not reported in the funds; and

2) long-term liabilities such as notes payable, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets is allocated over the asset life as depreciation expense;

2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;

3) governmental funds report developer advances as revenue; and,

4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

Note 12: Subsequent Events

On June 3, 2020, the District issued its Taxable (Convertible to Tax Exempt) Refunding Revenue Loan, Series 2020A-1 (“Series 2020A-1 Loan”) in the principal amount of $31,500,000 made pursuant to the terms of a Loan Agreement by and among the District and BBVA Mortgage Corporation dated June 3, 2020. The proceeds from the Series 2020A-1 Loan were used to refund the Series 2015 Bonds and the Series 2017 Bonds, refund a portion of the Series 2010B Subordinate Note and purchase certain water rights. The District further anticipates issuing additional bonds in 2020 for the purpose of financing additional public improvements.

SUPPLEMENTAL INFORMATION

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2019

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 1,810,064	$ 1,844,166	$ 34,102
Less AURA portion of District taxes	(1,046,792)	(1,001,050)	45,742
Specific ownership taxes	126,704	114,003	(12,701)
AURA tax increment	1,046,792	1,001,050	(45,742)
AURA increment - other governments	1,187,789	1,253,174	65,385
Interest income	10,000	82,005	72,005
Transfer from JCMD#2	193,437	231,501	38,064
Total Revenues	3,327,994	3,524,849	196,855
EXPENDITURES			
Series 2015 Bond principal	585,000	585,000	-
Series 2015 Bond interest expense	964,450	964,450	-
Series 2017 Bond interest expense	590,756	590,756	-
Series 2018 Bond interest expense	450,000	-	450,000
Transfer to JCMD #2 Debt Service	1,187,789	1,253,174	(65,385)
Paying agent fee	7,000	3,875	3,125
Treasurer's fees	27,151	14,800	12,351
Total Expenditures	3,812,146	3,412,055	400,091
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(484,152)	112,794	596,946
OTHER FINANCING SOURCES (USES)			
Transfers in	3,000,000	-	(3,000,000)
Total Other Financing Sources (Uses)	3,000,000	-	(3,000,000)
NET CHANGE IN FUND BALANCE	2,515,848	112,794	(2,403,054)
FUND BALANCE:			
BEGINNING OF YEAR	3,604,627	3,661,053	56,426
END OF YEAR	$ 6,120,475	$ 3,773,847	$ (2,346,628)

The notes to the financial statements are an integral part of these statements.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2019

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ 5,000	$ 11,562	$ 6,562
Other income	6,800,000	55,198	(6,744,802)
Facility fees	-	102,053	102,053
Total Revenues	6,805,000	168,813	(6,636,187)
EXPENDITURES			
Capital improvements	13,303,540	5,147,334	8,156,206
Engineering	-	427,125	(427,125)
Legal	-	59,607	(59,607)
Project management	-	477,904	(477,904)
Series 2010B principal	5,500,000	4,451	5,495,549
Series 2010B interest expense	-	426,010	(426,010)
Bond issuance costs	500,000	-	500,000
Total Expenditures	19,303,540	6,542,431	12,761,109
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(12,498,540)	(6,373,618)	6,124,922
OTHER FINANCING SOURCES (USES)			
Developer advances	-	8,294,894	8,294,894
Bond proceeds	15,000,000	-	(15,000,000)
Transfers (out)	(3,000,000)	-	3,000,000
Total Other Financing Sources (Uses)	12,000,000	8,294,894	(3,705,106)
NET CHANGE IN FUND BALANCE	(498,540)	1,921,276	2,419,816
FUND BALANCE:			
BEGINNING OF YEAR	498,540	1,575,229	1,076,689
END OF YEAR	$ -	$ 3,496,505	$ 3,496,505

The notes to the financial statements are an integral part of these statements.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2019

Year Ended December 31,	Prior Year Total Assessed Valuation for Current Year Property Tax Levy	Prior Year Increment Assessed Valuation (2)	Mills Levied General Fund	Mills Levied Debt Service	Total Property Tax Levied	Total Property Tax (1,3)	Percent Collected to Levied
1998	$ 250,750		10.000	0.000	$ 2,508	$ 2,699	107.62%
1999	$ 571,100		10.000	0.000	$ 5,711	$ 5,716	100.09%
2000	$ 945,150		25.000	0.000	$ 23,629	$ 16,847	71.30%
2001	$ 879,860		25.000	0.000	$ 21,997	$ 21,756	98.90%
2002	$ 1,135,780		25.000	0.000	$ 28,395	$ 28,125	99.05%
2003	$ 1,987,100		25.000	0.000	$ 49,678	$ 49,550	99.74%
2004	$ 22,273,390		25.000	0.000	$ 556,835	$ 554,550	99.59%
2005	$ 22,268,130		25.000	0.000	$ 556,703	$ 555,504	99.78%
2006	$ 22,115,560		25.000	0.000	$ 552,889	$ 191,183	34.58%
2007	$ 21,224,080		5.000	37.000	$ 891,411	$ 885,337	99.32%
2008	$ 24,501,390	$ 12,088,290	5.000	37.000	$ 521,350	$ 521,350	100.00%
2009	$ 26,714,800	$ 12,782,890	5.000	50.000	$ 766,255	$ 778,721	101.63%
2010	$ 50,106,950	$ 34,229,920	5.000	50.000	$ 873,237	$ 857,359	98.18%
2011	$ 43,335,470	$ 27,523,590	5.000	50.000	$ 869,653	$ 791,733	91.04%
2012	$ 32,263,153	$ 19,393,154	5.000	50.000	$ 707,850	$ 632,514	89.36%
2013	$ 31,094,623	$ 18,089,901	5.000	50.000	$ 715,260	$ 716,129	100.12%
2014	$ 31,389,107	$ 18,637,234	5.000	50.000	$ 701,353	$ 683,982	97.52%
2015	$ 32,711,837	$ 20,405,447	5.000	50.000	$ 676,851	$ 673,114	99.45%
2016	$ 35,666,495	$ 22,701,687	5.000	50.000	$ 713,064	$ 655,237	91.89%
2017	$ 33,702,060	$ 20,739,556	5.000	50.000	$ 712,938	$ 730,037	102.40%
2018	$ 41,981,225	$ 26,011,083	5.001	50.015	$ 878,613	$ 851,563	96.92%
2019	$ 36,158,611	$ 21,229,612	5.005	50.059	$ 822,050	$ 927,412	112.82%
Estimated for year ending December 31, 2020	$ 46,907,249	$ 32,348,262	5.019	50.194	$ 803,845		

NOTE

(1) Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

(2) The District receives tax revenues from the total assessed valuation less the assessed valuation on the increment. The taxes from the increment are available from the intergovernmental agreement with the Arvada Urban Renewal Authority.

(3) Total Property Tax collected is shown here net of the amount paid to Arvada Urban Renewal Authority.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION – UNAUDITED

History of Assessed Valuations and Mill Levies for the District

Levy/ Collection Year	Gross Assessed Valuation	Percent Change	Assessed Value Attributable to Urban Renewal Areas: Jefferson Center URA Tax Increment	Northwest URA Tax Increment (2)	Net Assessed Valuation	Percent Change
2012/2013	$ 31,094,623	0.0%	$ 16,582,622	$ 1,507,279	$ 13,004,722	0.0%
2013/2014	$ 31,389,107	0.9%	$ 17,099,852	$ 1,537,382	$ 12,751,873	-1.9%
2014/2015	$ 32,711,837	4.2%	$ 18,866,630	$ 1,538,817	$ 12,306,390	-3.5%
2015/2016	$ 35,666,495	9.0%	$ 21,046,659	$ 1,655,028	$ 12,964,808	5.4%
2016/2017	$ 33,702,060	-5.5%	$ 19,077,959	$ 1,661,597	$ 12,962,504	0.0%
2017/2018	$ 41,981,225	24.6%	$ 19,825,293	$ 6,185,790	$ 15,970,142	23.2%
2018/2019	$ 36,158,611	-13.9%	$ 17,077,988	$ 4,151,624	$ 14,928,999	-6.5%
2019/2020	$ 46,907,249	29.7%	$ 18,491,972	$ 13,856,290	$ 14,558,987	-2.5%

(1) Represents the assessed valuation attributable to the Jefferson Center URA. The Jefferson Center URA is a separate urban renewal area which overlaps the portion of the District which contains the Power Plant. Property tax increment revenue from the Jefferson Center URA is *not* pledged to the Series 2017 Bonds, other than increment revenue produced by the District's own mill levy.

(2) Represents the assessed valuation for property located in the District attributable to the Northwest URA. Incremental property tax revenue from this property comprises Series 2015B TIF Revenue (the portion derived from overlapping tax entities) and District No. 1 Required Mill Levy Revenue (the portion derived from the District's Required Mill Levy).

History of Northwest URA Property Tax Increment

Levy/ Collection Year	Total Assessed Valuation	Property Tax Base	District Increment (1)	Mountain Shadows Increment	Vauxmont Increment	Other (2)	Total Increment
2012/2013	$ 7,035,032	$ 1,822,593	$ 1,507,279	$ 1,451,215	$ 2,070,306	$ 183,639	$ 5,212,439
2013/2014	$ 11,886,855	$ 2,410,989	$ 1,537,382	$ 3,277,333	$ 4,610,205	$ 50,946	$ 9,475,866
2014/2015	$ 19,170,921	$ 2,410,989	$ 1,538,817	$ 4,091,969	$ 11,084,181	$ 44,965	$ 16,759,932
2015/2016	$ 32,912,555	$ 3,562,559	$ 1,655,028	$ 4,898,712	$ 22,703,564	$ 92,692	$ 29,349,996
2016/2017	$ 36,088,929	$ 3,562,559	$ 1,661,597	$ 4,955,268	$ 25,815,705	$ 93,800	$ 32,526,370
2017/2018	$ 59,024,413	$ 5,198,207	$ 6,185,790	$ 5,092,573	$ 42,457,604	$ 90,283	$ 53,826,250
2018/2019	$ 60,137,822	$ 4,727,217	$ 4,151,624	$ 5,142,760	$ 45,008,701	$ 1,107,520	$ 55,410,605
2019/2020	$ 84,154,508	$ 5,626,466	13,856,290	$ 5,656,879	$ 57,452,734	$ 1,562,139	$ 78,528,042

(1) Represents the assessed valuation for property located in the District attributable to the Northwest URA. Incremental property tax revenue from this property comprises Series 2015B TIF Revenue (the portion derived from overlapping tax entities) and District No. 1 Required Mill Levy Revenue (the portion derived from the District's Required Mill Levy).

(2) Represents the assessed valuation for property located in the Northwest URA but outside of the District, Mountain Shadows and Vauxmont.

History of Assessed Valuation for Jefferson Center URA

Levy/ Collection Year	Total Assessed Valuation in Tax Increment	Percent Change	Valuation Allocable to Base	Valuation Allocable to Increment (1)
2012/2013	$ 17,273,096	0.0%	$ 690,475	$ 16,582,621
2013/2014	$ 17,811,863	3.1%	$ 712,011	$ 17,099,852
2014/2015	$ 19,578,641	9.9%	$ 712,011	$ 18,866,630
2015/2016	$ 21,840,943	11.6%	$ 794,284	$ 21,046,659
2016/2017	$ 19,871,943	-9.0%	$ 794,284	$ 19,077,659
2017/2018	$ 20,650,704	3.9%	$ 825,411	$ 19,825,293
2018/2019	$ 17,789,017	-13.9%	$ 711,029	$ 17,077,988
2019/2020	$ 19,261,871	8.3%	$ 769,899	$ 18,491,972

(1) Only the portion of tax revenue attributable to the incremental assessed value which is derived from the Required Mill Levy constitutes Pledged Revenues. Tax revenue attributable to the incremental assessed value which is derived from other overlapping taxing entities such as the School District is *not* Pledged Revenue.

Assessed Valuation of Classes of Property in the District

Property Class	Total Assessed Valuation (1)	Percentage of Total Assessed Valuation
State Assessed	$ 19,517,588	41.61%
Commercial	20,015,095	42.67%
Vacant	2,747,248	5.86%
Personal Property	2,996,970	6.39%
Residential	1,613,866	3.44%
Agricultural	16,474	0.04%
Natural Resources	8	0.00%
	$ 46,907,249	100.00%

(1) Includes $32,348,262 of assessed valuation attributable to the Northwest URA and the Jefferson Center URA.

Ten Largest Owners of Taxable Property within the District

Taxpayer Name	Assessed Valuation	Total Assessed Valuation (1)
Dillon Companies LLC	$ 5,308,488	11.32%
GKT Westwoods II LLC	2,285,780	4.87%
Kohls Department Stores Inc.	2,193,279	4.68%
Westwoods Station LLC	1,880,300	4.01%
King Soopers	1,427,548	3.04%
Westwoods Station LLC	977,648	2.08%
Plains End, LLC	887,081	1.89%
9372 Holdings LLC	852,770	1.82%
Guthrie Partners LP	844,886	1.80%
Apollo Self Storage Inc.	756,900	1.61%
Total	$ 17,414,680	37.13%

(1) Based on a 2019 certified assessed valuation of $46,907,249.

Selected Debt Ratios of the District

Direct Debt of the District (1)	$ 28,142,000
Overlapping Debt (2)	1,185,536
Total Direct Debt and Overlapping Debt	$ 29,327,536
2019 District Assessed Valuation (3)	$ 46,907,249
Ratio of Direct Debt to 2019 District Certified Assessed Valuation	59.99%
Ratio of Direct Debt Plus Overlapping Debt to 2019 District Certified Assessed Valuation	62.52%
2019 District Statutory "Actual "Value (4)	113,131,648
Ratio of Direct Debt to 2019 District Statutory "Actual" Value	24.88%
Ratio of Direct Debt Plus Overlapping Debt to 2019 District Statutory "Actual" Value	25.92%

(1) Consisting of the Series 2015 Bonds in the aggregate amount of $17,740,000 and the Series 2017 Bonds in the aggregate amount of $10,402,000.

(2) Figure is estimated based on information supplied by other taxing authorities and does not include selfsupporting general obligation debt.

(3) Includes tax increment amounts payable to the Authority in the Northwest URA and Jefferson Center URA and reimbursed to the District pursuant to the Master Redevelopment Agreement.

(4) This figure has been calculated using a statutory formula under which assessed valuation is calculated at 7.20% of the statutory "actual" value of residential property in the District, and 29% of the statutory "actual" value of other property within the District (with certain specified exceptions). Statutory "actual" value is not intended to represent market value.