

NORTHERN COMMERCE METROPOLITAN DISTRICT

**2020 ANNUAL REPORT
TO
THE CITY OF COMMERCE CITY**

Pursuant to the Service Plan for Northern Commerce Metropolitan District (the "District"), the District is required to provide an annual report to the City of Commerce City (the "City") with regard to any of the following events that occurred during calendar year 2020:

1. Boundary changes made or proposed.
2. Intergovernmental Agreements entered into or proposed.
3. Changes or proposed changes in the District's policies.
4. Changes or proposed changes in the District's operations.
5. Any changes in the financial status of the District including revenue projections, or operating costs.
6. A summary of any litigation involving the District.
7. Proposed plans for the year immediately following the year summarized in the annual report.
8. Status of construction of public improvements.
9. The current assessed valuation in the District.

The following reflects information concerning the above listed matters that occurred in 2020:

1. Boundary changes made or proposed.

The District did not make any boundary changes in 2020. No boundary changes have been proposed.

2. Intergovernmental Agreements entered into or proposed.

The District did not enter into or propose any intergovernmental agreements in 2020.

3. Changes or proposed changes in the District's policies.

There were no changes or proposed changes in the District's policies in 2020.

4. Changes or proposed changes in the District's operations.

There were no changes or proposed changes in the District's operations in 2020.

5. Any changes in the financial status of the District including revenue projections or operating costs.

The current status of the financial condition of the District is reflected in the 2021 budget, attached as Exhibit A.

6. A summary of any litigation involving the District.

The District was not involved in any litigation in 2020.

7. Proposed plans for the year immediately following the year summarized in the annual report.

The District has no current plans to acquire or construct improvements in 2021, but that is subject to change as market conditions dictate. The District will continue to conduct its affairs in accordance with the adopted 2021 budget.

8. Status of construction of public improvements.

The District did not construct or acquire any improvements in 2020.

9. The current assessed valuation in the District.

The current assessed valuation in the District is \$7,974,980.

EXHIBIT A
2021 ADOPTED BUDGET
FOR
NORTHERN COMMERCE METROPOLITAN DISTRICT

STATE OF COLORADO
COUNTY OF ADAMS
NORTHERN COMMERCE METROPOLITAN DISTRICT
2021 BUDGET RESOLUTION

The Board of Directors (the "Board") of Northern Commerce Metropolitan District, Adams County, Colorado, Adams County, Colorado, held on Wednesday, November 11, 2020, at 11:00 a.m. via ZOOM due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic.

The following members of the Board of Directors were present:

Mark D. Campbell, President
Virginia Duncan, Secretary
John Charles Givens, Director

Also present: Deborah A. Early, Esq., Icenogle Seaver Pogue, P.C.; Eli Henrie, Southwestern Property Corp., Inc.

The Secretary reported that, prior to the meeting, notification was provided to each of the Directors of the date, time, and place of the meeting and the purpose for which it was called. It was further reported that the meeting is a special meeting of the Board and that a Notice of Special Meeting was posted at one place within the boundaries of the District and at the Adams County Clerk and Recorder's Office in Adams County, Colorado, and to the best of his knowledge remained posted to the date of this meeting.

At the Board's special meeting held on November 11, 2020, the Secretary stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2021 budget. The Secretary opened the public hearing on the District's proposed 2021 budget for public comment, if any, and then the public hearing was closed. Upon discussion of the District's proposed 2021 budget by members of the Board, Director Duncan moved that the Board adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN, AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2021 TO HELP DEFRAY THE COSTS OF GOVERNMENT, FOR NORTHERN COMMERCE METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE 1ST DAY OF JANUARY, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021.

WHEREAS, the Board of Directors (the "Board") of Northern Commerce Metropolitan District (the "District") has authorized its staff 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 for its consideration; and

WHEREAS, due and proper notice was published on Tuesday, November 3, 2020 in *The Commerce City Sentinel Express*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; and (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and

WHEREAS, a public hearing on the proposed budget was opened on Wednesday, November 11, 2020 at which time any objections of the electors of the District were considered; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NORTHERN COMMERCE METROPOLITAN DISTRICT OF ADAMS COUNTY, COLORADO:

Section 1. Summary of 2021 Revenues and 2021 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2021, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget attached hereto as Exhibit A and incorporated herein by this reference is approved and adopted as the budget of Northern Commerce Metropolitan District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization.

Section 3. 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.

Section 4. Budget Certification. That the budget shall be certified by Director Duncan, Secretary of the District, and made a part of the public records of the District, and a certified copy of the approved and adopted budget shall be filed with the Colorado Department of Local Affairs Division of Local Government.

Section 5. 2021 Levy of General Property Taxes. That the foregoing budget indicates that the amount of property taxes necessary to be collected from property located within the District's boundaries in Adams County for the General Fund representing general operating expenses of the District is \$16,022, and that the 2020 valuation for assessment, as certified by the Adams County Assessor, is \$8,011,480. That for the purposes of meeting all general operating expenses of the District during the 2021 budget year, there is hereby levied a tax of 2.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

Section 6. 2021 Levy of Debt Retirement Expenses. That the amount of property taxes required to be collected from property located within the District's boundaries in Adams County for payment of Debt Service is \$216,310, and that the 2020 valuation for assessment, as certified by the Adams County Assessor, is \$8,011,480. That for the purposes of meeting all debt retirement expenses of the District during the 2021 budget year, there is hereby levied a tax of 27.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

Section 7. Certification to County Commissioners. That General Counsel is hereby authorized and directed to certify to the County Commissioners of Adams County, the mill levies for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado

On behalf of the Northern Commerce Metropolitan District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Northern Commerce Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,974,980 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: \$ 7,974,980 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/09/2020 for budget/fiscal year 2021.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>2.000</u> mills	\$ <u>15,950</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	2.000 mills	\$ 15,950
3. General Obligation Bonds and Interest ^J	<u>29.000</u> mills	\$ <u>231,274</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ <u>0.00</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ <u>0.00</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ <u>0.00</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ <u>0.00</u>
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	31.000 mills	\$ 247,224

Contact person: (print) Deborah A. Early Daytime phone: 303-292-9100

Signed: Deborah A. Early Title: General Counsel

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) 866-2156.

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: | <u>Funding of Infrastructure Costs/Refunding of Previous Debt</u> |
| | Series: | <u>\$3,380,000 Series 2017 Refunding of Series 2014</u> |
| | Date of Issue: | <u>November 8, 2017</u> |
| | Coupon Rate: | <u>3.420%</u> |
| | Maturity Date: | <u>December 1, 2037</u> |
| | Levy: | <u>29.000</u> |
| | Revenue: | <u>\$231,274</u> |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Title: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

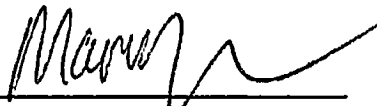
- | | | |
|----|-------------------|-------|
| 1. | Purpose of Issue: | _____ |
| | Title: | _____ |
| | Date of Issue: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Title: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | 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.

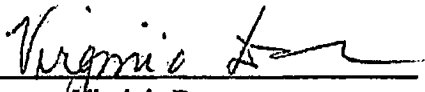
The foregoing Resolution was seconded by Director Duncan.

ADOPTED AND APPROVED THIS 11TH DAY OF NOVEMBER, 2020.

NORTHERN COMMERCE METROPOLITAN DISTRICT


By: Mark D. Campbell
Its: President

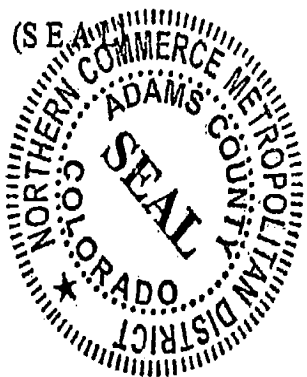
ATTEST:


By: Virginia Duncan
Its: Secretary

STATE OF COLORADO
COUNTY OF ADAMS
NORTHERN COMMERCE METROPOLITAN DISTRICT

I, Virginia Duncan, hereby certify that I am a Director and the duly elected and qualified Secretary of Northern Commerce Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District, heard at a special meeting of the Board of Directors of Northern Commerce Metropolitan District held on Wednesday, November 11, 2020, at 11:00 a.m. via ZOOM due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2021; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 11th day of November, 2020.



Virginia Duncan
By: Virginia Duncan
Its: Secretary

EXHIBIT A

Budget Message
Budget Document

NORTHERN COMMERCE METROPOLITAN DISTRICT
FORECASTED BUDGET

December 31, 2021



SOUTHWESTERN PROPERTY CORP.

Accountant's Report

Board of Directors

Northern Commerce Metropolitan District
Adams County, Colorado

We have compiled the accompanying forecasted budget of revenue, expenditures and fund balance of the Northern Commerce Metropolitan District for the general fund for the year ending December 31, 2021, including the forecasted estimate of comparative information for the year ending December 31, 2020, in accordance with attestation standards established by the American Institute of Certified Public Accountants.

A compilation of forecasted statements is limited to presenting in the form of forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying budget of revenue, expenditures and fund balances or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We have no responsibility to update this report for events or circumstances occurring after the date of this report.

The actual historical information for the year 2019 is presented for comparative purposes only. Such information is taken from the audited financial statements prepared by Haynie & Company, dated May 18, 2020.

Management is responsible for the preparation and fair presentation of the historical financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of the compilation is to assist the management in presenting financial information in the form of historical financial statements without undertaking to obtain or provide any assurance that there were no material modifications that should be made to the historical financial statements.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results for the forecasted period. Accordingly, this forecast was not designed for those who are not informed about such matters.

We are not independent with respect to Northern Commerce Metropolitan District.

E. P. Henne, CPA

Southwestern Property Corp.
December 1, 2020

**NORTHERN COMMERCE METROPOLITAN DISTRICT
SUMMARY FORECASTED 2021 BUDGET AS PROJECTED
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2018	ESTIMATED 2019	ADOPTED 2021
BEGINNING FUND BALANCES	\$ 445,783	\$ 474,152	\$ 458,971
REVENUE			
Property taxes	277,186	249,612	247,224
Specific ownership taxes	22,683	15,400	16,600
Facilities fees	-	-	15,000
Investment Income	1,898	1,200	1,400
Note Issuance	-	-	-
Total revenue	<u>301,767</u>	<u>266,212</u>	<u>280,224</u>
TRANSFERS IN	-	-	-
Total funds available	<u>747,550</u>	<u>740,364</u>	<u>739,195</u>
EXPENDITURES			
Accounting	20,868	20,000	22,000
Audit	6,400	6,600	7,000
Election costs	-	-	-
Dues and membership	322	425	460
County Treasurer's fees	4,221	4,300	4,700
Director fees	500	600	600
Insurance and dues	2,215	2,410	2,700
Legal	10,105	15,000	22,500
Engineering	-	-	-
Repayment of developer - capital outlay	-	-	-
Miscellaneous	98	300	300
Debt issuance costs	-	-	-
Debt Service			
Repay existing bonds	-	-	-
Interest on refunded bonds	-	-	-
Bond interest	107,874	103,758	99,470
Bond principal	120,000	125,000	130,000
Paying agent fees	795	3,000	3,000
Contingency	-	-	9,570
Total expenditures	<u>273,398</u>	<u>281,393</u>	<u>302,300</u>
TRANSFERS OUT	-	-	-
Total expenditures and transfers out requiring appropriation	<u>273,398</u>	<u>281,393</u>	<u>302,300</u>
ENDING FUND BALANCES	<u>\$ 474,152</u>	<u>\$ 458,971</u>	<u>\$ 436,895</u>

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

**NORTHERN COMMERCE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
For the Year Ended and Ending December 31,**

	ACTUAL 2019	ESTIMATED 2020	ADOPTED 2021
ASSESSED VALUATION - ADAMS COUNTY			
Residential	\$ -	\$ -	\$ -
Commercial and other	4,867,400	6,263,130	6,497,480
Personal Property	740,730	740,730	730,310
Vacant land	1,316,060	1,316,060	642,920
State Assessed	90	90	103,880
Agricultural	380	380	390
	<u>6,924,660</u>	<u>8,320,390</u>	<u>7,974,980</u>
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 6,924,660</u>	<u>\$ 8,320,390</u>	<u>\$ 7,974,980</u>
MILL LEVY			
General	2.000	2.000	2.000
Debt Service	38.000	28.000	29.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000
Total mill levy	<u>40.000</u>	<u>30.000</u>	<u>31.000</u>
PROPERTY TAXES			
General	\$ 13,849	\$ 16,641	\$ 15,950
Debt Service	263,137	232,971	231,274
Temporary Mill Levy Reduction	-	-	-
Refund and abatements	-	-	-
Levied property taxes	<u>276,987</u>	<u>249,613</u>	<u>247,225</u>
Adjustment to actual/rounding	-	-	-
Property taxes	<u>\$ 276,987</u>	<u>\$ 249,613</u>	<u>\$ 247,225</u>
BUDGETED PROPERTY TAXES			
General	\$ 13,849	\$ 16,641	\$ 15,950
Debt Service	263,137	232,971	231,274
	<u>\$ 276,987</u>	<u>\$ 249,613</u>	<u>\$ 247,225</u>

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

**NORTHERN COMMERCE METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2021 BUDGET AS PROJECTED
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Year Ended and Ending December 31,**

	ACTUAL 2019	ESTIMATED 2020	ADOPTED 2021
BEGINNING FUND BALANCES	\$ 263,158	\$ 309,250	\$ 314,463
REVENUE			
Property taxes	263,137	232,971	231,274
Specific ownership taxes	21,549	14,000	15,000
Investment income	485	600	800
Total revenue	<u>285,171</u>	<u>247,571</u>	<u>247,074</u>
TRANSFERS IN			
Capital Projects Fund	-	-	-
General Fund	-	-	-
Total revenue and transfers in	<u>-</u>	<u>-</u>	<u>247,074</u>
Total funds available	<u>548,329</u>	<u>556,821</u>	<u>561,537</u>
EXPENDITURES			
County Treasurer's fees	4,010	4,000	4,200
Audit	6,400	6,600	7,000
Note interest	107,874	103,758	99,470
Note principal	120,000	125,000	130,000
Paying agent fees	795	3,000	3,000
Contingency	-	-	6,330
Total expenditures	<u>239,079</u>	<u>242,358</u>	<u>250,000</u>
TRANSFERS OUT			
Total transfer out	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>239,079</u>	<u>242,358</u>	<u>250,000</u>
ENDING FUND BALANCE	<u>\$ 309,250</u>	<u>\$ 314,463</u>	<u>\$ 311,537</u>
Debt Service Reserve Fund	<u>\$ 80,000</u>	<u>\$ 114,505</u>	<u>\$ 115,000</u>

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

**NORTHERN COMMERCE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
FORECASTED 2021 BUDGET AS PROJECTED
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Year Ended and Ending December 31,**

	ACTUAL 2019	ESTIMATED 2020	ADOPTED 2021
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Investment income	-	-	-
Refunding note issued	-	-	-
Bond proceeds	-	-	-
Other income	-	-	-
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>
TRANSFERS IN			
General Fund	-	-	-
Debt Services Fund	-	-	-
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
General			
Repay Developer advance - capital outlay	-	-	-
Debt issuance costs	-	-	-
Repay existing bond payable	-	-	-
Interest on refunded bonds	-	-	-
Contingency	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
General Fund	-	-	-
Debt Services Fund	-	-	-
Total transfers out	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

NORTHERN COMMERCE METROPOLITAN DISTRICT
2021 Budget
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Service Provided

The District was organized by Court Order and Decree on November 10, 2004 to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of Commerce City in Adams County, Colorado.

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

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 4, 2004. The election approved general obligation indebtedness of \$23,111,020 for the above listed improvements, \$23,111,020 for refunding of District debt and \$200,000 for general obligation and maintenance. District voters approved authorization to increase property taxes up to \$200,000 annually, without limit to rate, to pay for the operations and maintenance expenditure of the District. Additionally, the election allows the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitation contained in Article X, Section 20 of Colorado constitution. On November 7, 2006, District voters approved authorization of to increase property taxes \$500,000 annually to pay for the operations and maintenance expenditure of the District, again allowing the District, to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitation contained in Article X, Section 20 of Colorado constitution.

On July 29, 2008, the District entered into a Reimbursement Agreement with the City of Commerce City Northern Infrastructure General Improvement District (GID). The GID was agreeable to advancing and paying for the entire costs of the defined Project which includes a portion of costs that is responsibility of the District. This obligation was paid in full, including accrued interest, with part of the proceeds of the 2014 debt issuance.

The District issued additional debt of \$3,380,000 in 2017 to pay for additional infrastructure of \$807,462 and accepted in 2015, and to refund the 2014 bonded debt.

NORTHERN COMMERCE METROPOLITAN DISTRICT
2021 Budget
SUMMARY OF SIGNIFICANT ASSUMPTIONS

REVENUE

Property Taxes

The calculation of the taxes levied is displayed on page 3 of the Budget at a total mill levy of 31.000 mills, including 2.000 mills for the General Fund and 29.000 mills for the Debt Service Fund.

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 forecast assumes that the District's share will be equal to approximately 5% of the property taxes collected.

Interest

Interest earned on the District's available funds has been estimated based on an average interest rate of 0.2%.

Bond Issuance

On December 14, 2010, the District issued bonds of \$1,840,000 in General Obligation Bonds (limited tax Convertible to Unlimited Tax) for infrastructure improvements. The bonds were term bonds due December 1, 2040, with an interest rate of 8%, payable semiannually on June 1 and December 1. The bonds were payable from pledged revenue, including property tax revenues, specific ownership taxes and facilities fees.

The 2010 series were paid in full from proceeds from the issuance of the Series 2014 Limited Tax General Obligation Note, with funding for additional infrastructure improvements (\$407,142). The Note had term maturities beginning December 1, 2014, and each year through December 1, 2024, with an interest rate of 3.29%, paid semi-annually on June 1 and December 1. The Note is payable from pledged revenue, including property tax revenues, specific ownership taxes and facilities fees.

The District reimbursed the Developer for capital improvements of \$807,462 in November 2017 by refunding the existing 2014 Note under a new debt instrument to include those capital improvements.

NORTHERN COMMERCE METROPOLITAN DISTRICT
2021 Budget
SUMMARY OF SIGNIFICANT ASSUMPTIONS

EXPENDITURES

Administrative and Operating Expenditures

Administrative and operating expenditures include estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, and meeting costs. Certain accounting and audit costs required since the District has debt is charged directly to the Debt Service Fund. Certain legal and engineering costs related to the 2015 capital outlay was charged directly to the Capital Projects Fund.

Repayment of Developer Advances

In accordance with a funding agreement with the developer, the District has documented claims for cash advances and expenditure made on behalf of the District by the developer. The District is to reimburse the Developer at such time that the District has funds available from the issuance of bonds. The District may also repay the Developer from any other legally available moneys, including facility fees, not otherwise required for debt service or operations of the District. The District paid all Developer advances in 2017.

Debts and Leases

The District's current debt service schedule is attached. The District has no operating or capital leases.

Reserve Funds

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

This information is an integral part of the accompanying forecasted budget. See accountant's compilation report.

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **246 - NORTHERN COMMERCE METRO DIST**

IN ADAMS COUNTY ON 11/29/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,320,390
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$7,974,980
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$7,974,980
5. NEW CONSTRUCTION: **	\$412,340
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$24,752,065
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$1,421,862
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY: .

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: _____→	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/29/2020