

**2020 ANNUAL REPORT  
STC METROPOLITAN DISTRICT NO. 3**

As required by Section VII of the Service Plan for STC Metropolitan District No. 3 (the “**District**”), approved by the Town of Superior, Colorado on May 13, 2013, the District presents the following report of the District’s activities from January 1, 2020 to December 31, 2020. *[Note: The Order and Decree Creating District was recorded December 5, 2013.]*

- i. Changes made or proposed to the District’s Boundaries as of December 31 of the prior year:

**In 2020, the District made one change to its boundaries. On December 17, 2020, the Boulder County District Court granted an Order for Inclusion and that order was recorded in the office of the Boulder County Clerk and Recorder on December 18, 2020 at Reception No. 03843174. No other changes to the District’s boundaries were proposed as of December 31, 2020.**

- ii. Intergovernmental agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

**The District entered into a Cost Sharing Agreement with STC Metropolitan District No. 1, STC Metropolitan District No. 2, Superior Urban Renewal Authority and RC Superior, LLC dated October 18, 2013.**

**The District entered into an Intergovernmental Agreement with the Town of Superior dated December 20, 2013, pursuant to Section IX of the District’s approved Service Plan.**

**The District entered into a Facilities Funding, Construction and Operation Agreement with STC Metropolitan District Nos. 1 and 2 dated January 1, 2015.**

**The District entered into an Intergovernmental Agreement by and between STC Metropolitan District No. 1, STC Metropolitan District No. 2 and STC Metropolitan District No. 3 regarding Covenant Enforcement and Design Review Services on June 7, 2017.**

**The District entered into an Eligible Governmental Entity Agreement with STC Metropolitan District No. 1, STC Metropolitan District No. 2, and the Statewide Internet Portal Authority of the State of Colorado dated October 16, 2017.**

**The District approved an Inclusion Agreement between STC Metropolitan District Nos. 1, 2, and 3 and RC Superior, LLC on December 9, 2019.**

**The District approved the First Amendment to Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services between STC Metropolitan District Nos. 1, 2, and 3 on December 9, 2019.**

- iii. Copies of the District's rules and regulations, if any as of December 31 of the prior year.

**The District had not adopted any rules and regulations as of December 31, 2020. Pursuant to Section 3.2 of the Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center, recorded with the Boulder County Clerk and Recorder at Reception No. 03439339, the District is authorized to provide covenant enforcement and design review services. In addition, pursuant to Section 3.2 of the Declaration of Covenants, Conditions and Restrictions for Discovery Ridge at Superior Town Center, recorded with the Boulder County Clerk and Recorder at Reception No. 03750773, the District is authorized to provide covenant enforcement and design review services.**

- iv. A summary of any litigation which involves the District as of December 31 of the prior year.

**The District is not aware of any litigation which involves the District as of December 31, 2020.**

- v. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

**No Public Improvements were constructed by the District during 2020.**

- vi. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

**The District did not construct any facilities and improvements as of December 31, 2020.**

- vii. The assessed valuation of the District for the current year.

**The District's total taxable assessed valuation for 2020 is \$553.00. Please see the Certification of Valuation by the Boulder County Assessor attached hereto as Exhibit A.**

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

**As of the date of filing this 2020 Annual Report, the District has not received notice of any uncured events of default, which are continuing beyond a ninety (90) day period, under any Debt instrument.**

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

**As of the date of filing this 2020 Annual Report, the District is not aware of any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

**EXHIBIT A**  
**Certification of Valuation by the Boulder County Assessor**



**Cynthia Braddock**

PO Box 471, 13<sup>th</sup> and Pearl  
Boulder, Colorado 80306-0471

Phone: (303) 441-3530

FAX: (303) 441-4996

[www.BoulderCountyAssessor.org](http://www.BoulderCountyAssessor.org)



November 20, 2020

Superior Town Center Metro District #3  
Special District Management Services  
141 Union Blvd Ste #150  
Lakewood, CO 80228-1898

This is to certify that, as of November 20<sup>th</sup>, per C.R.S. 39-5-128(1) the assessed value for

Superior Town Center Metro District #3

For the purpose of taxation for the year 2020 is:

553

Per C.R.S. 39-5-128(3), this figure represents the value remaining after the following Urban Renewal Area/Downtown Authority tax increments have been deducted from the total valuation for your district:

	BASE	INCREMENT
Superior Town Center Urban Renewal Plan	553	359,487

This valuation is subject to change by the County Board of Equalization (C.R.S. 39-8-107(2)), the State Board of Assessment Appeals (C.R.S. 39-2-125), the State Board of Equalization (C.R.S. 39-9-103), and the correction of errors by the Assessor or Treasurer (C.R.S. 39-5-125.2). Due to the increase in values we have been seeing over the past few reappraisal cycles, the number of abatements filed by property owners is increasing. Please pay close attention to the amount of taxes listed *on line 11* on the top portion of the Certification letter.

Enclosed is the Certification of Tax Levies form for all Non-school entities. Your mill levy should be calculated using the **Final Certification values**. Mill levy information is due to the Assessor on or before December 15<sup>th</sup>. You can mail them to the address above or email them to Erin Gray at [egray@bouldercounty.org](mailto:egray@bouldercounty.org).

If you have any questions about the value or other information on this letter, need to update your district contact information please contact Erin Gray at [egray@bouldercounty.org](mailto:egray@bouldercounty.org).

Sincerely,

Cynthia Braddock  
Boulder County Assessor

**CERTIFICATION OF VALUATION BY  
BOULDER COUNTY ASSESSOR**

New Tax Entity  YES  NO

Date: November 20, 2020

**NAME OF TAX ENTITY:** STC METROPOLITAN DISTRICT 3

**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 :

1. PREVIOUS YEAR'S NET TOTAL ASSESSED VALUATION:	1. \$	<u>\$4,690</u>
2. CURRENT YEAR'S GROSS TOTAL ASSESSED VALUATION: ‡	2. \$	<u>\$360,040</u>
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$	<u>\$359,487</u>
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$	<u>\$553</u>
5. NEW CONSTRUCTION: *	5. \$	<u>\$357,992</u>
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$	<u>\$0</u>
7. ANNEXATIONS/INCLUSIONS:	7. \$	<u>\$0</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$	<u>\$0</u>
9. NEW PRIMARY OIL AND GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.) ☉:	9. \$	<u>\$0</u>
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$	<u>\$0</u>
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.):	11. \$	<u>\$0</u>

‡ This value reflects personal property exemption IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution  
 \* New Construction is defined as: Taxable real property structures and personal property connected with the structure.  
 ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use forms DLG52 & 52A.  
 ☉ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form (DLG 52B).

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC.20, COLO.CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$	<u>\$1,241,522</u>
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>		
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$	<u>\$1,234,461</u>
3. ANNEXATIONS/INCLUSIONS:	3. \$	<u>\$0</u>
4. INCREASED MINING PRODUCTION: §	4. \$	<u>\$0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$	<u>\$0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$	<u>\$0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (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. ):	7. \$	<u>\$0</u>
<b>DELETIONS FROM TAXABLE REAL PROPERTY</b>		
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$	<u>\$0</u>
9. DISCONNECTIONS/EXCLUSIONS:	9. \$	<u>\$0</u>
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$	<u>\$0</u>

¶ 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 a new mines and increase 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	1. \$	<u>\$0</u>
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**NOTE:** ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.