

STC METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032
<https://stcmd1-3.colorado.gov/>

**CONSOLIDATED STUDY SESSION
NOTICE OF STATUTORY ANNUAL MEETING REQUIRED BY SECTION 32-1-903(6)(A), C.R.S. AND AGENDA**

STC METROPOLITAN DISTRICT NO. 1

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
Guy Harrigan	Asst. Secretary	2027/May 2025
Geoffrey Weathers	Asst. Secretary	2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

STC METROPOLITAN DISTRICT NOS. 2 AND 3

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
VACANT		2027/May 2025
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

DATE: Wednesday, November 6, 2024

TIME: 8:45 A.M.

LOCATION: Zoom Meeting: The meeting can be joined through the directions below:
** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Telephone Number: (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

AGENDA

****The Board of Directors will not take any official action at this meeting****

I. ANNUAL MEETING ITEMS

- A. Call to Order / Declaration of Quorum and confirm posting of Notice of Statutory Annual Meeting Required by Section 32-1-903(6)(a), C.R.S. and Agenda
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B. Directors Matters/Disclosure Matters

C. Presentation regarding the status of the public infrastructure projects within the District and outstanding bonds, if any.

D. Review unaudited financial statements, including year-to-date revenue and expenditures of the District in relation to its adopted budget, for the calendar year.

E. Public questions.

II. ADJOURNMENT RECONVENE TO THE STC METROPOLITAN DISTRICT NOS. 1, 2, AND 3 REGULAR BOARD MEETINGS.



STC METROPOLITAN DISTRICT NO. 2

Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, dated December 19, 2019

- ▶ Issued on December 19, 2019
- ▶ Interest Rates ranging between 3% and 5%
- ▶ Maturity date of December 1, 2049
- ▶ Principal and interest paid semi-annually on June 1 and December 1
- ▶ Secured primarily by property taxes with a required mill levy
- ▶ Current balance is \$90,790,000

Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B₍₃₎ Dated December 19, 2019

- ▶ Issued on December 19, 2019
- ▶ Interest Rate of 8%
- ▶ Maturity date of December 1, 2049
- ▶ Principal and interest paid annually December 1 cash flow bonds, paid with available revenue
- ▶ Secured primarily by property taxes with a required mill levy
- ▶ Current balance is \$19,770,000

Junior Limited Tax General Obligation Bonds, Series 2020C, in the total maximum principal amount of \$16,215,000 (the “Series 2020C Junior Bond”), and the Taxable Junior Limited Tax General Obligation Bond, Series 2020D,

- ▶ Issued on December 2, 2020
- ▶ Interest Rate of 9%
- ▶ Principal and interest paid annually December 1 cash flow bonds, paid with available revenue
- ▶ Secured primarily by property taxes with a required mill levy
- ▶ Current balance is \$14,562,872.52



UNAUDITED FINANCIAL STATEMENTS

STC Metropolitan District No. 2
Financial Statements

June 30, 2024

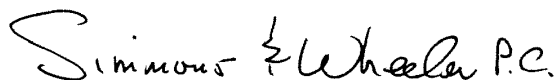
ACCOUNTANT'S COMPILATION REPORT

Board of Directors
STC Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District No. 2, as of and for the period ended June 30, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to STC Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.



August 14, 2024
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2024

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ -	\$ 92,131	\$ -	\$ -	\$ 92,131
Cash in UMB accounts	-	12,219,357	26,282	-	12,245,639
SURA Taxes Receivable	23,839	848,732	-	-	872,571
Taxes receivable	502	1,760	-	-	2,262
Receivable Developer	157,500	-	-	-	157,500
Due from District No. 1	63,718	346,993	-	-	410,711
Due from District No 3	5,460	11,579	-	-	17,039
Due From Other funds	-	94,840	-	-	94,840
	<u>251,019</u>	<u>13,615,392</u>	<u>26,282</u>	<u>-</u>	<u>13,892,693</u>
Other assets					
Capital improvements	-	-	-	81,853,436	81,853,436
Amount available in debt service fund	-	-	-	13,615,392	13,615,392
Amount to be provided for retirement of debt	-	-	-	98,643,616	98,643,616
	<u>-</u>	<u>-</u>	<u>-</u>	<u>194,112,444</u>	<u>194,112,444</u>
Total assets	\$ <u>251,019</u>	\$ <u>13,615,392</u>	\$ <u>26,282</u>	\$ <u>194,112,444</u>	\$ <u>208,005,137</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 162,175	\$ -	\$ -	\$ -	\$ 162,175
Due To Other funds	88,844	-	5,995	-	94,839
	<u>251,019</u>	<u>-</u>	<u>5,995</u>	<u>-</u>	<u>257,014</u>
Long-Term liabilities					
Developer Principal - Operating	-	-	-	1,078,188	1,078,188
Developer Interest - Operating	-	-	-	357,820	357,820
Bonds Payable - Series 2019A	-	-	-	90,790,000	90,790,000
Bonds Payable - Series 2019B	-	-	-	19,770,000	19,770,000
Bonds Payable - Series 2020C&D	-	-	-	263,000	263,000
	<u>251,019</u>	<u>-</u>	<u>5,995</u>	<u>112,259,008</u>	<u>112,516,022</u>
Total liabilities	<u>251,019</u>	<u>-</u>	<u>5,995</u>	<u>112,259,008</u>	<u>112,516,022</u>
Fund Equity					
Investment in capital improvements	-	-	-	81,853,436	81,853,436
Fund balance (deficit)	(10,971)	13,615,392	20,287	-	13,624,708
Emergency reserves	10,971	-	-	-	10,971
	<u>-</u>	<u>13,615,392</u>	<u>20,287</u>	<u>81,853,436</u>	<u>95,489,115</u>
	\$ <u>251,019</u>	\$ <u>13,615,392</u>	\$ <u>26,282</u>	\$ <u>194,112,444</u>	\$ <u>208,005,137</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the 6 Months Ended June 30, 2024
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Actual	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 11,060	\$ 1,778	\$ (9,282)
Specific Ownership Taxes	5,000	2,589	(2,411)
SURA Property Tax Increment	114,866	104,606	(10,260)
Parking Garage Cost Share	14,948	21,501	6,553
Developer Advance	44,635	157,500	112,865
Miscellaneous/Interest Income	14,000	18,689	4,689
Transfer from District 1	300,936	266,164	(34,772)
Transfer from District 3	27,781	24,084	(3,697)
	<u>533,226</u>	<u>596,911</u>	<u>63,685</u>
Expenditures			
Accounting	20,000	6,974	13,026
Accounting Accounts payable	-	10,041	(10,041)
Audit	16,500	-	16,500
Directors' Fees	2,400	300	2,100
Insurance/SDA Dues	28,000	11,603	16,397
Election	-	-	-
Legal	35,000	23,000	12,000
Legal Special	-	48,635	(48,635)
Management	35,000	26,185	8,815
Miscellaneous	3,000	4,348	(1,348)
O&M - Covenant Control	35,000	21,295	13,705
O&M - Landscaping	35,000	34,963	37
O&M - Utilities	30,000	12,752	17,248
O&M - Plaza	10,000	4,864	5,136
O&M - Roads & Sidewalks Snow Removal	100,000	163,873	(63,873)
O&M - Parking Garage	8,000	18,161	(10,161)
O&M - Reserve	7,500	-	7,500
Treasurer's Fees	3	4	(1)
Payroll Taxes	300	-	300
Contingency	8,511	-	8,511
Emergency reserve	10,971	-	10,971
	<u>385,185</u>	<u>386,998</u>	<u>(1,813)</u>
Excess (deficiency) of revenues over expenditures	148,041	209,913	61,872
Fund balance - beginning	<u>(148,041)</u>	<u>(209,913)</u>	<u>(61,872)</u>
Fund balance - ending	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the 6 Months Ended June 30, 2024
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property Taxes	\$ 38,735	\$ 360	\$ (38,375)
Specific Ownership Taxes	19,064	9,259	(9,805)
SURA Property Tax Increment	4,436,918	3,726,387	(710,531)
Interest income	90,000	300,682	210,682
Transfer from STCMD No. 1	1,490,047	1,454,241	(35,806)
Transfer from STCMD No. 3	<u>55,345</u>	<u>51,024</u>	<u>(4,321)</u>
	<u>6,130,109</u>	<u>5,541,953</u>	<u>(588,156)</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	4,339,250	2,169,625	2,169,625
Bond interest - 2019B	-	-	-
Miscellaneous Expense	500	-	500
Treasurer's Fees	581	19	562
Trustee / paying agent fees	<u>8,000</u>	<u>-</u>	<u>8,000</u>
	<u>4,348,331</u>	<u>2,169,644</u>	<u>2,178,687</u>
Excess (deficiency) of revenues over expenditures	1,781,778	3,372,309	1,590,531
Fund balance - beginning	<u>10,432,706</u>	<u>10,243,083</u>	<u>(189,623)</u>
Fund balance - ending	\$ <u>12,214,484</u>	\$ <u>13,615,392</u>	\$ <u>1,400,908</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the 6 Months Ended June 30, 2024
Capital Projects Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Developer Advance	\$ -	\$ -	\$ -
Bond Proceeds	15,674,000	-	#####
Interest	<u>400,000</u>	<u>673</u>	<u>(399,327)</u>
	<u>16,074,000</u>	<u>673</u>	<u>#####</u>
Expenditures			
Legal	3,500	-	3,500
Construction Expenses	16,040,500	-	16,040,500
Engineering	<u>30,000</u>	<u>9,082</u>	<u>20,918</u>
	<u>16,074,000</u>	<u>9,082</u>	<u>16,064,918</u>
Excess (deficiency) of revenues over expenditures	-	(8,409)	(8,409)
Fund balance - beginning	<u>-</u>	<u>28,696</u>	<u>28,696</u>
Fund balance (deficit) - ending	\$ <u>-</u>	\$ <u>20,287</u>	\$ <u>20,287</u>