

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 12,719,862	\$ 9,598,947	\$ 6,494,821
REVENUES			
Property Taxes	504,057	714,609	791,332
Specific Ownership Tax	27,348	31,500	39,567
Interest Income	8,051	84,800	153,901
Total revenues	<u>539,456</u>	<u>830,909</u>	<u>984,800</u>
Total funds available	<u>13,259,318</u>	<u>10,429,856</u>	<u>7,479,621</u>
EXPENDITURES			
General Fund	79,879	96,135	185,200
Debt Service Fund	1,304,224	1,320,400	1,490,000
Capital Projects Fund	2,276,268	2,518,500	4,520,006
Total expenditures	<u>3,660,371</u>	<u>3,935,035</u>	<u>6,195,206</u>
Total expenditures and transfers out requiring appropriation	<u>3,660,371</u>	<u>3,935,035</u>	<u>6,195,206</u>
ENDING FUND BALANCES	<u>\$ 9,598,947</u>	<u>\$ 6,494,821</u>	<u>\$ 1,284,415</u>
EMERGENCY RESERVE	\$ 4,900	\$ 5,500	\$ 5,300
OPERATING RESERVE	193,464	277,277	267,877
DEBT SERVICE SURPLUS - SERIES 2018	609,058	56,477	-
DEBT SERVICE RESERVE - SERIES 2018	1,906,519	1,724,061	1,011,238
TOTAL RESERVE	<u>\$ 2,713,941</u>	<u>\$ 2,063,315</u>	<u>\$ 1,284,415</u>

No assurance provided. See summary of significant assumptions.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

**ASSESSED VALUATION - Denver**

Commercial	\$ 6,697,580	\$ 7,446,660	\$ 2,105,140
Residential - Multi-Family	-	-	5,031,520
Agricultural	120	1,770	5,191,110
State assessed	125,740	124,800	304,100
Vacant land	2,987,530	5,410,250	1,944,760
Personal property	169,880	118,270	392,020
Certified Assessed Value	\$ 9,980,850	\$ 13,101,750	\$ 14,968,650

**MILL LEVY**

General	15.195	11.772	10.479
Debt Service	34.805	38.228	42.387
Total mill levy	50.000	50.000	52.866

**PROPERTY TAXES**

General	\$ 151,659	\$ 154,234	\$ 156,856
Debt Service	347,383	500,854	634,476
Levied property taxes	499,042	655,088	791,332
Adjustments to actual/rounding	1	-	-
Refunds and abatements	5,014	59,521	-
Budgeted property taxes	\$ 504,057	\$ 714,609	\$ 791,332

**BUDGETED PROPERTY TAXES**

General	\$ 153,183	\$ 168,248	\$ 156,856
Debt Service	350,874	546,361	634,476
	\$ 504,057	\$ 714,609	\$ 791,332

No assurance provided. See summary of significant assumptions.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 115,573	\$ 198,364	\$ 282,777
REVENUES			
Property taxes	153,183	168,248	156,856
Specific ownership tax	8,311	7,500	7,843
Interest income	1,176	4,800	10,901
Total revenues	<u>162,670</u>	<u>180,548</u>	<u>175,600</u>
Total funds available	<u>278,243</u>	<u>378,912</u>	<u>458,377</u>
EXPENDITURES			
General and administrative			
Accounting	30,588	37,000	32,500
Audit	4,750	5,200	5,700
County Treasurer's fee	1,528	1,518	1,569
Denver annual review fee	3,000	3,000	3,000
Dues and licenses	420	420	600
Insurance and bonds	6,576	3,583	4,500
District management	13,555	22,000	23,000
Legal services	19,286	15,000	25,000
Miscellaneous	176	6,500	5,000
Election expense	-	1,914	4,000
Contingency	-	-	15,381
Operations and maintenance			
Landscaping	-	-	21,500
Drainage Maintenance	-	-	27,950
Irrigation	-	-	15,500
Total expenditures	<u>79,879</u>	<u>96,135</u>	<u>185,200</u>
Total expenditures and transfers out requiring appropriation	<u>79,879</u>	<u>96,135</u>	<u>185,200</u>
ENDING FUND BALANCE	<u>\$ 198,364</u>	<u>\$ 282,777</u>	<u>\$ 273,177</u>
EMERGENCY RESERVE	\$ 4,900	\$ 5,500	\$ 5,300
OPERATING RESERVE	193,464	277,277	267,877
TOTAL RESERVE	<u>\$ 198,364</u>	<u>\$ 282,777</u>	<u>\$ 273,177</u>

No assurance provided. See summary of significant assumptions.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 3,446,117	\$ 2,515,577	\$ 1,780,538
REVENUES			
Property taxes	350,874	546,361	634,476
Specific ownership tax	19,037	24,000	31,724
Interest income	3,773	15,000	54,500
Total revenues	<u>373,684</u>	<u>585,361</u>	<u>720,700</u>
Total funds available	<u>3,819,801</u>	<u>3,100,938</u>	<u>2,501,238</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,499	4,950	6,345
Paying agent fees	6,000	6,000	6,000
Contingency	-	-	44,305
Debt Service			
Bond interest - 2018A	1,289,725	1,289,450	1,288,350
Bond principal - Series 2018A	5,000	20,000	145,000
Total expenditures	<u>1,304,224</u>	<u>1,320,400</u>	<u>1,490,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,304,224</u>	<u>1,320,400</u>	<u>1,490,000</u>
ENDING FUND BALANCE	<u>\$ 2,515,577</u>	<u>\$ 1,780,538</u>	<u>\$ 1,011,238</u>
DEBT SERVICE SURPLUS - SERIES 2018	\$ 609,058	\$ 56,477	\$ -
DEBT SERVICE RESERVE - SERIES 2018	1,906,519	1,724,061	1,011,238
TOTAL RESERVE	<u>\$ 2,515,577</u>	<u>\$ 1,780,538</u>	<u>\$ 1,011,238</u>

No assurance provided. See summary of significant assumptions.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 9,158,172	\$ 6,885,006	\$ 4,431,506
REVENUES			
Interest income	3,102	65,000	88,500
Total revenues	<u>3,102</u>	<u>65,000</u>	<u>88,500</u>
Total funds available	<u>9,161,274</u>	<u>6,950,006</u>	<u>4,520,006</u>
EXPENDITURES			
General and Administrative			
Accounting	1,242	-	15,000
District management	1,502	-	30,000
Legal services	9,019	6,500	15,000
Contingency	547	-	280,000
Capital Projects			
Engineering	79,387	6,500	85,000
Streetscape	-	-	300,000
Consulting / Project management	4,709	5,500	75,000
Capital construction	2,179,862	2,500,000	3,720,006
Total expenditures	<u>2,276,268</u>	<u>2,518,500</u>	<u>4,520,006</u>
Total expenditures and transfers out requiring appropriation	<u>2,276,268</u>	<u>2,518,500</u>	<u>4,520,006</u>
ENDING FUND BALANCE	<u>\$ 6,885,006</u>	<u>\$ 4,431,506</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on November 13, 1997 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, security, traffic and safety protection, park and recreation, transportation, and television relay and translation improvements and services.

On November 3, 1998, the District's voters authorized total indebtedness of \$12,650,000 for the above listed facilities. The election also approved an annual increase in property taxes of \$100,000, at a rate not to exceed 30 mills, to pay the District's operation and maintenance costs.

On November 2, 2004, the District's voters authorized total indebtedness of \$103,750,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$20,750,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes of \$500,000, at a rate not to exceed 50 mills, to pay the District's operation and maintenance costs.

On November 8, 2016, the District's voters authorized total indebtedness of \$185,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$120,000,000 for debt refunding and \$30,000,000 debt related to reimbursement agreements. The election also approved an annual increase in property taxes of \$500,000, with no mill levy limit, to pay the District's operation and maintenance costs.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's maximum Required Mill Levy is 50.000 mills (subject to adjustments for changes occurring in the method of calculating assessed valuation on or after August, 23, 2004), less the Operations Deduction. The Operations Deduction means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with the related specific ownership tax, to generate revenues to pay operating expenses of \$152,500 in 2019 and an additional 1.7% each year thereafter.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

**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.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.



**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1% of property tax collections.

**Debt Service**

Principal and interest payments in 2023 are provided based on the debt amortization schedule from the Series 2018A Bonds (discussed under Debt and Leases).

**Capital Outlay**

The District anticipates infrastructure improvements during 2023 as displayed on the Capital Projects Funds page.

**Debt and Leases**

On July 2, 2018, the District issued the \$23,115,000 General Obligation Limited Tax Bonds, Series 2018A, with interest rates of 5.500% to 5.625% to mature December 1, 2048 and the \$3,710,000 Subordinate General Obligation Limited Tax Bonds, Series 2018B, with an interest rate of 7.875% to mature on December 1, 2018.

The Series 2018A bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2023, and any date thereafter, at a redemption price of the principal amount redeemed plus accrued interest to the redemption date and a redemption premium equal to a percentage of the principal amount redeemed. The redemption premium on principal redeemed from December 1, 2023 to November 30, 2024 is 3%. The redemption premium on principal redeemed from December 1, 2024 to November 30, 2025 is 2%. The redemption premium on principal redeemed from December 1, 2025 to November 30, 2026 is 1%. Principal redemptions after December 1, 2026 have no premium.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2023 as defined under TABOR.

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves (Continued)**

**Debt Service Reserves**

The District maintains a Debt Service Reserve as required with the issuance of the Series 2018A Bonds.

**This information is an integral part of the accompanying budget.**

**DENVER GATEWAY CENTER METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2022**

**\$23,115,000 G.O. Bonds  
General Obligation Refunding & Improvement Bonds, Series 2018A  
Interest Rate - Assumes 5.500% for 20 Years, 5.625% Thereafter  
Dated July 2, 2018**

<b>Year Ended December 31,</b>	<b>Principal Payable Annually, Beginning December 1, 2020 Interest Payable Semi-Annually, June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 145,000	\$ 1,288,350	\$ 1,433,350
2024	275,000	1,280,375	1,555,375
2025	285,000	1,265,250	1,550,250
2026	335,000	1,249,575	1,584,575
2027	350,000	1,231,150	1,581,150
2028	400,000	1,211,900	1,611,900
2029	420,000	1,189,900	1,609,900
2030	480,000	1,166,800	1,646,800
2031	500,000	1,140,400	1,640,400
2032	565,000	1,112,900	1,677,900
2033	590,000	1,081,825	1,671,825
2034	660,000	1,049,375	1,709,375
2035	690,000	1,013,075	1,703,075
2036	765,000	975,125	1,740,125
2037	805,000	933,050	1,738,050
2038	880,000	888,775	1,768,775
2039	930,000	840,375	1,770,375
2040	1,015,000	788,063	1,803,063
2041	1,070,000	730,969	1,800,969
2042	1,170,000	670,781	1,840,781
2043	1,230,000	604,969	1,834,969
2044	1,335,000	535,781	1,870,781
2045	1,410,000	460,688	1,870,688
2046	1,525,000	381,375	1,906,375
2047	1,610,000	295,594	1,905,594
2048	3,645,000	205,031	3,850,031
	\$ 23,085,000	\$ 23,591,450	\$ 46,676,450

No assurance provided. See summary of significant assumptions.