

**EBERT METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**EBERT METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 9,799,715	\$ 8,816,687	\$ 8,879,250	\$ 8,879,250	\$ 9,537,747
REVENUES					
Property taxes	6,916,422	7,970,726	8,114,623	8,114,623	8,348,302
Specific ownership taxes	353,009	398,530	332,243	398,692	417,415
Interest income	196,281	127,000	480,433	509,000	438,000
Conservation Trust Fund proceeds	94,445	95,000	73,011	96,000	97,000
Town Center Reimbursement for legal	120,781	175,000	93,496	120,665	245,000
Town Center Reimbursement for district management	-	-	-	-	35,000
Town Center transfer for capital replacement	-	555,000	-	-	555,000
Reimbursement for professional services related to transition matters	-	-	-	-	250,000
Total revenues	<u>7,680,938</u>	<u>9,321,256</u>	<u>9,093,806</u>	<u>9,238,980</u>	<u>10,385,717</u>
Total funds available	<u>17,480,653</u>	<u>18,137,943</u>	<u>17,973,056</u>	<u>18,118,230</u>	<u>19,923,464</u>
EXPENDITURES					
General Fund	2,741,397	2,726,000	2,610,752	2,655,152	3,752,000
Conservation Trust Fund	-	150,000	-	-	150,000
Debt Service Fund	5,858,542	5,927,000	2,361,506	5,923,906	6,087,000
Capital Reserve - Bond Proceeds - Series 2018 Fund	-	862,917	-	-	862,917
Capital Reserve - 1.000 Mill Fund	1,464	3,000	1,425	1,425	3,000
Total expenditures	<u>8,601,403</u>	<u>9,668,917</u>	<u>4,973,683</u>	<u>8,580,483</u>	<u>10,854,917</u>
Total expenditures and transfers out requiring appropriation	<u>8,601,403</u>	<u>9,668,917</u>	<u>4,973,683</u>	<u>8,580,483</u>	<u>10,854,917</u>
ENDING FUND BALANCES	<u>\$ 8,879,250</u>	<u>\$ 8,469,026</u>	<u>\$ 12,999,373</u>	<u>\$ 9,537,747</u>	<u>\$ 9,068,547</u>
EMERGENCY RESERVE	\$ 79,000	\$ 75,100	\$ 76,000	\$ 76,700	\$ 104,100
ESCROW RESERVE	166,000	166,000	166,000	166,000	166,000
AVAILABLE FOR OPERATIONS	70,970	20,569	87,907	92,270	60,420
RATE STABILIZATION RESERVE	6,636,000	6,636,000	6,636,000	6,636,000	6,636,000
SURPLUS	236,435	87,085	4,045,016	542,269	161,109
TOTAL RESERVE	<u>\$ 7,188,405</u>	<u>\$ 6,984,754</u>	<u>\$ 11,010,923</u>	<u>\$ 7,513,239</u>	<u>\$ 7,127,629</u>

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION - Denver County</b>					
Residential	\$ 128,466,330	\$ 124,364,640	\$ 124,364,640	\$ 124,364,640	\$ 148,820,947
Commercial	9,483,680	9,232,920	9,232,920	9,232,920	11,294,630
State assessed	5,461,800	4,032,500	4,032,500	4,032,500	4,269,250
Vacant land	1,818,450	769,730	769,730	769,730	236,550
Personal property	1,572,350	1,462,090	1,462,090	1,462,090	1,460,010
Certified Assessed Value	<u>\$ 146,802,610</u>	<u>\$ 139,861,880</u>	<u>\$ 139,861,880</u>	<u>\$ 139,861,880</u>	<u>\$ 166,081,387</u>
<b>MILL LEVY</b>					
Contractual obligation	17.000	17.000	17.000	17.000	17.000
Debt Service - 2018A-1	22.250	29.350	29.350	29.350	22.200
Debt Service - 2018A-2	4.650	6.250	6.250	6.250	5.250
Capital reserve	1.000	1.000	1.000	1.000	1.000
Total mill levy	<u>44.900</u>	<u>53.600</u>	<u>53.600</u>	<u>53.600</u>	<u>45.450</u>
<b>PROPERTY TAXES</b>					
Contractual obligation	\$ 2,495,644	\$ 2,377,652	\$ 2,377,652	\$ 2,377,652	\$ 2,823,384
Debt Service - 2018A-1	3,266,358	4,104,946	4,104,946	4,104,946	3,687,007
Debt Service - 2018A-2	682,632	874,137	874,137	874,137	871,927
Capital reserve	146,803	139,862	139,862	139,862	166,081
Levied property taxes	6,591,437	7,496,597	7,496,597	7,496,597	7,548,399
Adjustments to actual/rounding	(8,083)	-	131,164	131,164	-
Refunds and abatements	(555)	-	(3)	(3)	-
Budgeted property taxes	<u>\$ 6,582,799</u>	<u>\$ 7,496,597</u>	<u>\$ 7,627,758</u>	<u>\$ 7,627,758</u>	<u>\$ 7,548,399</u>
<b>ASSESSED VALUATION - Denver County - Debt Only</b>					
Residential/ Apartment	\$ 5,115,830	\$ 4,865,400	\$ 4,865,400	\$ 4,865,400	\$ 5,734,461
Commercial	8,611,040	9,179,150	9,179,150	9,179,150	11,539,100
Agricultural	-	-	-	-	850
State assessed	159,600	145,600	145,600	145,600	151,800
Vacant land	813,690	562,770	562,770	562,770	1,621,830
Personal property	857,340	1,401,380	1,401,380	1,401,380	1,400,670
Certified Assessed Value	<u>\$ 15,557,500</u>	<u>\$ 16,154,300</u>	<u>\$ 16,154,300</u>	<u>\$ 16,154,300</u>	<u>\$ 20,448,711</u>
<b>MILL LEVY</b>					
Debt Service - 2018A-1	22.250	29.350	29.350	29.350	22.200
Total mill levy	<u>22.250</u>	<u>29.350</u>	<u>29.350</u>	<u>29.350</u>	<u>22.200</u>
<b>PROPERTY TAXES</b>					
Debt Service - 2018A-1	\$ 346,154	\$ 474,129	\$ 474,129	\$ 474,129	\$ 453,961
Levied property taxes	346,154	474,129	474,129	474,129	453,961
Adjustments to actual/rounding	(12,531)	-	7,155	7,155	-
Refunds and abatements	-	-	5,581	5,581	-
Budgeted property taxes	<u>\$ 333,623</u>	<u>\$ 474,129</u>	<u>\$ 486,865</u>	<u>\$ 486,865</u>	<u>\$ 453,961</u>
<b>BUDGETED PROPERTY TAXES</b>					
General - contractual obligation	\$ 2,492,374	\$ 2,377,652	\$ 2,419,252	\$ 2,419,252	\$ 2,823,384
Debt Service	3,943,815	4,979,083	5,066,197	5,066,197	4,558,934
Debt Service - excluded area	333,623	474,129	486,865	486,865	453,961
Capital reserve	146,610	139,862	142,309	142,309	166,081
	<u>\$ 6,916,422</u>	<u>\$ 7,970,726</u>	<u>\$ 8,114,623</u>	<u>\$ 8,114,623</u>	<u>\$ 8,002,360</u>

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 310,993	\$ 312,137	\$ 315,970	\$ 315,970	\$ 334,970
REVENUES					
Property taxes	2,492,374	2,377,652	2,419,252	2,419,252	2,823,384
Specific ownership taxes	126,389	118,880	96,029	115,235	141,169
Town Center Reimbursement for legal	120,781	175,000	93,496	120,665	245,000
Town Center Reimbursement for district management	-	-	-	-	35,000
Interest income	6,830	4,000	15,912	19,000	16,000
Reimbursement for professional services related to transition matters	-	-	-	-	250,000
Total revenues	<u>2,746,374</u>	<u>2,675,532</u>	<u>2,624,689</u>	<u>2,674,152</u>	<u>3,510,553</u>
Total funds available	<u>3,057,367</u>	<u>2,987,669</u>	<u>2,940,659</u>	<u>2,990,122</u>	<u>3,845,523</u>
EXPENDITURES					
General and administrative					
County Treasurer's fees	24,885	23,780	24,212	24,212	28,234
Services outlay - Town Center	2,595,731	2,472,752	2,493,044	2,510,275	2,936,319
Legal	69,345	120,000	92,831	120,000	200,000
Election	51,436	55,000	665	665	45,000
District management	-	-	-	-	35,000
Professional services related to transition matters	-	-	-	-	250,000
Contingency	-	54,468	-	-	20,447
Total expenditures	<u>2,741,397</u>	<u>2,726,000</u>	<u>2,610,752</u>	<u>2,655,152</u>	<u>3,515,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,741,397</u>	<u>2,726,000</u>	<u>2,610,752</u>	<u>2,655,152</u>	<u>3,515,000</u>
ENDING FUND BALANCES	<u>\$ 315,970</u>	<u>\$ 261,669</u>	<u>\$ 329,907</u>	<u>\$ 334,970</u>	<u>\$ 330,523</u>
EMERGENCY RESERVE	\$ 79,000	\$ 75,100	\$ 76,000	\$ 76,700	\$ 97,000
ESCROW RESERVE	166,000	166,000	166,000	166,000	166,000
AVAILABLE FOR OPERATIONS	70,970	20,569	87,907	92,270	67,523
TOTAL RESERVE	<u>\$ 315,970</u>	<u>\$ 261,669</u>	<u>\$ 329,907</u>	<u>\$ 334,970</u>	<u>\$ 330,523</u>

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CONSERVATION TRUST FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 171,365	\$ 268,265	\$ 269,761	\$ 269,761	\$ 381,761
<b>REVENUES</b>					
Conservation Trust Fund proceeds	94,445	95,000	73,011	96,000	97,000
Interest income	3,951	3,000	13,125	16,000	18,000
Total revenues	<u>98,396</u>	<u>98,000</u>	<u>86,136</u>	<u>112,000</u>	<u>115,000</u>
Total funds available	<u>269,761</u>	<u>366,265</u>	<u>355,897</u>	<u>381,761</u>	<u>496,761</u>
<b>EXPENDITURES</b>					
General and administrative					
Transfer to Town Center	-	150,000	-	-	150,000
Total expenditures	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>150,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>150,000</u>
ENDING FUND BALANCES	<u>\$ 269,761</u>	<u>\$ 216,265</u>	<u>\$ 355,897</u>	<u>\$ 381,761</u>	<u>\$ 346,761</u>

**EBERT METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 8,072,820	\$ 6,823,213	\$ 6,872,435	\$ 6,872,435	\$ 7,178,269
REVENUES					
Property taxes	4,277,438	5,453,212	5,553,062	5,553,062	5,012,895
Specific ownership taxes	219,185	272,660	230,565	276,678	250,645
Interest income	161,534	101,000	386,460	400,000	330,000
Total revenues	<u>4,658,157</u>	<u>5,826,872</u>	<u>6,170,087</u>	<u>6,229,740</u>	<u>5,593,540</u>
Total funds available	<u>12,730,977</u>	<u>12,650,085</u>	<u>13,042,522</u>	<u>13,102,175</u>	<u>12,771,809</u>
EXPENDITURES					
General and administrative					
County Treasurer's fees	42,742	54,532	55,606	55,606	50,129
Paying agent fees	3,500	4,000	3,500	3,500	3,500
Contingency	-	3,668	-	-	-
Debt Service					
Loan interest - 2018 A-1	3,920,000	3,871,500	1,935,750	3,871,500	3,818,500
Loan principal - 2018 A-1	970,000	1,060,000	-	1,060,000	1,250,000
Loan interest - 2018 A-2	742,300	733,300	366,650	733,300	723,300
Loan principal - 2018 A-2	180,000	200,000	-	200,000	235,000
Total expenditures	<u>5,858,542</u>	<u>5,927,000</u>	<u>2,361,506</u>	<u>5,923,906</u>	<u>6,080,429</u>
Total expenditures and transfers out requiring appropriation	<u>5,858,542</u>	<u>5,927,000</u>	<u>2,361,506</u>	<u>5,923,906</u>	<u>6,080,429</u>
ENDING FUND BALANCES	<u>\$ 6,872,435</u>	<u>\$ 6,723,085</u>	<u>\$ 10,681,016</u>	<u>\$ 7,178,269</u>	<u>\$ 6,691,380</u>
RATE STABILIZATION RESERVE	\$ 6,636,000	\$ 6,636,000	\$ 6,636,000	\$ 6,636,000	\$ 6,636,000
SURPLUS	236,435	87,085	4,045,016	542,269	55,380
TOTAL RESERVE	<u>\$ 6,872,435</u>	<u>\$ 6,723,085</u>	<u>\$ 10,681,016</u>	<u>\$ 7,178,269</u>	<u>\$ 6,691,380</u>

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CAPITAL PROJECTS - BOND PROCEEDS - SERIES 2018 FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 851,517	\$ 861,517	\$ 866,179	\$ 866,179	\$ 910,179
REVENUES					
Interest income	14,662	6,000	37,301	44,000	24,000
Total revenues	<u>14,662</u>	<u>6,000</u>	<u>37,301</u>	<u>44,000</u>	<u>24,000</u>
Total funds available	<u>866,179</u>	<u>867,517</u>	<u>903,480</u>	<u>910,179</u>	<u>934,179</u>
EXPENDITURES					
Capital Projects					
Capital expenditures to be approved by Ebert	-	862,917	-	-	862,917
Total expenditures	<u>-</u>	<u>862,917</u>	<u>-</u>	<u>-</u>	<u>862,917</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>862,917</u>	<u>-</u>	<u>-</u>	<u>862,917</u>
ENDING FUND BALANCES	<u>\$ 866,179</u>	<u>\$ 4,600</u>	<u>\$ 903,480</u>	<u>\$ 910,179</u>	<u>\$ 71,262</u>

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CAPITAL RESERVE - 1.000 MILL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	BUDGET 2023	ACTUAL 10/31/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 393,020	\$ 551,555	\$ 554,905	\$ 554,905	\$ 732,568
<b>REVENUES</b>					
Property taxes	146,610	139,862	142,309	142,309	166,081
Specific ownership taxes	7,435	6,990	5,649	6,779	8,304
Interest income	9,304	13,000	27,635	30,000	50,000
Town Center transfer for capital replacement	-	555,000	-	-	555,000
Total revenues	<u>163,349</u>	<u>714,852</u>	<u>175,593</u>	<u>179,088</u>	<u>779,385</u>
Total funds available	<u>556,369</u>	<u>1,266,407</u>	<u>730,498</u>	<u>733,993</u>	<u>1,511,953</u>
<b>EXPENDITURES</b>					
General and Administrative					
County Treasurer's fees	1,464	1,399	1,425	1,425	1,661
Contingency	-	1,601	-	-	1,339
Total expenditures	<u>1,464</u>	<u>3,000</u>	<u>1,425</u>	<u>1,425</u>	<u>3,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,464</u>	<u>3,000</u>	<u>1,425</u>	<u>1,425</u>	<u>3,000</u>
ENDING FUND BALANCES	<u>\$ 554,905</u>	<u>\$ 1,263,407</u>	<u>\$ 729,073</u>	<u>\$ 732,568</u>	<u>\$ 1,508,953</u>



**EBERT METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Ebert Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado (City) on September 12, 1983, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City. The District's service area is located within the City.

On November 3, 1998, District voters authorized the issuance of \$90,500,000 of general obligation indebtedness. The District voters also approved a property tax revenue increase of \$1,000,000 annually to pay, in part, the District's general cost of operations and maintenance. Furthermore, the voters authorized the District to collect and expend levied taxes and any other income of the District without regard to any limitations imposed by TABOR. On November 2, 1999, District voters approved \$33,000,000 to finance costs associated with the Regional Facilities Construction Agreement. On November 7, 2000, District electors approved \$66,000,000 to finance costs associated with the Regional Facilities Construction Agreement. In addition, District electors approved \$90,000,000 of general obligation indebtedness.

The District entered into a Regional Facilities Construction Agreement (Old Agreement) with Town on December 1, 1999. Under the Old Agreement, Town is to provide capital construction and administrative services to the District. Town is to own, operate, maintain, and construct the facilities benefiting both Districts. The District will, to the extent that the District is to benefit, pay the capital and service costs of construction, operation and maintenance of such facilities. At special elections held within the District on November 2, 1999, and on November 7, 2000, the District's qualified electors approved \$33,000,000 and \$66,000,000, respectively, for a total amount of \$99,000,000, for the Old Agreement.

On April 28, 2005, the District and Town entered into a District Facilities Construction, Funding and Service Agreement (New Agreement), which replaced the Old Agreement. Under the New Agreement, the obligations of the District and Town remain essentially the same. In addition, Town may draw against the District's project funds without further need of the District's consent, to pay the capital costs expected to be paid pursuant to the New Agreement. The District also agrees to levy a minimum service levy of not less than 10 mills and not greater than 50 mills to pay the service costs expected to be paid pursuant to the New Agreement.

The District and Town entered into an Amended and Restated Facilities, Construction, Funding and Service Agreement effective January 1, 2016 (Amended Agreement). Under the Amended Agreement, the District will pay a maximum of \$21,635,477 to Town for service costs, which represents voted authorization of \$99,000,000 less all service costs paid to Town through December 31, 2015. Service costs comprise all operations, maintenance, and administration costs incurred by Town in the performance of the duties and services required by the Amended Agreement. The District agrees to levy a minimum service levy of 19 mills that may be adjusted to account for constitutional or legislative changes in computing assessed valuation of District property, provided that the levy shall never exceed 50 mills. Payments for capital costs contemplated by the Amended Agreement are to be funded from the proceeds of the District's 2016C Note.

**EBERT METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided (Continued)**

The District and Town entered in to a Second Amended and Restated District Facilities Construction, Funding and Service Agreement dated effective as of November 1, 2018 (New Service Agreement). The New Service Agreement provides that the District will fund the construction of certain facilities necessary to complete the development in the District and Town will own, operate and maintain certain facilities identified therein and provide covenant enforcement and design review services for the benefit of the District. For the purposes of paying the costs incurred by Town for such purposes, the New Service Agreement further provides that the District will levy the Minimum Service Levy (a levy of not less than eighteen (18) mills against all taxable property within its boundaries, adjusted to account for constitutional and legislative changes, including new exemptions, in the manner, method or base percentage calculation for the computation of assessed values of taxable property, provided that the levy shall never exceed fifty (50) mills) until such time as the New Service Agreement is terminated or the District has paid Town the Maximum Service Amount (\$16,947,741). The Maximum Service Amount represents costs incurred by Town for operations, maintenance and administrative costs incurred by Town in the performance of its duties under the New Service Agreement. At December 31, 2023 and December 31, 2024, it is anticipated that the Maximum Service Amount due to Town will be \$5,006,915 and \$1,835,856, respectively calculated as follows:

Balance December 31, 2022	Services outlay - Town Center	Balance December 31, 2023	Services outlay - Town Center	Balance December 31, 2024
\$ 7,493,608	\$ 2,510,275	\$ 4,983,333	\$ 2,936,319	\$ 2,047,014

The New Service Agreement establishes and funds the Capital Repair and Replacement Fund (the "CRRF"). One mill of the Minimum Service Levy is to be reserved for the purpose of funding the CRRF. The amounts in the CRRF are to be used for the limited purpose of repairing, replacing and/or maintaining public improvements and for creating reserves for those purposes, all at the direction of the Board acting in its discretion. Town agrees in the New Service Agreement to, subject to funding provided by the District from the CRRF, to repair, replace and/or maintain public improvements in consultation with or as requested by the Board. Additionally, pursuant to the New Service Agreement, the District agrees to allow Town to withdraw, at the direction of the District, up to \$2,300,000 of proceeds from the District's Series 2018 A-2 bonds for funding the construction or acquisition of certain facilities (the Improvement Project).

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.

**EBERT METROPOLITAN DISTRICT  
2024 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 calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

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 budget 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 an average interest rate of approximately 5%.

**Conservation Trust (Lottery Proceeds)**

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under state statutes.

**Town Center Reimbursement**

Per the New Service Agreement with Town, Town Center will reimburse the District for legal costs, including election costs, and district management costs.

**EBERT METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Outlay for Town Center Metropolitan District**

Per the New Service Agreement with Town, the District is to pay the capital and service costs of the construction, operation, and maintenance of the facilities being constructed by Town that will benefit the District. The District will also transfer lottery proceeds to Town to fund eligible projects.

**County Treasurer's Fees**

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

**Debt Service**

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

**Debt and Leases**

On December 6, 2018, the District issued an aggregate of \$102,715,000 of General Obligation Refunding and Improvement Bonds (the 2018 Bonds) as follows: (1) \$86,350,000 General Obligation Limited Tax Refunding Bonds Series 2018A-1 and (2) \$16,365,000 General Obligation Limited Tax Refunding and Improvement Bonds Series 2018A-2; The 2018 Bonds bear interest payable on June 1 and December 1, commencing on June 1, 2019, at the rate of 4.00% – 5.00% per annum. Premium payments of \$5,553,963 and \$1,055,035, respectively, were paid on the bonds, resulting in net effective interest rates between 3.77% and 4.16%. Mandatory principal payments are due on December 1, commencing on December 1, 2019, with final payment due on December 1, 2048.

The Series 2018A-1 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-1 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the 2018A-1 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-1 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-1 Pledged Revenue Fund. The Series 2018A-2 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-2 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the 2018A-2 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-2 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-2 Pledged Revenue Fund.

Proceeds from the sale of the Series 2018A-1 Bonds were used to refund, pay and discharge the District's outstanding 2016A Loan and 2016B Loan in the amount of \$52,460,000 and \$37,995,000, respectively. Proceeds from the sale of the Series 2018A-2 Bonds were used to refund, pay and discharge the District's outstanding 2016C Loan in the amount of \$14,675,000 and to finance the Improvement Project in the amount of \$2,300,000. In addition, proceeds from the sale of the 2018 Bonds were used to pay the costs of issuance of the 2018 Bonds and to purchase a bond insurance policy that will secure the payment of interest and principal on the 2018 Bonds.

The District has no operating or capital leases.

**EBERT METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

For the 2022 budget, the District's Board of Directors determined that the anticipated December 31, 2021, debt service surplus balance of approximately \$1.4 million should be allocated in 2022 for its intended purpose. This one-time event had the effect of reducing the 2018A-1 mill levy to 22.250 mills and the 2018A-2 mill levy to 4.650 mills.

For the 2023 budget, the Board of Directors certified debt service mill levies for the 2018A-1 and 2018A-2 bonds that, together with the associated Specific Ownership Taxes and any other legally available moneys, would keep any debt service surplus to approximately \$50,000.

For the 2024 budget, the Board of Directors will certify debt service mill levies for the 2018A-1 and 2018A-2 bonds that, together with the associated Specific Ownership Taxes and any other legally available moneys, will keep any debt service surplus to approximately \$60,000. The Board of Directors has not expressed an intent to use any portion of the Rate Stabilization Reserve for the purpose of reducing any debt service mill levies. The Rate Stabilization Reserve was established expressly to ensure that the District's bond payment obligations could be met during economic periods when property tax receipts may be insufficient to make a bond payment obligation.

**Intergovernmental Agreements**

**Agreement with Weingarten/Miller/GVR, LLC**

The District has entered into a Mill Levy Cap Agreement dated as of July 10, 2002 (Mill Levy Cap Agreement) with Weingarten/Miller/GVR, LLC (Weingarten). Pursuant to the Mill Levy Cap Agreement, the District agreed to limit its debt service mill levy for all District bonds to 65 mills, subject to certain adjustments for changes in law. The current debt service mill levy cap under the mill levy cap agreement, based upon such adjustment is 82.604. Such limitation may be removed by the District at such time as the general obligation debt of the District is equal to or less than 50% of the assessed value of the taxable property in the District. The District further agreed to include terms incorporating such limitations into the documents governing its bond transactions and to provide notice to Weingarten of the District's intent to issue bonds and the proposed terms thereof. The District incorporated the Mill Levy Cap into the Indenture for the 2018 Bonds. The District provided notice of the issuance of the Bonds to Weingarten on September 20, 2018, pursuant to the Mill Levy Cap Agreement. The Mill Levy Cap Agreement does not limit the power of the District to impose or collect property taxes for administration, operation and maintenance. The Mill Levy Cap Agreement is to continue in effect until the outstanding general obligation debt of the District does not exceed 50% of the valuation of the taxable property in the District unless sooner terminated pursuant to the provisions thereof.

**Inclusion Agreement**

The District has entered into a Restated Inclusion Agreement dated May 30, 2008, with an effective date of December 12, 2007, with Town and C.P. Bedrock LLC (CP Bedrock), (Inclusion Agreement). Pursuant to the Inclusion Agreement, the parties set out the terms by which certain property owned by CP Bedrock has been included and will be included and excluded from the District. In addition, the District has agreed to limit its debt service mill levy in perpetuity to 65 mills, subject to certain adjustments for changes in law. The District also agreed to provide CP Bedrock with notice at least 60 days prior to issuing District bonds. The District provided CP Bedrock with notice of the issuance of the 2018 Bonds on September 20, 2018, pursuant to the Inclusion Agreement.

**EBERT METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Intergovernmental Agreements (Continued)**

**Inclusion Agreement (Continued)**

The Inclusion Agreement established the terms upon which a portion of the proceeds of the District's 2007 Bonds were deposited into an escrow account to be released to the District as it completes certain improvements benefiting property owned by CP Bedrock that is subject to the Inclusion Agreement.

Due to the fact that the property that is the subject of the Inclusion Agreement is not subject to a potential general fund mill levy of the District, the Inclusion Agreement allows the District to impose a General Fund Fee (General Fund Fee) in order for the District to pay certain operations and maintenance expenses related to the property contained in the property subject to the Inclusion Agreement. The amount of the General Fund Fee is generally calculated in the same manner as an operations and maintenance mill levy would be calculated based upon a formula set forth in the Inclusion Agreement. The District has not previously imposed a General Fund Fee however it may do so at any time. There is a portion of the property subject to the Inclusion Agreement that remains undeveloped, therefore, there is a portion of the Town Development Fees related to this undeveloped property that remains outstanding.

**Reserves**

**Emergency Reserves**

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

**Escrow Reserve**

The District has an unreleased balance in the escrow reserve related to the Inclusion Agreement detailed above.

**Debt Service**

The District has provided for a rate stabilization account in the amount of \$6,636,000.

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