

MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE EBERT METROPOLITAN DISTRICT, DENVER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022 AND ENDING ON THE LAST DAY OF DECEMBER, 2022.

WHEREAS, the Board of Directors (the "Board") of the EBERT METROPOLITAN DISTRICT (the "District") has authorized its consultants, treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2021; and

WHEREAS, the proposed 2022 budget (**Exhibit A**) has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on October 16, 2021 on the District website (ebertmd.colorado.gov), said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 7:00 PM on December 7, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; 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 THE EBERT METROPOLITAN DISTRICT, DENVER COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2022 Revenues and 2022 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2022, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022.

Section 3. 2022 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the General Fund for operating expenses is \$146,803, and that the 2021 valuation for assessment, as certified by the Denver County Assessor, is \$146,802,610. That for the purposes of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 1.000 mill upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2022.

Section 4. 2022 Levy of Contractual Obligation Taxes. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for Contractual Obligations expense is \$2,495,644 and that the 2021 valuation for assessment, as certified by the Denver County Assessor, is \$146,802,610. That for the purposes of meeting all debt retirement expenses of the District during the 2022 budget year, there is hereby levied a tax of 17.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2022.

Section 5. 2022 Levy of Debt Service Taxes. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$4,295,145 and that the 2021 valuation for assessment, as certified by the Denver County Assessor, is \$146,802,610. That for the purposes of meeting all debt retirement expenses of the District during the 2022 budget year, there is hereby levied a tax of 26.900 mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2022.

Section 6. Certification to Board of County Commissioners. That the attorney, accountant or manager for the District is hereby authorized and directed to certify to the Denver County Board of County Commissioners, no later than December 15, 2021, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 7. 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 8. Budget Certification. That the budget shall be certified by the Secretary of the District and made a part of the public records of the District.

Approval of the foregoing Resolution was motioned by Director Hawthorne and seconded by Director Mays.

EBERT METROPOLITAN DISTRICT

By: 
Cynthia Barclae
President

Attest: 
Jennifer Woods
Secretary

**CERTIFICATION OF
EBERT METROPOLITAN DISTRICT
2022 BUDGET**

STATE OF COLORADO)
) ss:
COUNTY OF DENVER)

I, Jennifer Woods, hereby certify that I am a Director and the duly appointed and qualified Secretary of EBERT METROPOLITAN DISTRICT (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 7:00 PM on December 7, 2021, via Zoom/audio as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; 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.

Subscribed and sworn to this 7th day of December, 2021.

EBERT METROPOLITAN DISTRICT


By:  _____
Jennifer Woods
Secretary

EXHIBIT A

**2022 BUDGET DOCUMENT & BUDGET MESSAGE
FOR EBERT METROPOLITAN DISTRICT**

EBERT METROPOLITAN DISTRICT

Annual Budget

For the Year Ending December 31, 2022

**EBERT METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|---------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES | \$ 9,740,896 | \$ 9,698,186 | \$ 9,186,463 |
| REVENUE | | | |
| Property taxes | 8,067,414 | 8,193,258 | 6,937,592 |
| Specific ownership tax | 419,620 | 447,160 | 346,880 |
| Net investment income | 69,794 | 10,500 | 9,615 |
| Other revenue - landscape maintenance reimbursement | 19,469 | - | - |
| Town Center transfer for capital replacement | - | - | 555,000 |
| Conservation trust fund proceeds | 57,785 | 55,000 | 57,000 |
| Town Center Reimbursement for legal | 31,230 | 25,000 | 40,000 |
| Total revenue | <u>8,665,312</u> | <u>8,730,918</u> | <u>7,946,087</u> |
| TRANSFERS IN | - | - | - |
| Total funds available | <u>18,406,208</u> | <u>18,429,104</u> | <u>17,132,550</u> |
| EXPENDITURES | | | |
| General | | | |
| Legal | 31,230 | 25,000 | 40,000 |
| Services Outlay - Town Center | 2,372,032 | 2,386,216 | 2,595,464 |
| Elections | - | - | 40,000 |
| County Treasurer's fees | 80,680 | 81,931 | 69,379 |
| Paying agent and trustee fees | 3,500 | 3,500 | 4,000 |
| Debt service - 2018A-1 | 4,444,250 | 4,676,000 | 4,890,000 |
| Debt service - 2018A-2 | 848,800 | 884,050 | 922,300 |
| CTF projects | 20,000 | 50,000 | 126,252 |
| Capital expenditures approved by Ebert | 869,293 | 1,130,000 | 373,212 |
| Contingency | - | 5,944 | 14,357 |
| Total expenditures | <u>8,669,785</u> | <u>9,242,641</u> | <u>9,074,964</u> |
| TRANSFERS OUT | - | - | - |
| Total expenditures and transfers out requiring appropriation | <u>8,669,785</u> | <u>9,242,641</u> | <u>9,074,964</u> |
| ENDING FUND BALANCES | <u>\$ 9,736,423</u> | <u>\$ 9,186,463</u> | <u>\$ 8,057,586</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|-----------------------|-----------------------|-----------------------|
| ASSESSED VALUATION - Denver County | | | |
| Residential | \$ 112,046,050 | \$ 114,970,620 | \$ 128,466,330 |
| Commercial | 9,157,210 | 9,305,760 | 9,483,680 |
| Vacant land | 5,102,500 | 3,642,990 | 1,818,450 |
| State assessed | 4,473,260 | 4,662,900 | 5,461,800 |
| Personal property | 2,258,230 | 1,782,220 | 1,572,350 |
| Certified Assessed Value | <u>\$ 133,037,250</u> | <u>\$ 134,364,490</u> | <u>\$ 146,802,610</u> |
| MILL LEVY | | | |
| Contractual obligation | 17.000 | 17.000 | 17.000 |
| Debt Service - 2018A-1 | 33.828 | 33.669 | 22.250 |
| Debt Service - 2018A-2 | 6.491 | 6.650 | 4.650 |
| Capital reserve | 1.000 | 1.000 | 1.000 |
| Total mill levy | <u>58.319</u> | <u>58.319</u> | <u>44.900</u> |
| PROPERTY TAXES | | | |
| General fund - contractual obligation | \$ 2,261,633 | \$ 2,284,196 | \$ 2,495,644 |
| Debt Service - 2018A-1 | 4,500,384 | 4,523,918 | 3,266,358 |
| Debt Service - 2018A-2 | 863,545 | 893,524 | 682,632 |
| Capital reserve | 133,037 | 134,364 | 146,803 |
| Levied property taxes | <u>7,758,599</u> | <u>7,836,003</u> | <u>6,591,437</u> |
| Adjustments to actual/rounding | - | - | - |
| Budgeted property taxes | <u>\$ 7,758,599</u> | <u>\$ 7,836,003</u> | <u>\$ 6,591,437</u> |
| ASSESSED VALUATION - Denver County - Debt Only | | | |
| Commercial | 7,787,100 | \$ 7,947,570 | \$ 8,611,040 |
| Residential/Apartment | - | 1,260,130 | 5,115,830 |
| Vacant land | 1,220,200 | 561,960 | 813,690 |
| Personal property | 513,830 | 833,120 | 857,340 |
| Agricultural land | 1,060 | 1,350 | - |
| State assessed | 6,700 | 6,700 | 159,600 |
| Certified Assessed Value | <u>\$ 9,528,890</u> | <u>\$ 10,610,830</u> | <u>\$ 15,557,500</u> |
| MILL LEVY | | | |
| Debt Service - 2018A-1 | 33.828 | 33.669 | 22.250 |
| Total mill levy | <u>33.828</u> | <u>33.669</u> | <u>22.250</u> |
| PROPERTY TAXES | | | |
| Debt Service - 2018A-1 | 322,343 | 357,256 | 346,154 |
| Levied property taxes | <u>322,343</u> | <u>357,256</u> | <u>346,154</u> |
| Adjustments to actual/rounding | (13,529) | - | - |
| Budgeted property taxes | <u>\$ 308,814</u> | <u>\$ 357,256</u> | <u>\$ 346,154</u> |
| BUDGETED PROPERTY TAXES | | | |
| General fund - contractual obligation | \$ 2,257,690 | \$ 2,284,196 | \$ 2,495,644 |
| General fund - capital reserve | 132,805 | 134,364 | 146,803 |
| Debt Service fund | 5,354,576 | 5,417,442 | 3,948,990 |
| Debt Service fund - excluded area | 322,343 | 357,256 | 346,154 |
| | <u>\$ 8,067,414</u> | <u>\$ 8,193,259</u> | <u>\$ 6,937,592</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCE | \$ 308,668 | \$ 310,857 | \$ 306,413 |
| REVENUE | | | |
| Property taxes | 2,257,690 | 2,284,196 | 2,495,644 |
| Specific ownership tax | 117,440 | 124,860 | 124,780 |
| Net investment income | 2,199 | 1,500 | 1,400 |
| Other revenue - landscape maintenance reimbursement | 19,469 | - | - |
| Town Center Reimbursement for legal | 31,230 | 25,000 | 40,000 |
| Total revenue | <u>2,428,028</u> | <u>2,435,556</u> | <u>2,661,824</u> |
| Total funds available | <u>2,736,696</u> | <u>2,746,413</u> | <u>2,968,237</u> |
| EXPENDITURES | | | |
| Legal | 31,230 | 25,000 | 40,000 |
| Services Outlay - Town Center | 2,372,032 | 2,386,216 | 2,595,464 |
| County Treasurer's fees | 22,577 | 22,840 | 24,960 |
| Elections | - | - | 40,000 |
| Contingency | - | 5,944 | 9,576 |
| Total expenditures | <u>2,425,839</u> | <u>2,440,000</u> | <u>2,710,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>2,425,839</u> | <u>2,440,000</u> | <u>2,710,000</u> |
| ENDING FUND BALANCE | <u>\$ 310,857</u> | <u>\$ 306,413</u> | <u>\$ 258,237</u> |
| EMERGENCY RESERVE | \$ 72,900 | \$ 72,300 | \$ 78,700 |
| ESCROW RESERVE | 165,775 | 165,800 | 166,000 |
| AVAILABLE FOR OPERATIONS | 72,182 | 68,313 | 13,537 |
| | <u>\$ 310,857</u> | <u>\$ 306,413</u> | <u>\$ 258,237</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|---------------------|---------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 6,898,566 | \$ 7,569,134 | \$ 8,045,535 |
| REVENUE | | | |
| Property taxes | 5,676,919 | 5,774,698 | 4,295,145 |
| Specific ownership tax | 295,272 | 315,000 | 214,760 |
| Net investment income | 51,702 | 8,000 | 7,300 |
| Total revenue | <u>6,023,893</u> | <u>6,097,698</u> | <u>4,517,205</u> |
| | | | |
| Total funds available | <u>12,922,459</u> | <u>13,666,832</u> | <u>12,562,740</u> |
| EXPENDITURES | | | |
| County Treasurer's fees | 56,775 | 57,747 | 42,951 |
| Loan interest - 2018A-1 | 3,979,250 | 3,956,000 | 3,920,000 |
| Loan principal - 2018A-1 | 465,000 | 720,000 | 970,000 |
| Loan interest - 2018A-2 | 753,800 | 749,050 | 742,300 |
| Loan principal - 2018A-2 | 95,000 | 135,000 | 180,000 |
| Paying agent and trustee fees | 3,500 | 3,500 | 4,000 |
| Contingency | - | - | 3,749 |
| Total expenditures | <u>5,353,325</u> | <u>5,621,297</u> | <u>5,863,000</u> |
| | | | |
| Total expenditures and transfers out requiring appropriation | <u>5,353,325</u> | <u>5,621,297</u> | <u>5,863,000</u> |
| ENDING FUND BALANCE | <u>\$ 7,569,134</u> | <u>\$ 8,045,535</u> | <u>\$ 6,699,740</u> |
| | | | |
| RATE STABILIZATION RESERVE | \$ 6,636,000 | \$ 6,636,000 | \$ 6,636,000 |
| SURPLUS | 933,134 | 1,409,535 | 63,740 |
| | <u>\$ 7,569,134</u> | <u>\$ 8,045,535</u> | <u>\$ 6,699,740</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
CAPITAL RESERVE - BOND PROCEEDS - SERIES 2018 FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCE | \$ 2,357,027 | \$ 1,502,282 | \$ 373,032 |
| REVENUE | | | |
| Net investment income | 14,548 | 750 | 180 |
| Total revenue | <u>14,548</u> | <u>750</u> | <u>180</u> |
| Total funds available | <u>2,371,575</u> | <u>1,503,032</u> | <u>373,212</u> |
| EXPENDITURES | | | |
| Transfer to Town Center | | | |
| Capital expenditures approved by Ebert | 869,293 | 1,130,000 | 373,212 |
| Total expenditures | <u>869,293</u> | <u>1,130,000</u> | <u>373,212</u> |
| Total expenditures and transfers out requiring appropriation | <u>869,293</u> | <u>1,130,000</u> | <u>373,212</u> |
| ENDING FUND BALANCE | <u>\$ 1,502,282</u> | <u>\$ 373,032</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
CAPITAL REPAIR AND REPLACEMENT - 1.000 MILL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|-------------------|-------------------|---------------------|
| BEGINNING FUND BALANCE | \$ 112,468 | \$ 251,746 | \$ 392,266 |
| REVENUE | | | |
| Property taxes | 132,805 | 134,364 | 146,803 |
| Specific ownership taxes | 6,908 | 7,300 | 7,340 |
| Net investment income | 893 | 200 | 700 |
| Town Center transfer for capital replacement | - | - | 555,000 |
| Total revenue | <u>140,606</u> | <u>141,864</u> | <u>709,843</u> |
| Total funds available | <u>253,074</u> | <u>393,610</u> | <u>1,102,109</u> |
| EXPENDITURES | | | |
| County treasurer fees | 1,328 | 1,344 | 1,468 |
| Contingency | - | - | 1,032 |
| Total expenditures | <u>1,328</u> | <u>1,344</u> | <u>2,500</u> |
| Total expenditures and transfers out requiring appropriation | <u>1,328</u> | <u>1,344</u> | <u>2,500</u> |
| ENDING FUND BALANCE | <u>\$ 251,746</u> | <u>\$ 392,266</u> | <u>\$ 1,099,609</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
 CONSERVATION TRUST FUND
 2022 BUDGET
 WITH 2020 ACTUAL AND 2021 ESTIMATED
 For the Years Ended and Ending December 31,**

12/14/2021

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|-------------------|-------------------|----------------|
| BEGINNING FUND BALANCE | \$ 64,167 | \$ 64,167 | \$ 69,217 |
| REVENUE | | | |
| Conservation trust fund | 57,785 | 55,000 | 57,000 |
| Net investment income | 452 | 50 | 35 |
| Total revenue | <u>58,237</u> | <u>55,050</u> | <u>57,035</u> |
| Total funds available | <u>122,404</u> | <u>119,217</u> | <u>126,252</u> |
| EXPENDITURES | | | |
| Transfer to Town Center | 20,000 | 50,000 | 126,252 |
| Total expenditures | <u>20,000</u> | <u>50,000</u> | <u>126,252</u> |
| Total expenditures and transfers out requiring appropriation | <u>20,000</u> | <u>50,000</u> | <u>126,252</u> |
| ENDING FUND BALANCE | <u>\$ 102,404</u> | <u>\$ 69,217</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT
2022 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
2022 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.

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
2022 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.

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 0.10%.

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.

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.

**EBERT METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

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.

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 has the effect of reducing the 2018A-1 mill levy to 22.250 mills and the 2018A-2 mill levy to 4.650 mills.

**EBERT METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Going forward, the Board of Directors intends to levy 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 \$50,000. It is anticipated that beginning in 2023, the mill levies will be similar to those levied in 2021. 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 current debt service mill levy cap under the Inclusion Agreement, based upon such adjustment is 82.604 mills. 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. 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.

**EBERT METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Intergovernmental Agreements (Continued)

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.

**EBERT METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

| | | \$86,350,000 | | | | \$16,365,000 | | | | |
|------|----|---|-----------------|-------------------|-----------------|---|-----------------|-------------------|----|--------------------|
| | | Limited Tax General Obligation Refunding Bonds | | | | Limited Tax General Obligation Refunding and Improvement Bonds | | | | |
| | | Series 2018A-1 | | | | Series 2018A-2 | | | | |
| | | Dated December 6, 2018 | | | | Dated December 6, 2018 | | | | |
| | | Interest rate of 4.00% - 5.00% | | | | Interest rate of 2.090% - 4.150% | | | | |
| | | Interest payable June 1 and December 1 | | | | Interest payable June 1 and December 1 | | | | |
| | | Principal Due December 1 | | | | Principal Due December 1 | | Total | | |
| | | Principal | Interest | Principal | Interest | Principal | Interest | All Bonds | | |
| 2022 | \$ | 970,000 | \$ | 3,920,000 | \$ | 180,000 | \$ | 742,300 | \$ | 5,812,300 |
| 2023 | | 1,060,000 | | 3,871,500 | | 200,000 | | 733,300 | | 5,864,800 |
| 2024 | | 1,250,000 | | 3,818,500 | | 235,000 | | 723,300 | | 6,026,800 |
| 2025 | | 1,345,000 | | 3,756,000 | | 250,000 | | 711,550 | | 6,062,550 |
| 2026 | | 1,525,000 | | 3,688,750 | | 285,000 | | 699,050 | | 6,197,800 |
| 2027 | | 1,605,000 | | 3,612,500 | | 300,000 | | 684,800 | | 6,202,300 |
| 2028 | | 1,785,000 | | 3,532,250 | | 335,000 | | 669,800 | | 6,322,050 |
| 2029 | | 1,875,000 | | 3,443,000 | | 350,000 | | 653,050 | | 6,321,050 |
| 2030 | | 2,075,000 | | 3,349,250 | | 390,000 | | 635,550 | | 6,449,800 |
| 2031 | | 2,180,000 | | 3,245,500 | | 410,000 | | 616,050 | | 6,451,550 |
| 2032 | | 2,395,000 | | 3,136,500 | | 450,000 | | 595,550 | | 6,577,050 |
| 2033 | | 2,495,000 | | 3,040,700 | | 470,000 | | 577,550 | | 6,583,250 |
| 2034 | | 2,705,000 | | 2,940,900 | | 510,000 | | 558,750 | | 6,714,650 |
| 2035 | | 2,840,000 | | 2,805,650 | | 535,000 | | 533,250 | | 6,713,900 |
| 2036 | | 3,095,000 | | 2,663,650 | | 580,000 | | 506,500 | | 6,845,150 |
| 2037 | | 3,250,000 | | 2,508,900 | | 610,000 | | 477,500 | | 6,846,400 |
| 2038 | | 3,525,000 | | 2,346,400 | | 665,000 | | 447,000 | | 6,983,400 |
| 2039 | | 3,705,000 | | 2,170,150 | | 695,000 | | 413,750 | | 6,983,900 |
| 2040 | | 4,005,000 | | 1,984,900 | | 755,000 | | 379,000 | | 7,123,900 |
| 2041 | | 4,205,000 | | 1,784,650 | | 790,000 | | 341,250 | | 7,120,900 |
| 2042 | | 4,535,000 | | 1,574,400 | | 855,000 | | 301,750 | | 7,266,150 |
| 2043 | | 4,760,000 | | 1,347,650 | | 895,000 | | 259,000 | | 7,261,650 |
| 2044 | | 5,115,000 | | 1,109,650 | | 965,000 | | 214,250 | | 7,403,900 |
| 2045 | | 5,320,000 | | 904,825 | | 1,005,000 | | 175,425 | | 7,405,250 |
| 2046 | | 5,535,000 | | 691,788 | | 1,065,000 | | 134,988 | | 7,426,775 |
| 2047 | | 5,755,000 | | 470,138 | | 1,110,000 | | 92,138 | | 7,427,275 |
| 2048 | | 5,985,000 | | 239,675 | | 1,180,000 | | 47,475 | | 7,452,150 |
| | \$ | <u>84,895,000</u> | \$ | <u>67,957,775</u> | \$ | <u>16,070,000</u> | \$ | <u>12,923,875</u> | \$ | <u>181,846,650</u> |

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of City and County of Denver, Colorado.

On behalf of the Ebert Metropolitan District,
(taxing entity)^A
 the Board of Directors,
(governing body)^B
 of the Ebert Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 146,802,610 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: \$ 146,802,610 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/08/2021 for budget/fiscal year 2022.
(no 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 | 1.000 mills | \$ 146,803 |
| 2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I | < > mills | \$ < > |
| SUBTOTAL FOR GENERAL OPERATING: | 1.000 mills | \$ 146,803 |
| 3. General Obligation Bonds and Interest ^J | 26.900 mills | \$ 3,948,990 |
| 4. Contractual Obligations ^K | 17.000 mills | \$ 2,495,644 |
| 5. Capital Expenditures ^L | _____ mills | \$ _____ |
| 6. Refunds/Abatements ^M | _____ mills | \$ _____ |
| 7. Other ^N (specify): _____ | _____ mills | \$ _____ |
| _____ | _____ mills | \$ _____ |
| TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7] | 44.900 mills | \$6,591,437 |

Contact person: Debra Sedgeley Daytime phone: (303) 779-5710
 Signed: _____ Title: Accountant for the District

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: | Limited Tax General Obligation Refunding Bonds |
| | Series: | 2018A-1 |
| | Date of Issue: | December 6, 2018 |
| | Coupon Rate: | 4.000% - 5.000% |
| | Maturity Date: | December 1, 2035 |
| | Levy: | 22.250 |
| | Revenue: | \$3,266,358 |
| | | |
| 2. | Purpose of Issue: | Limited Tax General Obligation Refunding and Improvement Bonds |
| | Series: | 2018A-2 |
| | Date of Issue: | December 6, 2018 |
| | Coupon Rate: | 4.000% - 5.000% |
| | Maturity Date: | December 1, 2035 |
| | Levy: | 4.650 |
| | Revenue: | \$682,632 |

CONTRACTS^K:

- | | | |
|----|----------------------|---|
| 3. | Purpose of Contract: | IGA to provide capital and service costs to a related district |
| | Title: | Second Amended and Restated Facilities, Construction, Funding and Service Agreement |
| | Date: | November 1, 2018 |
| | Principal Amount: | \$16,954,436 |
| | Maturity Date: | N/A |
| | Levy: | 17.000 |
| | Revenue: | \$2,495,644 |
| | Purpose of Issue: | |
| | | |
| 4. | Series: | |
| | Date of Issuance: | |
| | 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.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of City and County of Denver, Colorado.

On behalf of the Ebert Metropolitan District (Debt),
(taxing entity)^A

the Board of Directors
(governing body)^B


of the Ebert Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 15,557,500 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: \$ 15,557,500 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/08/2021 for budget/fiscal year 2022.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

| PURPOSE (see end notes for definitions and examples) | LEVY² | REVENUE² |
|--|-------------------------|----------------------------|
| 1. General Operating Expenses ^H | <u>0.000</u> mills | <u>\$ 0</u> |
| 2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I | < > mills | \$ < > |
| SUBTOTAL FOR GENERAL OPERATING: | 0.000 mills | \$ 0 |
| 3. General Obligation Bonds and Interest ^J | <u>22.250</u> mills | <u>\$ 346,154</u> |
| 4. Contractual Obligations ^K | _____ mills | \$ _____ |
| 5. Capital Expenditures ^L | _____ mills | \$ _____ |
| 6. Refunds/Abatements ^M | _____ mills | \$ _____ |
| 7. Other ^N (specify): _____ | _____ mills | \$ _____ |
| | _____ mills | \$ _____ |
| TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7] | 22.250 mills | \$ 346,154 |

Contact person: Debra Sedgeley Daytime phone: (303) 779-5710
(print)  Title: Accountant for the District

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) 864-7720.

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>General Obligation Refunding Bonds</u> |
| | Series: | <u>2018A-1</u> |
| | Date of Issue: | <u>December 6, 2018</u> |
| | Coupon Rate: | <u>4.000%-5.000%</u> |
| | Maturity Date: | <u>December 1, 2035</u> |
| | Levy: | <u>22.250</u> |
| | Revenue: | <u>\$346,154</u> |

| | | |
|----|-------------------|-------|
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

| | | |
|----|-------------------|-------|
| 3. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issuance: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

| | | |
|----|----------------------|-------|
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | 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.