

**EBERT METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2023**

**Ebert Metropolitan District  
Balance Sheet - Governmental Funds  
September 30, 2023**

	General	Conservation Trust	Debt Service	Capital Projects Bond Proceeds - Series 2018	Capital Reserve - 1.000 Mill	Total
<b>Assets</b>						
CSAFE	\$ 156,030.65	\$ 354,311.63	\$ 4,588.01	\$ -	\$ 724,329.86	\$ 1,239,260.15
CSAFE Rate Stabilization	-	-	6,916,842.49	-	-	6,916,842.49
CSAFE Capital Replacement 2018	-	-	-	899,299.15	-	899,299.15
UMB CP Bedrock Escrow	172,473.23	-	-	-	-	172,473.23
UMB 2018A-1 Bond Fund	-	-	6,388.19	-	-	6,388.19
UMB 2018A-1 Pledged Revenue Fund	-	-	3,101,428.42	-	-	3,101,428.42
UMB 2018A-2 Bond Fund	-	-	1,209.70	-	-	1,209.70
UMB 2018A-2 Pledged Revenue Fund	-	-	549,699.23	-	-	549,699.23
Receivable from County Treasurer	12,074.63	-	27,840.60	-	710.29	40,625.52
<b>Total Assets</b>	<b>\$ 340,578.51</b>	<b>\$ 354,311.63</b>	<b>\$ 10,607,996.64</b>	<b>\$ 899,299.15</b>	<b>\$ 725,040.15</b>	<b>\$ 12,927,226.08</b>
<b>Liabilities</b>						
Due to Town Center	12,074.63	-	-	-	-	12,074.63
<b>Total Liabilities</b>	<b>12,074.63</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,074.63</b>
<b>Fund Balances</b>	<b>328,503.88</b>	<b>354,311.63</b>	<b>10,607,996.64</b>	<b>899,299.15</b>	<b>725,040.15</b>	<b>12,915,151.45</b>
<b>Liabilities and Fund Balances</b>	<b>\$ 340,578.51</b>	<b>\$ 354,311.63</b>	<b>\$ 10,607,996.64</b>	<b>\$ 899,299.15</b>	<b>\$ 725,040.15</b>	<b>\$ 12,927,226.08</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Ebert Metropolitan District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 2,377,652.00	\$ 2,418,091.05	\$ (40,439.05)
Specific ownership taxes	118,880.00	86,727.05	32,152.95
Interest income	4,000.00	14,450.90	(10,450.90)
Town Center Reimbursement for legal	175,000.00	91,934.50	83,065.50
Total Revenue	<u>2,675,532.00</u>	<u>2,611,203.50</u>	<u>64,328.50</u>
Expenditures			
County Treasurer's fee	23,780.00	24,200.07	(420.07)
Services outlay - Town Center	2,472,752.00	2,482,534.78	(9,782.78)
Legal	120,000.00	91,270.00	28,730.00
Election	55,000.00	664.50	54,335.50
Contingency	54,468.00	-	54,468.00
Total Expenditures	<u>2,726,000.00</u>	<u>2,598,669.35</u>	<u>127,330.65</u>
Net Change in Fund Balances	(50,468.00)	12,534.15	(63,002.15)
Fund Balance - Beginning	312,137.00	315,969.73	(3,832.73)
Fund Balance - Ending	<u>\$ 261,669.00</u>	<u>\$ 328,503.88</u>	<u>\$ (66,834.88)</u>

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**Ebert Metropolitan District**  
**Conservation Trust Fund Statement of Revenues, Expenditures and Changes**  
**in Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Conservation Trust Fund proceeds	\$ 95,000.00	\$ 73,011.48	\$ 21,988.52
Interest income	3,000.00	11,539.58	(8,539.58)
Total Revenue	<u>98,000.00</u>	<u>84,551.06</u>	<u>13,448.94</u>
Expenditures			
Transfer to Town Center	150,000.00	-	150,000.00
Total Expenditures	<u>150,000.00</u>	<u>-</u>	<u>150,000.00</u>
Net Change in Fund Balances	(52,000.00)	84,551.06	(136,551.06)
Fund Balance - Beginning	268,265.00	269,760.57	(1,495.57)
Fund Balance - Ending	<u>\$ 216,265.00</u>	<u>\$ 354,311.63</u>	<u>\$ (138,046.63)</u>

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## **SUPPLEMENTARY INFORMATION**

**Ebert Metropolitan District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 5,453,212.00	\$ 5,550,631.99	\$ (97,419.99)
Specific ownership taxes	272,660.00	209,230.56	63,429.44
Interest income	101,000.00	337,179.80	(236,179.80)
Total Revenue	<u>5,826,872.00</u>	<u>6,097,042.35</u>	<u>(270,170.35)</u>
Expenditures			
County Treasurer's fee	54,532.00	55,580.43	(1,048.43)
Paying agent fees	4,000.00	3,500.00	500.00
Loan interest 2018A-1	3,871,500.00	1,935,750.00	1,935,750.00
Loan interest 2018A-2	733,300.00	366,650.00	366,650.00
Loan principal 2018A-1	1,060,000.00	-	1,060,000.00
Loan principal 2018A-2	200,000.00	-	200,000.00
Contingency	3,668.00	-	3,668.00
Total Expenditures	<u>5,927,000.00</u>	<u>2,361,480.43</u>	<u>3,565,519.57</u>
Net Change in Fund Balances	(100,128.00)	3,735,561.92	(3,835,689.92)
Fund Balance - Beginning	6,823,213.00	6,872,434.72	(49,221.72)
Fund Balance - Ending	<u>\$ 6,723,085.00</u>	<u>\$ 10,607,996.64</u>	<u>\$ (3,884,911.64)</u>

**Ebert Metropolitan District**  
**Capital Projects - Bond Proceeds - Series 2018 Fund Schedule of Revenues,**  
**Expenditures and Changes in Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 6,000.00	\$ 33,120.41	\$ (27,120.41)
Total Revenue	<u>6,000.00</u>	<u>33,120.41</u>	<u>(27,120.41)</u>
Expenditures			
Capital expenditures to be approved by Ebert	862,917.00	-	862,917.00
Total Expenditures	<u>862,917.00</u>	<u>-</u>	<u>862,917.00</u>
Net Change in Fund Balances	(856,917.00)	33,120.41	(890,037.41)
Fund Balance - Beginning	861,517.00	866,178.74	(4,661.74)
Fund Balance - Ending	<u>\$ 4,600.00</u>	<u>\$ 899,299.15</u>	<u>\$ (894,699.15)</u>

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**Ebert Metropolitan District**  
**Capital Reserve - 1.000 Mill Fund Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 139,862.00	\$ 142,240.68	\$ (2,378.68)
Specific ownership taxes	6,990.00	5,101.61	1,888.39
Interest income	13,000.00	24,215.42	(11,215.42)
Town Center transfer for capital replacement	555,000.00	-	555,000.00
Total Revenue	<u>714,852.00</u>	<u>171,557.71</u>	<u>543,294.29</u>
Expenditures			
County Treasurer's fee	1,399.00	1,423.55	(24.55)
Contingency	1,601.00	-	1,601.00
Total Expenditures	<u>3,000.00</u>	<u>1,423.55</u>	<u>1,576.45</u>
Net Change in Fund Balances	711,852.00	170,134.16	541,717.84
Fund Balance - Beginning	551,555.00	554,905.99	(3,350.99)
Fund Balance - Ending	<u>\$ 1,263,407.00</u>	<u>\$ 725,040.15</u>	<u>\$ 538,366.85</u>

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**EBERT METROPOLITAN DISTRICT**  
**Property Taxes Schedule**  
**2023**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Payable to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
Beginning Balance												
January	\$ 11,270.28	\$ 58,101.65	\$ 32,900.58	38.85	\$ (694.13)	-	\$ 101,617.23	0.87%	0.87%	\$ 53,157.43	0.28%	0.28%
February	3,589,153.02	123.15	34,660.86	11.08	(35,892.94)	-	3,588,055.17	45.03%	45.90%	2,616,609.72	37.65%	37.93%
March	234,846.15	4,996.68	44,651.93	724.46	(2,405.66)	-	282,813.56	3.01%	48.91%	505,374.25	6.82%	44.75%
April	316,422.85	-	32,029.17	56.52	(3,164.76)	-	345,343.78	3.97%	52.88%	528,610.35	7.25%	52.00%
May	628,591.54	5,581.42	33,168.96	1,019.26	(6,351.94)	-	662,009.24	7.96%	60.84%	547,531.67	7.57%	59.57%
June	3,054,699.72	353.57	28,617.72	967.79	(30,560.21)	-	3,054,078.59	38.33%	99.16%	2,659,580.36	38.37%	97.94%
July	105,006.03	-	29,255.34	2,219.75	(1,072.22)	-	135,408.90	1.32%	100.48%	62,203.80	0.46%	98.40%
August	90,095.56	2,929.42	34,264.69	3,988.48	(970.08)	-	130,308.07	1.17%	101.65%	83,418.31	0.68%	99.08%
September	8,792.68	-	31,509.97	414.98	(92.11)	-	40,625.52	0.11%	101.76%	32,246.31	0.04%	99.12%
October	-	-	-	-	-	-	-	0.00%	101.76%	39,755.32	0.16%	99.28%
November	-	-	-	-	-	-	-	0.00%	101.76%	56,630.55	0.42%	99.70%
December	-	-	-	-	-	-	-	0.00%	101.76%	22,046.39	0.00%	99.70%
	\$ 8,038,877.83	\$ 72,085.89	\$ 301,059.22	\$ 9,441.17	\$ (81,204.05)	\$ -	\$ 8,340,260.06	101.76%	101.76%	\$ 7,207,164.46	99.70%	99.70%

	AV	Mill Levy	TAXES	%	PROPERTY	% COLLECTED
			LEVIED	OF LEVIED	TAXES COLLECTED	TO AMOUNT LEVIED
<b>Property Tax</b>						
<b>GENERAL FUND</b>	\$ 139,861,880	17.000	\$ 2,377,652	29.83%	\$ 2,418,091.05	101.70%
<b>DEBT SERVICE</b>		35.600	4,979,083	62.47%	5,063,767.13	101.70%
<b>CAPITAL RESERVE</b>		1.000	139,862	1.75%	142,240.68	101.70%
<b>DEBT SERVICE - EXCLUDED</b>	\$ 16,154,300	29.350	474,129	5.95%	486,864.86	102.69%
			\$ 7,970,725	100.00%	\$ 8,110,963.72	101.76%
<b>Specific Ownership Tax</b>						
<b>GENERAL FUND</b>			\$ 118,880	29.83%	86,727.05	72.95%
<b>DEBT SERVICE</b>			272,660	68.42%	209,230.56	76.74%
<b>CAPITAL RESERVE</b>			6,990	1.75%	5,101.61	72.98%
			\$ 398,530	100.00%	301,059.22	75.54%
<b>Treasurer's Fees</b>						
<b>GENERAL FUND</b>			\$ 23,780	31.72%	24,200.07	101.77%
<b>DEBT SERVICE</b>			54,532	66.42%	55,580.43	101.92%
<b>CAPITAL RESERVE</b>			1,399	1.87%	1,423.55	101.75%
			\$ 79,711	100.00%	\$ 81,204.05	101.87%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**EBERT METROPOLITAN DISTRICT  
2023 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  
2023 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, 2022 and December 31, 2023, it is anticipated that the Maximum Service Amount due to Town will be \$7,488,655 and \$4,986,832, respectively.

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  
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 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 1.50%.

**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.

**EBERT METROPOLITAN DISTRICT  
2023 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  
2023 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 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 \$50,000. 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 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  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Intergovernmental Agreements (Continued)**

**Inclusion Agreement (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.

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

	<b>\$86,350,000</b>		<b>\$16,365,000</b>		<b>Total</b>
	<b>Limited Tax General Obligation Refunding Bonds</b>		<b>Limited Tax General Obligation Refunding and Improvement Bonds</b>		
	<b>Series 2018A-1</b>		<b>Series 2018A-2</b>		
	<b>Dated December 6, 2018</b>		<b>Dated December 6, 2018</b>		
	<b>Interest rate of 4.00% - 5.00%</b>		<b>Interest rate of 2.090% - 4.150%</b>		
	<b>Interest payable June 1 and December 1</b>		<b>Interest payable June 1 and December 1</b>		
	<b>Principal Due December 1</b>		<b>Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>All Bonds</b>
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>\$ 83,925,000</u>	<u>\$ 64,037,775</u>	<u>\$ 15,890,000</u>	<u>\$ 12,181,575</u>	<u>\$ 176,034,350</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.