

**2023 ANNUAL REPORT**  
**MANAGER OF FINANCE AND MANAGER OF PUBLIC WORKS**  
**BROADWAY PARK NORTH METROPOLITAN DISTRICT NOS. 1-3**  
**(F/K/A/BMP METROPOLITAN DISTRICT NOS. 1-3)**

As required by Section XI of the Service Plans for the BMP Metropolitan District Nos. 1-3 (now known as Broadway Park North Metropolitan District Nos. 1-3) (the “**Districts**”), approved by the City and County of Denver, Colorado on August 30, 2010, and Section 32-1-207(3)(c), C.R.S., we present the following report of the Districts’ activities from January 1, 2023 to December 31, 2023.

- i. Annual budget of the Districts: Attached as **Exhibit A** are copies of the 2024 budgets for each District.
- ii. Annual construction schedules for the current year and reconciliation of the capital improvement program for completion of the Eligible Improvements in the following two (2) years: Developers have advanced construction of Mercado plaza, Bannock St., Dakota Ave., Cherokee St., internal roadways, water, sewer, and drainage improvements to support intended development within District No. 2. The Four Gates sculpture at Alameda Station was completed in 2021. The District is in the process of certifying developer advance expenditures for this work and issuing reimbursements as applicable. Concurrent with the processing of a new Infrastructure Master Plan required by the City and County of Denver, Developers have also commenced design associated with infrastructure necessary to enable the future pending development of parcels 5, 6, and 17 of the Broadway Park masterplan and which also fall within District No. 2.
- iii. Annual audited financial statements (or any exemption filing made to the State Auditor) of the Districts: A copy of the 2023 Audit Exemption Application for District No. 3 is attached hereto as **Exhibit B**. District No. 1 and No. 2 audits for the current report year (2023) are still in process, and District No. 1 and No. 2 have requested from the State Auditor extensions of time to September 30, 2024 to file the 2023 Audits. Copies of the 2023 Audits for District No. 1 and No. 2 will be provided once they are completed.
- iv. Total debt authorized, total debt issued, and remaining debt authorized and intended to be issued by the Districts: Attached as **Exhibit C** is a memorandum regarding the Districts’ authorized, issued, and remaining debt. District No. 2 issued its Limited Tax General Obligation Refunding and Improvements Bonds, Series 2020 in the amount of \$28,370,000 on September 30, 2020. The bonds were used to refund District No. 3’s 2013 Loan and to fund the payment of public improvements.
- v. Names and terms of the current members of the Boards of Directors and officers of the Districts:

District Nos. 1 and 2:

Dan Cohen, President, Term – May 2027

Vacant, Term - May 2027

Donna Chan, Treasurer, Term – May 2025  
James Frank, Assistant Secretary, Term – May 2025  
Warren Cohen, Assistant Secretary, Term – May 2025

District No. 3:

Dan Cohen, President, Term – May 2027  
Vacant, Term - May 2027  
Donna Chan, Treasurer, Term – May 2025  
James Frank, Assistant Secretary, Term – May 2025  
Vacant, Term – May 2025

- vi. Any bylaws, rules, and regulations of the Districts regarding bidding, conflict of interest, contracting and other governance matters and access information to obtain a copy of adopted rules and regulations: The Districts have adopted policies regarding Colorado Open Records Act Requests and Records Retention. The Districts have not adopted any bylaws or rules and regulations, but comply with State statutes regarding bidding, potential conflicts of interest and other governance matters.

Adopted rules and regulations are available at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, CO 80203 (303-592-4380) or on the Districts' website address is: [www.broadwayparkmd.com](http://www.broadwayparkmd.com).

- vii. Current intergovernmental agreements and amendments among the Districts:  
Attached as **Exhibit D** is a list of current IGAs.
- viii. A summary of all current contracts for services or construction of the Districts:  
Attached as **Exhibit E** is a list of all current contracts for services or construction of the Districts.
- ix. Current documentation of credit enhancements: The Districts do not have any credit enhancements at this time.
- x. Official statements of current outstanding bonded indebtedness of the Districts, if not already received by the City: District No. 2 issued its Limited Tax General Obligation Refunding and Improvements Bonds, Series 2020 in the amount of \$28,370,000 on September 30, 2020. A copy of the Limited Offering Memorandum was provided with the 2020 Annual Report.
- xi. Current approved Service Plans of the Districts and amendments thereto: Copies of the Districts' Service Plans approved by the City of Denver on August 30, 2010, were provided with the 2010 Annual Report. No amendments have been made.
- xii. The Management District office contact information:  
Broadway Park North Metropolitan District No. 1  
c/o McGeady Becher P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203  
303-592-4380 – phone

303-592-4385 – fax  
Paula J. Williams, Attorney for the Districts  
[pwilliams@specialdistrictlaw.com](mailto:pwilliams@specialdistrictlaw.com)

- xiii. Any change in proposed development assumptions that impact the financial projections: There have not been any changes in proposed development assumptions.

*The following information required by Section 32-1-207(3)(c)(II), C.R.S. (and not already disclosed above) is also provided:*

- xiv. Boundary changes made: There were no boundary changes made or proposed during 2023.
- xv. Summary of litigation involving the Districts’ public improvements: Litigation was commenced by Consolidated Electrical Distributors, Inc. under Case No. 2023CV32758 filed in District Court for the City and County of Denver pertaining to payment associated with work performed within District No. 1’s boundaries. This case was settled and the case against District No. 1 was dismissed with prejudice
- xvi. Status of the Districts’ construction of public improvements: The Districts did not construct any public improvements in 2023.
- xvii. Conveyances or dedications of facilities or improvements, constructed by the Districts, to the City and County of Denver: The Districts did not convey any facilities or improvements to the City and County of Denver in 2023.
- xviii. Final assessed valuation of the Districts for the report year:
- |                |                 |
|----------------|-----------------|
| District No. 1 | \$30.00         |
| District No. 2 | \$37,657,140.00 |
| District No. 3 | \$7,119,310.00  |
- xix. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the Districts which continue beyond a ninety (90) day period.

**EXHIBIT A**

**BUDGETS**

**RESOLUTION NO. 2023-11-04**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**

**RESOLUTION OF THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 1, CITY AND COUNTY OF DENVER, COLORADO,  
PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND  
REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING  
SUMS OF MONEY FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Broadway Park North Metropolitan District No. 1 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 15, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1, CITY AND COUNTY OF DENVER, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**


**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND  
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 1**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT A**

### **Budget**



**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,825,961	\$ 1,251,028	\$ 1,088,488
REVENUES			
Office rent	10,000	-	-
Transfers from other districts	1,824,376	367,460	854,917
Interest income	1,646	-	-
Total revenues	1,836,022	367,460	854,917
Total funds available	4,661,983	1,618,488	1,943,405
EXPENDITURES			
General Fund	319,014	530,000	530,000
Capital Projects Fund	3,091,941	-	360,000
Total expenditures	3,410,955	530,000	890,000
Total expenditures and transfers out requiring appropriation	3,410,955	530,000	890,000
ENDING FUND BALANCES	\$ 1,251,028	\$ 1,088,488	\$ 1,053,405
EMERGENCY RESERVE	\$ 11,000	\$ 11,100	\$ 14,900
TOTAL RESERVE	\$ 11,000	\$ 11,100	\$ 14,900

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Vacant land

30                      30                      30

30                      30                      30

Certified Assessed Value

**\$           30    \$           30    \$           30**

**MILL LEVY**

General

0.000                      0.000                      0.000

Total mill levy

**0.000                      0.000                      0.000**

**PROPERTY TAXES**

Budgeted property taxes

**\$           -    \$           -    \$           -**

**BUDGETED PROPERTY TAXES**

**General**

**\$           -    \$           -    \$           -**

**\$           -    \$           -    \$           -**

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 196,423	\$ 241,020	\$ 78,480
REVENUES			
Office rent	10,000	-	-
Transfers from other districts	353,611	367,460	494,917
Total revenues	363,611	367,460	494,917
Total funds available	560,034	608,480	573,397
EXPENDITURES			
General and administrative			
Accounting	65,369	40,250	60,000
CFPM management fee	-	36,000	78,000
CFPM administrative fee	-	5,000	-
Insurance	21,158	11,000	20,000
Legal	57,601	40,000	40,000
Miscellaneous	3,528	-	-
Events	-	-	75,000
Denver review fee	9,000	10,000	9,000
Election	-	6,000	-
Repay developer advance	-	-	25,000
Cost Certifications	30,569	50,000	-
Contingency	-	836	2,000
Real estate tax	1,940	6,000	2,000
Porter Services	-	51,714	60,000
Porter supplies	-	2,300	6,000
Operations and maintenance			
Repairs and maintenance	44,000	4,000	35,000
Graffiti removal	-	1,000	-
Landscaping	84,036	103,900	50,000
Hard surface maintenance and repair	-	2,000	-
Snow removal	-	60,000	60,000
Utilities	-	25,000	8,000
Electricity	1,813	-	-
Transit plaza maintenance	-	75,000	-
Total expenditures	319,014	530,000	530,000
Total expenditures and transfers out requiring appropriation	319,014	530,000	530,000
ENDING FUND BALANCES	\$ 241,020	\$ 78,480	\$ 43,397
EMERGENCY RESERVE	\$ 11,000	\$ 11,100	\$ 14,900
TOTAL RESERVE	\$ 11,000	\$ 11,100	\$ 14,900

No assurance provided. See summary of significant assumptions.

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 1**  
**CAPITAL PROJECTS FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,629,538	\$ 1,010,008	\$ 1,010,008
REVENUES			
Interest income	1,646	-	-
Transfers from other districts	1,470,765	-	360,000
Total revenues	1,472,411	-	360,000
Total funds available	4,101,949	1,010,008	1,370,008
EXPENDITURES			
Capital Projects			
Cost Certifications	18,548	-	10,000
Transit plaza art/Sculpture	121,039	-	-
Streets	7,481	-	-
Engineering	139,360	-	-
Capital expenditures cost verification	2,805,513	-	350,000
Total expenditures	3,091,941	-	360,000
Total expenditures and transfers out requiring appropriation	3,091,941	-	360,000
ENDING FUND BALANCES	\$ 1,010,008	\$ 1,010,008	\$ 1,010,008

**BROADWAY PARK NORTH METRO DISTRICT NO. 1**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Broadway Park North Metropolitan District No. 1 (District) was organized on December 8, 2010 as BMP Metropolitan District No. 1 in Denver County as a quasi-municipal corporation and political subdivision of the state of Colorado and is governed pursuant to the provisions of the Colorado Special District Act together with Broadway Park North Metropolitan District No. 2 (District No. 2) and Broadway Park North Metropolitan District No. 3 (District No. 3). The District, District No. 2 and District No. 3 are collectively referred to as the Districts. On August 2, 2018, the Districts changed their names from BMP Metropolitan District No. 1, BMP Metropolitan District No. 2 and BMP Metropolitan District No. 3.

The Districts entered into a Facilities Funding, Construction and Operations Agreement with an effective date of January 1, 2020 (FFCOA) The FFCOA establishes District No. 1's responsibility, as the Service District, to coordinate the construction, design, financing and operation and maintenance of the public improvements that benefit the Districts, establishes District No. 2 and District No. 3's obligation, as the Consumer Districts, to pay for the services and benefit of the public improvements provided by District No. 1. Specifically, District No. 1 is responsible for providing all Actual Capital Costs and Actual Operations and Maintenance Costs (as such terms are defined in the FFCOA) for the Districts. The Consumer Districts agree to pay District No. 1 their funding obligations each year pursuant to the terms of the FFCOA.

The District coordinates with the City and County of Denver (City) regarding all regional improvements and services contributed by the Districts through the Regional Mill Levy. Upon completion of construction, the District will transfer certain improvements to the City, or other organizations. The District may operate and maintain all other improvements not conveyed to other entities.

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

The District prepares its budget on the modified accrual basis of accounting, in accordance with requirements of section C.R.S. 29-1-105 of the Colorado Revised Statutes.

**Revenues**

**Transfers from Other Districts**

The intergovernmental revenues are transfers from District No. 2 and District No. 3. The District will coordinate the payment of administrative expenditures for these three districts, as well as the District's own administrative expenditures.

**Expenditures**

**Administrative and Operating Expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, engineering, and insurance. Estimated expenditures related to landscaping, irrigation, snow removal, utilities, and other common area maintenance were also included the General Fund budget.

**BROADWAY PARK NORTH METRO DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Capital Outlay**

The District anticipates accepting developer constructed improvements in 2024.

**Debt and Leases**

The District's only long term debt is developer advances.


**Reserve Funds**

**Emergency Reserve**

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR.

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

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 1 held on November 15, 2023.

  
\_\_\_\_\_  
Secretary



**RESOLUTION NO. 2023-11-05**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE BROADWAY PARK NORTH METROPOLITAN DISTRICT  
NO. 1 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Broadway Park North Metropolitan District No. 1 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 15, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Broadway Park North Metropolitan District No. 1, City and County of Denver, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Denver County Assessor, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.


**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 1**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT 1**

### **Certification of Tax Levies**

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of Denver, Colorado.

On behalf of the Broadway Park North Metropolitan District No. 1 fka BMP Metropolitan District No. 1,  
(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Broadway Park North Metropolitan District No. 1 fka BMP Metropolitan District No. 1  
(local government)<sup>C</sup>

Hereby officially certifies the following mills

to be levied against the taxing entity's GROSS \$ 30

assessed valuation of:

(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax

Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 30

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:

(NET<sup>G</sup> 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: 01/03/2024 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)

LEVY<sup>2</sup>

REVENUE<sup>2</sup>

1. General Operating Expenses<sup>H</sup>

0.00

mills

\$0.00

2. <Minus> Temporary General Property Tax Credit/  
Temporary Mill Levy Rate Reduction<sup>I</sup>

<

>

mills

\$ <

>

SUBTOTAL FOR GENERAL OPERATING:

0.00

mills

\$ 0.00

3. General Obligation Bonds and Interest<sup>J</sup>

mills

\$

4. Contractual Obligations<sup>K</sup>

mills

\$

5. Capital Expenditures<sup>L</sup>

mills

\$

6. Refunds/Abatements<sup>M</sup>

mills

\$

7. Other<sup>N</sup> (specify):

mills

\$

mills

\$

TOTAL: [Sum of General Operating  
Subtotal and Lines 3 to 7]

0.00

mills

\$0.00

Contact person:  
(print)

Jason Carroll

Daytime

phone: 303-779-5710

Signed:



Title: District Accountant

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.

<sup>1</sup> 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.

<sup>2</sup> 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<sup>J</sup>:**

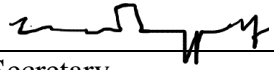
1. Purpose of Issue: \_\_\_\_\_  
 Series: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Coupon Rate: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_
2. Purpose of Issue: \_\_\_\_\_  
 Series: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Coupon Rate: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Principal Amount: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_
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.

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 1 held on November 15, 2023.

  
Secretary

**RESOLUTION NO. 2023-11-04**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**

**RESOLUTION OF THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2, CITY AND COUNTY OF DENVER, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Broadway Park North Metropolitan District No. 2 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 15, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2, CITY AND COUNTY OF DENVER, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**




**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND  
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 2**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT A**

### **Budget**

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 8,060,416	\$ 6,368,310	\$ 6,356,231
REVENUES			
Property taxes	1,308,304	1,392,058	1,909,857
Specific ownership taxes	66,669	75,650	95,493
Property taxes - regional	136,982	147,770	212,010
Interest income	100,973	255,000	320,000
Specific ownership taxes - regional	6,980	8,030	10,601
Total revenues	1,619,908	1,878,508	2,547,961
 Total funds available	 9,680,324	 8,246,818	 8,904,192
EXPENDITURES			
General Fund	424,813	455,587	632,206
Debt Service Fund	1,416,436	1,435,000	1,444,919
Capital Projects Fund	1,470,765	-	360,000
Total expenditures	3,312,014	1,890,587	2,437,125
 Total expenditures and transfers out requiring appropriation	 3,312,014	 1,890,587	 2,437,125
ENDING FUND BALANCES	\$ 6,368,310	\$ 6,356,231	\$ 6,467,067

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
----------------	-------------------	----------------

**ASSESSED VALUATION**

Residential	\$ -	\$ 7,681,280	\$ 10,873,410
Commercial	-	19,555,910	25,079,070
State assessed	-	-	171,610
Vacant land	-	30	60
Personal property	-	1,196,510	1,532,990
Other	26,717,000	-	-
	<u>26,717,000</u>	<u>28,433,730</u>	<u>37,657,140</u>
Certified Assessed Value	<u>\$ 26,717,000</u>	<u>\$ 28,433,730</u>	<u>\$ 37,657,140</u>

**MILL LEVY**

General	10.000	10.000	10.359
Debt Service	38.958	38.958	40.358
Regional Mill Levy	5.126	5.197	5.630
Total mill levy	<u>54.084</u>	<u>54.155</u>	<u>56.347</u>

**PROPERTY TAXES**

General	\$ 267,170	\$ 284,337	\$ 390,090
Debt Service	1,040,841	1,107,721	1,519,767
Property taxes - regional	136,951	147,770	212,010
Levied property taxes	<u>1,444,962</u>	<u>1,539,828</u>	<u>2,121,867</u>
Adjustments to actual/rounding	324	-	-
Budgeted property taxes	<u>\$ 1,445,286</u>	<u>\$ 1,539,828</u>	<u>\$ 2,121,867</u>

**BUDGETED PROPERTY TAXES**

General	\$ 267,230	\$ 284,337	\$ 390,090
Debt Service	1,041,074	1,107,721	1,519,767
Property taxes - regional	136,982	147,770	212,010
	<u>\$ 1,445,286</u>	<u>\$ 1,539,828</u>	<u>\$ 2,121,867</u>

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	<div> <div>ACTUAL</div> <div>2022</div> </div>	<div> <div>ESTIMATED</div> <div>2023</div> </div>	<div> <div>BUDGET</div> <div>2024</div> </div>
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	267,230	284,337	390,090
Specific ownership taxes	13,618	15,450	19,505
Property taxes - regional	136,982	147,770	212,010
Interest income	3	-	-
Specific ownership taxes - regional	6,980	8,030	10,601
Total revenues	424,813	455,587	632,206
Total funds available	424,813	455,587	632,206
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,672	2,843	3,901
County Treasurer's fee - regional	1,370	1,478	2,120
Payment to CCOD	142,592	154,322	220,490
Transfers to other districts	278,179	296,944	405,694
Total expenditures	424,813	455,587	632,206
Total expenditures and transfers out requiring appropriation	424,813	455,587	632,206
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,832,638	\$ 3,563,635	\$ 3,421,556
REVENUES			
Property taxes	1,041,074	1,107,721	1,519,767
Specific ownership taxes	53,051	60,200	75,988
Interest income	53,308	125,000	175,000
Total revenues	1,147,433	1,292,921	1,770,755
Total funds available	4,980,071	4,856,556	5,192,311
EXPENDITURES			
General and administrative			
County Treasurer's fee	10,411	11,077	15,198
Paying agent fees	8,000	8,000	8,000
Contingency	-	17,898	23,696
Debt Service			
Bond interest	1,398,025	1,398,025	1,398,025
Total expenditures	1,416,436	1,435,000	1,444,919
Total expenditures and transfers out requiring appropriation	1,416,436	1,435,000	1,444,919
ENDING FUND BALANCES	\$ 3,563,635	\$ 3,421,556	\$ 3,747,392

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**CAPITAL PROJECTS FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 4,227,778	\$ 2,804,675	\$ 2,934,675
REVENUES			
Interest income	47,662	130,000	145,000
Total revenues	47,662	130,000	145,000
Total funds available	4,275,440	2,934,675	3,079,675
EXPENDITURES			
General and Administrative			
Transfers to other districts	1,470,765	-	360,000
Capital Projects			
Total expenditures	1,470,765	-	360,000
Total expenditures and transfers out requiring appropriation	1,470,765	-	360,000
ENDING FUND BALANCES	\$ 2,804,675	\$ 2,934,675	\$ 2,719,675



**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Broadway Park North Metropolitan District No. 2 (District) was organized on December 8, 2010 as BMP Metropolitan District No. 2 in Denver County as a quasi-municipal corporation and political subdivision of the state of Colorado and is governed pursuant to the provisions of the Colorado Special District Act together with Broadway Park North Metropolitan District No. 1 (District No. 1) and Broadway Park North Metropolitan District No. 3 (District No. 3). The District, District No. 1 and District No. 3 are collectively referred to as the Districts. On August 2, 2018, the Districts changed their names from BMP Metropolitan District No. 1, BMP Metropolitan District No. 2 and BMP Metropolitan District No. 3.

The Districts entered into a Facilities Funding, Construction and Operations Agreement with an effective date of January 1, 2020 (FFCOA). The FFCOA establishes District No. 1's responsibility, as the Service District, to coordinate the construction, design, financing and operation and maintenance of the public improvements that benefit the Districts, establishes District No. 2 and District No. 3's obligation, as the Consumer Districts, to pay for the services and benefit of the public improvements provided by District No. 1. Specifically, District No. 1 is responsible for providing all Actual Capital Costs and Actual Operations and Maintenance Costs (as such terms are defined in the FFCOA) for the Districts. The Consumer Districts agree to pay District No. 1 their funding obligations each year pursuant to the terms of the FFCOA.

The District coordinates with the City and County of Denver (City) regarding all regional improvements and services contributed by the Districts through the Regional Mill Levy. Upon completion of construction, the District will transfer certain improvements to the City, or other organizations. The District may operate and maintain all other improvements not conveyed to other entities.

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

The District prepares its budget on the modified accrual basis of accounting, in accordance with requirements of section C.R.S. 29-1-105 of the Colorado Revised Statutes.

**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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected to the District on a monthly basis.

## **BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**

### **2024 BUDGET**

### **SUMMARY OF SIGNIFICANT ASSUMPTIONS**

#### **Revenues (Continued)**

##### **Property Taxes (Continued)**

The District's Service Plan provides that the District's debt mill levy may be adjusted to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation (as of January 1, 2010), so that, to the extent possible, the actual revenues generated are neither diminished nor enhanced as a result of such changes. Among other adjustments, a change in the ratio of actual valuation of assessable property (assessment ratio) shall be deemed a change in the method of calculating assessed valuation. The District's Service Plan further provides that operations mill levy will be set to meet the District's budgetary needs on an annual basis. For collection year 2024, the District's mill levy is 40.357 mills for debt service and 10.359 mills for operations.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted 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 2024, the assessment rate for single family residential property decreases to 6.765% from 6.95%. The rate for multifamily residential property, the newly created subclass, decreases to 6.765% from 6.80%. Agricultural and renewable energy production property remains at 26.4%. Producing oil and gas remains at 87.5%. All other nonresidential property decreases to 27.90% from 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 by both the General Fund and Debt Service Fund.

#### **Expenditures**

##### **Transfers to Other Entities**

The District will transfer property taxes, net of fees, derived from the operations mill levy, together with specific ownership taxes, to Broadway Parke North Metropolitan District No. 1 to pay for operations and maintenance expenditures.

The District is also authorized to impose a mill levy of 5.000 mills (as adjusted) to generate revenue for regional improvements as determined by the City and County of Denver (CCOD). The District will transfer property taxes, net of fees, derived from the Regional Improvements Mill Levy, together with specific ownership taxes, to the City to contribute to the funding of the Regional Improvements. For collection year 2024, the District's mill levy is 5.608 mills for regional improvements.

##### **County Treasurer's Fees**

County Treasurer's Fees have been computed at 1.5% of property tax collections.

##### **Debt Service**

Interest Payments are provided based on the debt amortization schedule from the Series 2020 Bond (discussed under Debt and Leases).

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District issued \$28,370,000 of Limited Tax General Obligation Refunding and Improvement Bonds, Series 2020 (Series 2020 Bonds”), on September 30, 2020 to fund: 1) a portion of the costs of acquiring, constructing, and/or installing certain public improvements to serve the development, 2) the repayment of all of the principal and accrued interest on District No. 3’s Series 2013 Loan, 3) a portion of the interest to accrue on the Series 2020 Bonds, 4) a deposit to the Reserve Fund, and 5) pay issuance and other costs in connection with the Series 2020 Bonds. The Series 2020 Bonds carry a fixed rate ranging from 3.375% to 5.000% . Interest is payable semiannually on June 1 and December 1. Principal is due on each December 1 beginning December 1, 2024, and mature on December 1, 2049. The Series 2020 Bonds are subject to redemption prior to maturity at the option of District in whole or in integral multiples of \$1,000, in any order determined by the District and by lot within a maturity, at any time on and after December 1, 2025, upon payment of par and accrued interest, with a redemption premium ranging from 1.000% to 3.000%

**Reserve Funds**

**Emergency Reserve**

District No. 1 has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for District No. 2 as defined under TABOR.

**Debt Service Reserve**

The District is required to maintain a debt service reserve in accordance with the Series 2020 bond issuance. This reserve has been established.


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

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>\$28,370,000</b>		
	<b>General Obligation Refunding and Improvement Bonds</b>		
	<b>Dated September 30, 2020</b>		
	<b>Series 2020</b>		
	<b>Interest Rates Ranging from 3.375% to 5.00%</b>		
	<b>Payable June 1 and December 1</b>		
	<b>Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 10,000	\$ 1,398,025	\$ 1,408,025
2025	615,000	1,397,688	2,012,688
2026	635,000	1,376,931	2,011,931
2027	655,000	1,355,500	2,010,500
2028	685,000	1,322,750	2,007,750
2029	720,000	1,288,500	2,008,500
2030	760,000	1,252,500	2,012,500
2031	795,000	1,214,500	2,009,500
2032	835,000	1,174,750	2,009,750
2033	875,000	1,133,000	2,008,000
2034	920,000	1,089,250	2,009,250
2035	965,000	1,043,250	2,008,250
2036	1,015,000	995,000	2,010,000
2037	1,065,000	944,250	2,009,250
2038	1,120,000	891,000	2,011,000
2039	1,175,000	835,000	2,010,000
2040	1,235,000	776,250	2,011,250
2041	1,295,000	714,500	2,009,500
2042	1,360,000	649,750	2,009,750
2043	1,430,000	581,750	2,011,750
2044	1,500,000	510,250	2,010,250
2045	1,575,000	435,250	2,010,250
2046	1,655,000	356,500	2,011,500
2047	1,735,000	273,750	2,008,750
2048	1,825,000	187,000	2,012,000
2049	1,915,000	95,750	2,010,750
	<b>\$ 28,370,000</b>	<b>23,292,644</b>	<b>51,662,644</b>

No assurance provided. See summary of significant assumptions.

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 2 held on November 15, 2023.

  
\_\_\_\_\_  
Secretary

**RESOLUTION NO. 2023-11-05**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE BROADWAY PARK NORTH METROPOLITAN DISTRICT  
NO. 2 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Broadway Park North Metropolitan District No. 2 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 15, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Broadway Park North Metropolitan District No. 2, City and County of Denver, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Denver County Assessor, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.


**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 2**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT 1**

### **Certification of Tax Levies**



# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Denver, Colorado.

**On behalf of the** Broadway Park North Metropolitan District No. 2,

the Board of Directors

(taxing entity)<sup>A</sup>  
(governing body)<sup>B</sup>  
of the Broadway Park North Metropolitan District No. 2  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills  
to be levied against the taxing entity's GROSS \$ 37,657,140  
assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a Tax  
Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 37,657,140  
calculated using the NET AV. The taxing entity's total (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of: **USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 01/05/2024 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

## PURPOSE (see end notes for definitions and examples)

## LEVY<sup>2</sup>

## REVENUE<sup>2</sup>

1. General Operating Expenses <sup>H</sup>	<u>10.359</u> mills	\$ <u>390,090</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>NaN</u> mills	\$ <u>NaN</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>40.358</u> mills	\$ <u>1,519,767</u>
4. Contractual Obligations <sup>K</sup>	<u>5.630</u> mills	\$ <u>212,010</u>
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____

**TOTAL:** [ Sum of General Operating  
Subtotal and Lines 3 to 7 ]

NaN mills

\$ NaN

Contact person: Jason Carroll Phone: ( 303) 779-5710  
Signed: Jason Carroll Title: Accountant for the District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? ☐ Yes ☐ No

*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.*

<sup>1</sup> 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.

<sup>2</sup> 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<sup>J</sup>:

1.	Purpose of Issue:	\$28,370,000 Limited Tax General Obligation Refunding and Improvement Bonds
	Series:	2020
	Date of Issue:	September 30, 2020
	Coupon Rate:	3.375%-5.000%
	Maturity Date:	December 1, 2049
	Levy:	40.358
	Revenue:	\$ 1,519,767

2. Purpose of Issue: \_\_\_\_\_  
 Series: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Coupon Rate: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_


## CONTRACTS<sup>K</sup>:

3.	Purpose of Contract:	Regional Mill Levy
	Title:	Regional Mill Levy Intergovernmental Agreement
	Date:	December 10, 2010
	Principal Amount:	\$ 0
	Maturity Date:	Ongoing
	Levy:	5.630
	Revenue:	\$ 212,010

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.

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 2, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 2 held on November 15, 2023.

  
\_\_\_\_\_  
Secretary

**RESOLUTION NO. 2023-11-04**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**

**RESOLUTION OF THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 3, CITY AND COUNTY OF DENVER, COLORADO,  
PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND  
REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING  
SUMS OF MONEY FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Broadway Park North Metropolitan District No. 3 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 15, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3, CITY AND COUNTY OF DENVER, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND  
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 3**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT A**

### **Budget**

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**



**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,139	\$ 37,688	\$ 29,213
REVENUES			
Property taxes	69,853	67,033	82,876
Specific ownership taxes	3,965	4,153	4,144
Specific ownership tax - regional improvements	1,971	2,062	2,061
Property taxes - regional improvements	34,926	33,277	41,214
Interest income	1	-	-
Total revenues	110,716	106,525	130,295
Total funds available	111,855	144,213	159,508
EXPENDITURES			
General Fund	74,167	115,000	138,784
Total expenditures	74,167	115,000	138,784
Total expenditures and transfers out requiring appropriation	74,167	115,000	138,784
ENDING FUND BALANCES	\$ 37,688	\$ 29,213	\$ 20,724

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
----------------	-------------------	----------------

**ASSESSED VALUATION**

Commercial	6,821,700	5,913,920	7,053,170
State assessed	-	5,100	4,230
Personal property	-	66,050	61,910
Certified Assessed Value	<u>\$ 6,821,700</u>	<u>\$ 5,985,070</u>	<u>\$ 7,119,310</u>

**MILL LEVY**

General	11.120	11.200	11.641
Regional Mill Levy	5.560	5.560	5.789
Total mill levy	<u>16.680</u>	<u>16.760</u>	<u>17.430</u>

**PROPERTY TAXES**

General	\$ 69,853	\$ 67,033	\$ 82,876
Regional Mill Levy	34,926	33,277	41,214
Adjustments	-	-	-
Levied property taxes	<u>104,779</u>	<u>100,310</u>	<u>124,090</u>
Budgeted property taxes	<u>\$ 104,779</u>	<u>\$ 100,310</u>	<u>\$ 124,090</u>

**BUDGETED PROPERTY TAXES**

General	\$ 69,853	\$ 67,033	\$ 82,876
Regional Mill Levy	34,926	33,277	41,214
	<u>\$ 104,779</u>	<u>\$ 100,310</u>	<u>\$ 124,090</u>

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,139	\$ 37,688	\$ 29,213
REVENUES			
Property taxes	69,853	67,033	82,876
Specific ownership taxes	3,965	4,153	4,144
Specific ownership tax - regional improvem	1,971	2,062	2,061
Property taxes - regional improvements	34,926	33,277	41,214
Interest income	1	-	-
Total revenues	110,716	106,525	130,295
Total funds available	111,855	144,213	159,508
EXPENDITURES			
General and administrative			
County Treasurer's fee	699	670	829
County Treasurer's fee - regional improvem	349	333	412
Repay developer advance	-	35,006	42,862
Contingency	-	8,475	8,489
Transfers to other districts	73,119	70,516	86,191
Total expenditures	74,167	115,000	138,784
Total expenditures and transfers out requiring appropriation	74,167	115,000	138,784
ENDING FUND BALANCES	\$ 37,688	\$ 29,213	\$ 20,724

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Broadway Park North Metropolitan District No. 2 (District) was organized on December 8, 2010 as BMP Metropolitan District No. 2 in Denver County as a quasi-municipal corporation and political subdivision of the state of Colorado and is governed pursuant to the provisions of the Colorado Special District Act together with Broadway Park North Metropolitan District No. 1 (District No. 1) and Broadway Park North Metropolitan District No. 3 (District No. 3). The District, District No. 1 and District No. 3 are collectively referred to as the Districts. On August 2, 2018, the Districts changed their names from BMP Metropolitan District No. 1, BMP Metropolitan District No. 2 and BMP Metropolitan District No. 3.

The Districts entered into a Facilities Funding, Construction and Operations Agreement with an effective date of January 1, 2020 (FFCOA). The FFCOA establishes District No. 1's responsibility, as the Service District, to coordinate the construction, design, financing and operation and maintenance of the public improvements that benefit the Districts, establishes District No. 2 and District No. 3's obligation, as the Consumer Districts, to pay for the services and benefit of the public improvements provided by District No. 1. Specifically, District No. 1 is responsible for providing all Actual Capital Costs and Actual Operations and Maintenance Costs (as such terms are defined in the FFCOA) for the Districts. The Consumer Districts agree to pay District No. 1 their funding obligations each year pursuant to the terms of the FFCOA.

The District coordinates with the City and County of Denver (City) regarding all regional improvements and services contributed by the Districts through the Regional Mill Levy. Upon completion of construction, the District will transfer certain improvements to the City, or other organizations. The District may operate and maintain all other improvements not conveyed to other entities.

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

The District prepares its budget on the modified accrual basis of accounting, in accordance with requirements of section 29-1-105 of the Colorado Revised Statutes.

**Revenue**

**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 mill levy adopted by the District.

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue – (continued)**

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 2024, the assessment rate for single family residential property decreases to 6.765% from 6.95%. The rate for multifamily residential property, the newly created subclass, decreases to 6.765% from 6.80%. Agricultural and renewable energy production property remains at 26.4%. Producing oil and gas remains at 87.5%. All other nonresidential property decreases to 27.90% from 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 by the General Fund.

**Expenditures**

**Transfers to Other Entities**

The District will transfer property taxes, net of fees, derived from the operations mill levy, together with specific ownership taxes, to Broadway Park North Metropolitan District No. 1 to pay for operations and maintenance expenditures.

The District is also authorized to impose a mill levy of 5.000 mills (as adjusted) to generate revenue for regional improvements as determined by the City and County of Denver (CCOD). The District will transfer property taxes, net of fees, derived from the Regional Improvements Mill Levy, together with specific ownership taxes, to the City to contribute to the funding of the Regional Improvements. For collection year 2024, the District's mill levy is 5.779 mills for regional improvements. On January 9, 2014, the First Amendment to the Regional Mill levy Intergovernmental Agreement was approved by all parties. The amendment allows District No. 3 to utilize up to a maximum of \$400,000 of the revenues derived from the imposition of the Regional Mill Levy on certain property as described in the amendment, for the purposes of fund the Dakota Outfall Project. Once District No. 3 has received \$400,000 of Regional mill levy revenues from the certain property, all other amounts collected are to be remitted to the City in accordance with the original IGA.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**BROADWAY PARK NORTH METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**


**Reserves**

**Emergency Reserve**

District No. 1 has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for District No. 3 as defined under TABOR.

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

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 3 held on November 15, 2023.



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Secretary

**RESOLUTION NO. 2023-11-05**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE BROADWAY PARK NORTH METROPOLITAN DISTRICT  
NO. 3 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,  
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT  
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Broadway Park North Metropolitan District No. 3 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 15, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Broadway Park North Metropolitan District No. 3, City and County of Denver, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Denver County Assessor, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.



**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2023.

**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NO. 3**

By: Daniel M. Cohen  
President

Attest:

By:   
Secretary

## **EXHIBIT 1**

### **Certification of Tax Levies**

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Denver, Colorado.

**On behalf of the** Broadway Park North Metropolitan District No. 3,

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Broadway Park North Metropolitan District No. 3

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills

to be levied against the taxing entity's GROSS \$ 7,119,310

assessed valuation of:

(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax

Increment Financing (TIF) Area<sup>F</sup> the tax levies must be \$ 7,119,310

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:

(NET<sup>G</sup> 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:** 01/05/2024 for budget/fiscal year 2024.

(no later than Dec. 15)

(mm/dd/yyyy)

(yyyy)

## PURPOSE (see end notes for definitions and examples)

## LEVY<sup>2</sup>

## REVENUE<sup>2</sup>

1. General Operating Expenses<sup>H</sup> 11.641 mills \$ 82,876

2. <Minus> Temporary General Property Tax Credit/  
Temporary Mill Levy Rate Reduction<sup>I</sup> < > mills \$ < >

### SUBTOTAL FOR GENERAL OPERATING:

11.641 mills \$ 82,876

3. General Obligation Bonds and Interest<sup>J</sup> \_\_\_\_\_ mills \$ \_\_\_\_\_

4. Contractual Obligations<sup>K</sup> 5.789 mills \$ 41,214

5. Capital Expenditures<sup>L</sup> \_\_\_\_\_ mills \$ \_\_\_\_\_

6. Refunds/Abatements<sup>M</sup> \_\_\_\_\_ mills \$ \_\_\_\_\_

7. Other<sup>N</sup> (specify): \_\_\_\_\_ mills \$ \_\_\_\_\_

**TOTAL:** [ Sum of General Operating  
Subtotal and Lines 3 to 7 ]

17.430 mills \$ 124,090

Contact person: Jason Carroll

Phone: ( 303) 779-5710

Signed:



Title: Accountant for the District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?

☐ Yes ☐ No

*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.*

<sup>1</sup> 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.

<sup>2</sup> 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<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: Regional Mill Levy  
Title: Regional Mill Levy Intergovernmental Agreement  
Date: December 10, 2010  
Principal Amount: \$ 0  
Maturity Date: Ongoing  
Levy: 5.789  
Revenue: \$ 41,214

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.

## Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a *taxing entity* is also a geographic area formerly located within a *taxing entity*'s boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity*'s mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the *local government* is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The *local government* is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the *local government* and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the *local government* when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the *local government* if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the *local government* when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a "tax increment financing" entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity*'s total mills upon the *taxing entity*'s *Gross Assessed Value* found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>. Each entity must use the **FINAL** valuation provided by assessor when certifying a tax levy.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use "tax increment financing" to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity*'s mill levy applied against the *taxing entity*'s gross assessed value after subtracting the *taxing entity*'s revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57. **Please Note:** A downtown development authority (DDA) may be both a *taxing entity* and have also created its own *TIF area* and/or have a URA *TIF Area* within the DDA's boundaries. As a result DDAs may both receive operating revenue from their levy applied to their certified *NET assessed value* and also receive TIF revenue generated by any *tax entity* levies overlapping the DDA's *TIF Area*, including the DDA's own operating levy.

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**<sup>H</sup> General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not applicable to other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the *Certification of Valuation* (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: Pursuant to Article X, Section 3 of the Colorado Constitution, if the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

I, Chris Waggett, hereby certify that I am the duly appointed Secretary of the Broadway Park North Metropolitan District No. 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Broadway Park North Metropolitan District No. 3 held on November 15, 2023.



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Secretary

**EXHIBIT B**

**AUDITS / EXEMPTIONS**



APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT	Broadway Park North Metropolitan District No. 3
ADDRESS	8390 East Crescent Parkway
	Suite 300
	Greenwood Village, CO 80111-2814
CONTACT PERSON	Jason Carroll
PHONE	303-779-5710
EMAIL	jason.carroll@claconnect.com

For the Year Ended  
12/31/2023  
or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:	Jason Carroll
TITLE	Accountant for the District
FIRM NAME (if applicable)	CliftonLarsonAllen LLP
ADDRESS	8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814
PHONE	303-779-5710
RELATIONSHIP TO ENTITY	CPA Firm providing accounting services to the District

PREPARER (SIGNATURE REQUIRED)	DATE PREPARED
SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT	3/28/2024

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

\* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

		Governmental Funds		Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page	
Line #	Description	General Fund	Fund*	Description	Fund*		Fund*
Assets				Assets			
1-1	Cash & Cash Equivalents	\$ 70,895	\$ -	Cash & Cash Equivalents	\$ -	\$ -	
1-2	Investments	\$ -	\$ -	Investments	\$ -	\$ -	
1-3	Receivables	\$ 440	\$ -	Receivables	\$ -	\$ -	
1-4	Due from Other Entities or Funds	\$ 2,210	\$ -	Due from Other Entities or Funds	\$ -	\$ -	
1-5	Property Tax Receivable	\$ 124,090	\$ -	Other Current Assets [specify...]			
	All Other Assets [specify...]				\$ -	\$ -	
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	Total Current Assets	\$ -	\$ -	
1-7		\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -	
1-8		\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -	
1-9		\$ -	\$ -		\$ -	\$ -	
1-10		\$ -	\$ -		\$ -	\$ -	
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 197,635	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -	
Deferred Outflows of Resources:				Deferred Outflows of Resources			
1-12	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-13	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 197,635	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -	
Liabilities				Liabilities			
1-16	Accounts Payable	\$ -	\$ -	Accounts Payable	\$ -	\$ -	
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -	
1-18	Unearned Revenue	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -	
1-19	Due to Other Entities or Funds	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -	
1-20	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -	
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -	
1-22	All Other Liabilities [specify...]	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -	
1-23		\$ -	\$ -	Other Liabilities [specify...]:	\$ -	\$ -	
1-24		\$ -	\$ -		\$ -	\$ -	
1-25		\$ -	\$ -		\$ -	\$ -	
1-26		\$ -	\$ -		\$ -	\$ -	
1-27	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ -	\$ -	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ -	\$ -	
Deferred Inflows of Resources:				Deferred Inflows of Resources			
1-28	Deferred Property Taxes	\$ 124,090	\$ -	Pension/OPEB Related	\$ -	\$ -	
1-29	Lease related (as lessor)	\$ -	\$ -	Other [specify...]	\$ -	\$ -	
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 124,090	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -	
Fund Balance				Net Position			
1-31	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -	
1-32	Nonspendable Inventory	\$ -	\$ -				
1-33	Restricted [specify...]	\$ -	\$ -	Emergency Reserves	\$ -	\$ -	
1-34	Committed [specify...]	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -	
1-35	Assigned [specify...]	\$ -	\$ -	Restricted	\$ -	\$ -	
1-36	Unassigned:	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -	
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL FUND BALANCE	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	\$ -	\$ -	
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 124,090	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -	

## PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #		Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
			General Fund	Fund*		Fund*	Fund*	
<b>Tax Revenue</b>					<b>Tax Revenue</b>			
2-1	Property	[include mills levied in Question 10-6]	\$ 67,033	\$ -	Property	\$ -	\$ -	
2-2	Specific Ownership		\$ 3,725	\$ -	Specific Ownership	\$ -	\$ -	
2-3	Sales and Use Tax		\$ -	\$ -	Sales and Use Tax	\$ -	\$ -	
2-4	Other Tax Revenue	[specify...]:	\$ -	\$ -	Other Tax Revenue	\$ -	\$ -	
2-5	Property Tax - Regional		\$ 33,277	\$ -		\$ -	\$ -	
2-6	Specific Ownership Tax - Regional		\$ 1,849	\$ -		\$ -	\$ -	
2-7			\$ -	\$ -		\$ -	\$ -	
2-8	<b>Add lines 2-1 through 2-7 TOTAL TAX REVENUE</b>		\$ 105,884	\$ -	<b>Add lines 2-1 through 2-7 TOTAL TAX REVENUE</b>	\$ -	\$ -	
2-9	Licenses and Permits		\$ -	\$ -	Licenses and Permits	\$ -	\$ -	
2-10	Highway Users Tax Funds (HUTF)		\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -	
2-11	Conservation Trust Funds (Lottery)		\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -	
2-12	Community Development Block Grant		\$ -	\$ -	Community Development Block Grant	\$ -	\$ -	
2-13	Fire & Police Pension		\$ -	\$ -	Fire & Police Pension	\$ -	\$ -	
2-14	Grants		\$ -	\$ -	Grants	\$ -	\$ -	
2-15	Donations		\$ -	\$ -	Donations	\$ -	\$ -	
2-16	Charges for Sales and Services		\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -	
2-17	Rental Income		\$ -	\$ -	Rental Income	\$ -	\$ -	
2-18	Fines and Forfeits		\$ -	\$ -	Fines and Forfeits	\$ -	\$ -	
2-19	Interest/Investment Income		\$ 22	\$ -	Interest/Investment Income	\$ -	\$ -	
2-20	Tap Fees		\$ -	\$ -	Tap Fees	\$ -	\$ -	
2-21	Proceeds from Sale of Capital Assets		\$ -	\$ -	Proceeds from Sale of Capital Assets			
2-22	All Other	[specify...]:	\$ -	\$ -	All Other	\$ -	\$ -	
2-23			\$ -	\$ -		\$ -	\$ -	
2-24	<b>Add lines 2-8 through 2-23 TOTAL REVENUES</b>		\$ 105,906	\$ -	<b>Add lines 2-8 through 2-23 TOTAL REVENUES</b>	\$ -	\$ -	
<b>Other Financing Sources</b>					<b>Other Financing Sources</b>			
2-25	Debt Proceeds		\$ -	\$ -	Debt Proceeds	\$ -	\$ -	
2-26	Lease Proceeds		\$ -	\$ -	Lease Proceeds	\$ -	\$ -	
2-27	Developer Advances		\$ -	\$ -	Developer Advances	\$ -	\$ -	
2-28	Other	[specify...]:	\$ -	\$ -	Other	\$ -	\$ -	
2-29	<b>Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES</b>		\$ -	\$ -	<b>Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES</b>	\$ -	\$ -	
2-30	<b>Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES</b>		\$ 105,906	\$ -	<b>Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES</b>	\$ -	\$ -	
								<b>GRAND TOTALS</b>
								<b>\$ 105,906</b>

**IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 -STOP-** You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

**PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES**

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Fund*		Fund*	Fund*	
	<b>Expenditures</b>			<b>Expenses</b>			
3-1	General Government	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Transfers to other districts	\$ 69,485	\$ -	Utilities	\$ -	\$ -	
3-11	County Treasurer's Fee	\$ 670	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12	County Treasurer's Fee - Regional	\$ 333	\$ -	Other [specify...]	\$ -	\$ -	
3-13		\$ -	\$ -		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	Debt Service			Debt Service			
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
3-21		\$ -	\$ -		\$ -	\$ -	
3-22	<b>Add lines 3-1 through 3-21 TOTAL EXPENDITURES</b>	\$ 70,488	\$ -	<b>Add lines 3-1 through 3-21 TOTAL EXPENSES</b>	\$ -	\$ -	<b>GRAND TOTAL</b>
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	\$ 70,488
3-24	Interfund Transfers Out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -	
3-29	<b>(Add lines 3-23 through 3-28) TOTAL TRANSFERS AND OTHER EXPENDITURES</b>	\$ -	\$ -	<b>(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS</b>	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ 35,418	\$ -	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ 35,418	\$ -	Net Position, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ -	\$ -	

**IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.**

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES

NO

Please use this space to provide any explanations or comments:

4-1	Does the entity have outstanding debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain: N/A - The District's debt is made up of developer advances which will be paid as funds become available	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain: N/A - The District's debt is made up of developer advances which will be paid as funds become available	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)		
		Outstanding at beginning of year*	Issued during year
		Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -
	Developer Advances	\$ 272,371	\$ -
	Other (specify):	\$ -	\$ -
	<b>TOTAL</b>	\$ 272,371	\$ -

\*\*Subscription Based Information Technology Arrangements

\*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		YES	NO
4-5	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? \$ 3,596,205,000		
	Date the debt was authorized: 11/6/2012		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? \$ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding? \$ -		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	What are the annual lease payments? \$ -		

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		AMOUNT	TOTAL
5-1	YEAR-END Total of ALL Checking and Savings accounts	\$ 70,895	
5-2	Certificates of deposit	\$ -	
	<b>TOTAL CASH DEPOSITS</b>		\$ 70,895
Investments (if investment is a mutual fund, please list underlying investments):			
5-3		\$ -	
		\$ -	
		\$ -	
		\$ -	
	<b>TOTAL INVESTMENTS</b>		\$ -
	<b>TOTAL CASH AND INVESTMENTS</b>		\$ 70,895

Please use this space to provide any explanations or comments:

Please answer the following question by marking in the appropriate box		YES	NO	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS																																																																						
Please answer the following question by marking in the appropriate box				YES	NO	Please use this space to provide any explanations or comments:																																																																
6-1	Does the entity have capitalized assets?			<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																	
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, <b>MUST</b> explain:			<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																	
<div>N/A</div>																																																																						
6-3	<table><tr><th>Complete the following Capital &amp; Right-To-Use Assets table for GOVERNMENTAL FUNDS:</th><th>Balance - beginning of the year*</th><th>Additions*</th><th>Deletions</th><th>Year-End Balance</th></tr><tr><td>Land</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Buildings</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Machinery and equipment</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Furniture and fixtures</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Infrastructure</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Construction In Progress (CIP)</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Leased &amp; SBITA Right-to-Use Assets</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Intangible Assets</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Other (explain):</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Accumulated Depreciation (Enter a negative, or credit, balance)</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>TOTAL</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr></table>					Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions*	Deletions	Year-End Balance	Land	\$ -	\$ -	\$ -	\$ -	Buildings	\$ -	\$ -	\$ -	\$ -	Machinery and equipment	\$ -	\$ -	\$ -	\$ -	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -	Infrastructure	\$ -	\$ -	\$ -	\$ -	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -	Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -	Intangible Assets	\$ -	\$ -	\$ -	\$ -	Other (explain):	\$ -	\$ -	\$ -	\$ -	Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -	TOTAL	\$ -	\$ -	\$ -	\$ -
Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions*	Deletions	Year-End Balance																																																																		
Land	\$ -	\$ -	\$ -	\$ -																																																																		
Buildings	\$ -	\$ -	\$ -	\$ -																																																																		
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Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions*	Deletions	Year-End Balance																																																																		
Land	\$ -	\$ -	\$ -	\$ -																																																																		
Buildings	\$ -	\$ -	\$ -	\$ -																																																																		
Machinery and equipment	\$ -	\$ -	\$ -	\$ -																																																																		
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -																																																																		
Infrastructure	\$ -	\$ -	\$ -	\$ -																																																																		
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -																																																																		
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -																																																																		
Intangible Assets	\$ -	\$ -	\$ -	\$ -																																																																		
Other (explain):	\$ -	\$ -	\$ -	\$ -																																																																		
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -																																																																		
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -																																																																		
TOTAL	\$ -	\$ -	\$ -	\$ -																																																																		
<div>* Must agree to prior year-end balance</div> <div>* Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy</div>																																																																						

PART 7 - PENSION INFORMATION						
*				YES	NO	Please use this space to provide any explanations or comments:
7-1	Does the entity have an "old hire" firefighters' pension plan?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7-2	Does the entity have a volunteer firefighters' pension plan?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Who administers the plan?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Indicate the contributions from:						
Tax (property, SO, sales, etc.):				\$	-	
State contribution amount:				\$	-	
Other (gifts, donations, etc.):				\$	-	
TOTAL				\$	-	
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?				\$	-	

## PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	N/A	Please use this space to provide any explanations or comments:
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, <b>MUST</b> explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes: Please indicate the amount appropriated for each fund separately for the year reported					
Governmental/Proprietary Fund Name		Total Appropriations By Fund			
General Fund		\$ 105,473			
		\$ -			
		\$ -			
		\$ -			

## PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:	
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
If yes: Date of formation: <input type="text"/>					
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
If Yes: NEW name <input type="text"/>					
PRIOR name <input type="text"/>					
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-4	Please indicate what services the entity provides:				
<input type="text" value="See below"/>					
10-5	Does the entity have an agreement with another government to provide services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If yes: List the name of the other governmental entity and the services provided: <input type="text" value="See below"/>					
10-6	Does the entity have a certified mill levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):					
Bond Redemption mills		5.560			
General/Other mills		11.200			
Total mills		16.760			
		YES	NO		N/A
10-7	<b>NEW 2023!</b> If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="text"/>					

Please use this space to provide any additional explanations or comments not previously included:

10-4: Street improvements, parks and recreation, water, sanitation, public transportation, mosquito control, traffic and safety control, fire protection, television relay and translation, and security.

10-5: The District operates in conjunction with Broadway Park North Metropolitan District Nos. 1-3 whereby District No. 1 will act as the Operating District and District Nos. 2-3 will operate as the Pledge Districts.

OSA USE ONLY							
Entity Wide:		General Fund		Governmental Funds		Notes	
Unrestricted Cash & Investments	\$	70,895	Unrestricted Fund Balan	\$	-	Total Tax Revenue	\$ 105,884
Current Liabilities	\$	-	Total Fund Balance	\$	-	Revenue Paying Debt Service	\$ -
Deferred Inflow	\$	124,090	PY Fund Balance	\$	-	Total Revenue	\$ 105,906
			Total Revenue	\$	105,906	Total Debt Service Principal	\$ -
			Total Expenditures	\$	70,488	Total Debt Service Interest	\$ -
						Total Assets	\$ 197,635
						Total Liabilities	\$ -
Governmental			Interfund In	\$	-		
Total Cash & Investments	\$	70,895	Interfund Out	\$	-	Enterprise Funds	
Transfers In	\$		Proprietary			Net Position	\$ -
Transfers Out	\$		Current Assets	\$		PY Net Position	\$ -
Property Tax	\$	67,033	Deferred Outflow	\$		Government-Wide	
Debt Service Principal	\$		Current Liabilities	\$		Total Outstanding Debt	\$ 272,371
Total Expenditures	\$	70,488	Deferred Inflow	\$		Authorized but Unissued	\$ 3,596,205,000
Total Developer Advances	\$		Cash & Investments	\$		Year Authorized	11/6/2012
Total Developer Repayments	\$		Principal Expense	\$	-		



**PART 12 - GOVERNING BODY APPROVAL**

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

**Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures**Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

<b>MUST Print the names of ALL members of the governing body below.</b>		<b>A MAJORITY of the members of the governing body must sign below.</b>	
1	Full Name <b>Donna Chan</b>	I, Donna Chan, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Donna Chan</u> Date: <u>3/28/2024</u> My term Expires: <u>May 2025</u>	
2	Full Name <b>Daniel Cohen</b>	I, Daniel Cohen, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2027</u>	
3	Full Name <b>James Frank</b>	I, James Frank, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>James Frank</u> Date: <u>3/29/2024</u> My term Expires: <u>May 2025</u>	
4	Full Name <b>Christopher Waggett</b>	I, Christopher Waggett, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Christopher M. Waggett</u> Date: <u>3/29/2024</u> My term Expires: <u>May 2027</u>	
5	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____	
6	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____	
7	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____	



**CliftonLarsonAllen LLP**  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
**phone** 303-779-5710 **fax** 303-779-0348  
**claconnect.com**

## **Accountant's Compilation Report**

Board of Directors  
Broadway Park North Metropolitan District No. 3  
Denver County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Broadway Park North Metropolitan District No. 3 as of and for the year ended December 31, 2023, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Broadway Park North Metropolitan District No. 3.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
March 28, 2024

**Certificate Of Completion**

Envelope Id: 5A8D7AD2020E4CBD856ED5CD6EB68854

Status: Completed

Subject: Complete with DocuSign: BPNMD3 - 2023 Audit Exemption.pdf

Client Name: Broadway Park North Metropolitan District No. 3

Client Number: A114074

Source Envelope:

Document Pages: 10

Signatures: 3

Envelope Originator:

Certificate Pages: 5

Initials: 0

Porter Tirrill

AutoNav: Enabled

220 S 6th St Ste 300

Envelopeld Stamping: Enabled

Minneapolis, MN 55402-1418

Time Zone: (UTC-06:00) Central Time (US &amp; Canada)

Porter.Tirrill@claconnect.com

IP Address: 65.59.88.254

**Record Tracking**

Status: Original

Holder: Porter Tirrill

Location: DocuSign

3/28/2024 6:01:00 PM

Porter.Tirrill@claconnect.com

**Signer Events**

Christopher N.L. Waggett

cwaggett@d4urban.com

CEO

Security Level: Email, Account Authentication  
(None)**Signature**

DocuSigned by:

  
2F92974B34E94F4...

Signature Adoption: Pre-selected Style

Using IP Address: 23.24.143.49

**Timestamp**

Sent: 3/28/2024 6:04:03 PM

Resent: 3/29/2024 9:56:31 AM

Viewed: 3/29/2024 12:13:41 PM

Signed: 3/29/2024 12:14:05 PM

**Electronic Record and Signature Disclosure:**

Accepted: 3/29/2023 4:40:11 PM

ID: 728c71b9-2802-4ae8-914d-47bd6048a185

Donna Chan

dchan@d4urban.com

VP Finance and Accounting

Security Level: Email, Account Authentication  
(None)

DocuSigned by:

  
C6F3257E35894C9...

Signature Adoption: Pre-selected Style

Using IP Address: 23.24.143.49

Sent: 3/28/2024 6:04:03 PM

Viewed: 3/28/2024 6:58:29 PM

Signed: 3/28/2024 6:58:38 PM

**Electronic Record and Signature Disclosure:**

Accepted: 3/28/2024 6:58:29 PM

ID: ab0dbdfb-5268-4a83-86f8-b490028b8f36


James Frank

jim@frankcapital.com

Mr

Security Level: Email, Account Authentication  
(None)

DocuSigned by:

  
CD49A39ECE834C4...

Signature Adoption: Pre-selected Style

Using IP Address: 104.28.48.73

Sent: 3/28/2024 6:04:03 PM

Resent: 3/29/2024 9:56:32 AM

Viewed: 3/29/2024 10:54:58 AM

Signed: 3/29/2024 10:55:22 AM

**Electronic Record and Signature Disclosure:**

Accepted: 3/29/2024 10:54:58 AM

ID: 5c2bf65a-cfc7-4367-b73c-ca1063869581

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/28/2024 6:04:03 PM
Envelope Updated	Security Checked	3/29/2024 12:32:44 PM
Certified Delivered	Security Checked	3/29/2024 10:54:58 AM
Signing Complete	Security Checked	3/29/2024 10:55:22 AM
Completed	Security Checked	3/29/2024 12:32:44 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

#### **To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from CliftonLarsonAllen LLP**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with CliftonLarsonAllen LLP**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

## EXHIBIT C

### MEMORANDUM REGARDING AUTHORIZED / ISSUED / REMAINING DEBT

	Purpose	Principal Amount of Authorized Debt	Principal Amount of Authorization Used – 2013 Loan – District No. 3	Principal Amount of Authorization Used – 2020 Bonds – District No. 2	Principal Amount of Authorization Remaining
5A	Administration and Operations and Maintenance expenses from ad valorem property tax levy	\$300,000,000.00	\$0.00		\$300,000,000.00
5B	Regional Mill Levy	\$300,000,000.00	\$0.00		\$300,000,000.00
5C	Administration and Operations and Maintenance expenses from fees	\$300,000,000.00	\$0.00		\$300,000,000.00
5D	IGAs that are MFY obligations; payable from unlimited ad valorem property tax levy	\$300,000,000.00	\$0.00		\$300,000,000.00
5E	Authority to Collect/Spend Facilities Fees, charges, tap fees	Allowed			
5F	Streets	\$300,000,000.00	\$127,132	<b>*28,370,000</b>	\$271,502,868
5G	Parks and Recreation	\$300,000,000.00	\$67,641	*	\$299,932,359
5H	Water	\$300,000,000.00	\$95,349	*	\$299,904,651
5I	Sanitation	\$300,000,000.00	\$3,250,939	*	\$296,749,061
5J	Transportation	\$300,000,000.00	\$190,373	*	\$299,809,627
5K	Mosquito Control	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5L	Safety Protection	\$300,000,000.00	\$63,566	*	\$300,000,000.00
5M	Fire Protection	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5N	Television Relay and Translation	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5O	Operating Expenses and Reimbursement of Operating Advances to the District	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5P	Refunding of Debt	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5Q	IGAs as Debt	\$300,000,000.00	\$0.00	*	\$300,000,000.00
5R	IGAs for Regional Improvements that are MFY obligations	Allowed		*	

**Note:** IGA = Intergovernmental Agreement; MFY = Multiple Fiscal Year

**\*allocation of debt from 2020 issuance has not yet been determined by power**

**Date of Last Election:** November 2, 2010



## **EXHIBIT D**

### **LIST OF DISTRICTS' INTERGOVERNMENTAL AGREEMENTS**

*Regional Mill Levy Intergovernmental Agreement (Broadway Marketplace)* dated December 10, 2010, as amended by a First Amendment dated January 9, 2014, among BMP Metropolitan District Nos. 1, 2, 3 and the City and County of Denver (the “City”).

*Memorandum of Understanding* dated December 10, 2010, as amended by the First Amendment dated December 5, 2013, and Second Amendment dated November 10, 2015, among BMP Metropolitan District Nos. 1, 2 and 3.

*Memorandum of Understanding* dated August 8, 2011, amended November 22, 2011, among BMP Metropolitan District No. 1, the City, and the Denver Urban Renewal Authority (“DURA”).

*License Agreement (Dakota Outfall)* dated June 21, 2013, between BMP Metropolitan District No. 1 and the Regional Transportation District (“RTD”).

*Assignment of TIF Revenues* dated December 5, 2013, among BMP Metropolitan District Nos. 1, 2 and 3.

*Inclusion and Exclusion Agreement* dated December 5, 2013, among BMP Metropolitan District Nos. 2, 3 and property owners.

*Intergovernmental Agreement for Alameda Station Transit Plaza Maintenance* dated April 7, 2014, between BMP Metropolitan District No. 1 and RTD.

*Escrow Agreement (South Cherokee)* dated April 21, 2014, by and among Fidelity National title Insurance Company, Broadway Park North Metropolitan District No. 1 and RTD.

*Operations Pledge Agreement* dated November 9, 2016, between BMP Metropolitan District Nos. 1 and 3.

*Facilities Funding, Construction and Operations Agreement* dated January 1, 2020, by and between Broadway Park North Metropolitan District Nos. 1, 2 and 3.

*License Agreement (Four Gates Sculpture)* dated November 19, 2020, between Broadway Park North Metropolitan District No. 1 and RTD.

*Escrow Agreement (Four Gates Sculpture)* dated November 19, 2020, by and among Fidelity National title Insurance Company, Broadway Park North Metropolitan District No. 1, D4 Urban LLC and RTD.

*Assignment of Artwork Reproduction Rights License Agreement* dated March 29, 2021, by and among Broadway Park North Metropolitan District No. 1 and RTD.

## **EXHIBIT E**

### **CURRENT CONTRACTS FOR SERVICES OR CONSTRUCTION OF THE DISTRICTS**

Engagement Agreement dated December 12, 2010, between the Districts and McGeady Becher P.C. for General Counsel Services.

Engagement Agreement dated December 10, 2010, between District No. 1 and Brownstein Hyatt Farber Schreck, LLP for special counsel services.

Project Development Management Services Agreement with an effective date of November 11, 2013, between District No. 1 and D4 Urban LLC.

Project Management/Consulting Agreement with an effective date of May 23, 2012, among District No. 1, The Wells Partnership and D4 Urban LLC, as amended April 3, 2013, and April 30, 2013.

Service Agreement for Basic Accounting Services dated December 10, 2012, between District No. 1 and CFPM LLC.

Engagement of The Holt Group as special counsel.

Engagement of Dawn Schilling as Districts' Auditor.

Project Management / Consulting Agreement with The Wells Partnership and D4 Urban, LLC, dated August 3, 2015.

Agreement for Services dated August 2, 2021, between District No. 1 and Martin/Martin, Inc. for Cost Verification Services.

Master Service Agreement with CliftonLarsonAllen LLP for Accounting Services, and Statements of Work thereunder.

Comcast Enterprise Services Master Services Agreement with District No. 1 for internet services on the Plaza.

Service Agreement between District No. 1 and CFPM, LLC for Maintenance Services.

Engagement of Spencer Fane LLP as special counsel.