

Central Platte Valley Metropolitan District  
2001 16<sup>th</sup> Street, Suite 1700  
Denver, Colorado 80202  
303.779.5710  
www.cpvmd.org

July 30, 2025

The 2024 Annual Report for the Central Platte Valley Metropolitan District is enclosed pursuant to the Service Plan (as amended).

The following documents required per the Service Plan are attached:

1. 2024 District Budget (**Exhibit A**)
2. Total debt authorized, total debt issued and future debt issuances are included in the 2021 Budget and 2021 Audit.
3. Names and terms of the Board of Directors and Officers.

a. Jason Dorfman	President	Term Expires 2027
b. Michael Geiger	Secretary	Term Expires 2027
c. Jordan Kind	Treasurer	Term Expires 2029
d. Jenny Jacobs	Assistant Secretary	Term Expires 2029
e. Vacant	Assistant Secretary	Term Expires 2029
4. There are intergovernmental agreements that exist and have been reported in previous years. The District did not enter into any additional intergovernmental agreements in 2024.
5. Current contracts related to on-going services include:
  - Management and Accounting Services Agreement, with CliftonLarsonAllen LLP
  - Engagement Letter for Legal Services with Miller Law, PLLC
  - Agreement for Management Services with East West Urban Management, LLC
  - Engagement Letter with Simmons & Wheeler, P.C. for 2024 Audit Services
  - Agreement for Public Relations Services with Dunn Communications, Inc.
  - Agreement for Millennium Bridge Elevator Maintenance with Elevator Technicians, LLC Agreement for Project and Construction Management and On-Call Engineering and Architectural Services with WSP USA

All maintenance contracts will be with the Central Platte Valley Coordination Metropolitan District only.

6. Current contracts for one-time and/or special projects and/or services include:
  - Accommodation Agreement with Verizon Wireless (sent with previous annual report)
  - License Agreement with the City and County of Denver Regarding Denver Pedestrian Counter (sent with previous annual report)
  - License Agreement with Denver Bike Sharing (15<sup>th</sup> and Delgany Streets) (sent with previous annual report)
  - License Agreement with City and County of Denver Regarding Denver Public Library Kiosk (sent with previous annual report)
  - First Amendment to Memorandum of Understanding with DaVita Healthcare Partners, Inc. (sent with previous annual report)
  - Agreement and Supplemental Agreement with Cadence Union Station, LLC Regarding Permanent Railing in Front of Zoe's Kitchen (sent with previous annual report)
  - Agreement with Riverfront Shops, LLC and Robinson RF Shops, LLC Regarding Permanent Patio Railing for Zengo/LA Biblioteca Tequila (sent with previous annual report)
  - Agreement and Supplemental Agreement with HSMPT 1601 Wewatta, LLC for patio Railing for Wewatta Point, LLC (sent with previous annual report)
  - Agreement for Permanent Patio Improvements for 1975 19<sup>th</sup> Street with SVF Nineteenth Denver, LLC (sent with previous annual report)
  - Agreement Regarding Patio Railing for Whole Foods Market with Nash-Holland 17W Investors, LLC (sent with previous annual report)
  - Agreement Regarding Shakespeare in the Park Small Event with the Denver Center for the Performing Arts (sent with previous annual report)
  - Agreement with Verizon Wireless Regarding Small Cell Site Right of Entry (sent with previous annual report)
  - Termination of License Agreement Regarding Denver Public Library Kiosk (sent with previous annual report)
  - License Agreement with Riverfront Park Association regarding Traffic Signs in Bassett Circle (sent with previous annual report)
  - License Agreement with Riverfront Park Association regarding Patio Seating in Plaza (sent with previous annual report)
  - Agreement with Diversified Underground for Utility Locate Services
  - Agreement with TKE for Union Gateway Bridge Repairs
  - First Addendum with Elevator Technicians, LLC for Millennium Bridge new island downright ceiling
  - Agreement for Union Gateway Bridge Elevators Modernization with Elevators Technicians, LLC
  - Termination of Service Agreement with TK Elevator Corporation
  - Agreement for Millennium Bridge Funding Feasibility Services with CRL Associates, Inc.
  - Agreement for Millennium Bridge Architectural Lighting Services with Display Devices, Inc.
  - 2025 Addendum to Agreement for Public Art Consulting and Project Management Services with Nine Dot Arts
  
7. Disclosure documents for current bonded indebtedness: The District completed General Obligation Refunding Bonds Services 2013A on October 1, 2013, and General



**EXHIBIT A**  
**(2024 BUDGET)**

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 13,128,447	\$ 7,807,126	\$ 9,441,242
REVENUE			
Property taxes - net	2,765,571	2,853,888	2,745,984
Specific ownership tax	429,467	390,000	395,790
TIF taxes	5,276,292	5,538,766	5,169,907
Net investment income	126,452	290,000	301,500
Loan Proceeds - 2022A & 2022B	52,805,000	-	-
Other revenue	1,606	4,546	-
Total revenue	61,404,388	9,077,200	8,613,181
TRANSFERS IN	125,000	-	2,300,000
Total funds available	74,657,835	16,884,326	20,354,423
EXPENDITURES			
General			
Accounting	58,669	88,000	90,000
Audit	7,000	7,000	7,200
County Treasurer's fees	27,619	28,540	27,460
Director fees	4,600	4,200	6,000
Dues and licenses	4,238	4,500	4,500
Election costs	2,264	5,000	-
Engineering	1,700	-	-
Insurance and bonds	50,276	64,087	100,000
Legal	51,748	55,000	60,500
Management	75,330	133,000	125,000
Miscellaneous	4,481	1,000	1,000
Payroll taxes	352	321	459
Web site maintenance	180	-	-
Debt Service			
Bond principal	1,425,000	1,685,000	2,125,000
Bond interest	2,662,556	2,452,549	2,020,876
Cost of issuance	458,193	-	-
Miscellaneous	5,868	1,000	5,000
Transfer to refunding escrow	59,579,857	-	-
Trustee/paying agent fees	4,500	-	-
Capital outlay	155,278	409,083	4,340,000
Contingency	-	24,803	87,005
Total expenditures	64,579,709	4,963,083	9,000,000
TRANSFERS OUT			
Payment to CPV Coordination District	2,146,000	2,480,000	3,200,000
Interfund transfer	125,000	-	2,300,000
	2,271,000	2,480,000	5,500,000
Total expenditures and transfers out requiring appropriation	66,850,709	7,443,083	14,500,000
ENDING FUND BALANCES	\$ 7,807,126	\$ 9,441,242	\$ 5,854,423

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION - DENVER COUNTY</b>	\$ 381,479,920	\$ 368,636,510	\$ 379,914,490
<b>OPERATING PORTION OF DISTRICT</b>			
Commercial/Industrial	\$ 337,204,010	\$ 325,032,580	\$ 330,026,890
Vacant land	2,782,760	2,782,760	2,677,210
State assessed	2,243,100	2,354,400	2,325,290
Personal property	22,916,850	22,907,430	24,588,830
Residential - Multi-Family	16,333,200	15,559,340	20,296,270
Less: TIF Increment	(279,114,573)	(266,414,908)	(274,848,872)
	<u>102,365,347</u>	<u>102,221,602</u>	<u>105,065,618</u>
Adjustments to final AV	-	-	-
Certified Assessed Value	<u>\$ 102,365,347</u>	<u>\$ 102,221,602</u>	<u>\$ 105,065,618</u>
<b>MILL LEVY</b>			
General	8.000	9.000	9.000
Debt Service - 2013A bonds/2022A loan	8.000	8.000	7.000
Debt Service - 2014B bonds/2022B loan	4.000	4.000	3.000
Total mill levy	<u>20.000</u>	<u>21.000</u>	<u>19.000</u>
<b>PROPERTY TAXES</b>			
<b>OPERATING PORTION OF DISTRICT</b>			
General	\$ 818,923	\$ 919,994	\$ 945,591
Debt Service - 2013A bonds/2022A loan	818,923	817,773	735,459
Debt Service - 2014B bonds/2022B loan	409,461	408,886	315,197
Levied property taxes	<u>2,047,307</u>	<u>2,146,654</u>	<u>1,996,247</u>
Adjustments for actuals	(19,446)	-	-
Budgeted property taxes	<u>\$ 2,027,861</u>	<u>\$ 2,146,654</u>	<u>\$ 1,996,247</u>
<b>ASSESSED VALUATION - DENVER COUNTY</b>			
<b>DEBT SERVICE ONLY EXCLUDED PROPERTY</b>			
Residential - Single Family	\$ 77,772,530	\$ 74,970,930	\$ 88,245,590
Commercial/Industrial	12,303,370	11,734,340	16,773,310
Vacant land	60	60	60
Personal property	1,024,630	749,720	1,127,540
State assessed	1,335,300	949,200	958,780
Certified Assessed Value	<u>\$ 92,435,890</u>	<u>\$ 88,404,250</u>	<u>\$ 107,105,280</u>
<b>MILL LEVY</b>			
Debt Service - 2013A bonds/2022A loan	8.000	8.000	7.000
Total mill levy	<u>8.000</u>	<u>8.000</u>	<u>7.000</u>
<b>PROPERTY TAXES</b>			
<b>DEBT SERVICE ONLY EXCLUDED PROPERTY</b>			
Debt Service - 2013A bonds/2022A loan	739,487	707,234	749,737
Levied property taxes	<u>739,487</u>	<u>707,234</u>	<u>749,737</u>
Adjustments for rebates/delinquencies	(1,777)	-	-
Budgeted property taxes	<u>\$ 737,710</u>	<u>\$ 707,234</u>	<u>\$ 749,737</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 811,145	\$ 919,994	\$ 945,591
Debt Service - Operating District	1,216,716	1,226,659	1,050,656
Debt Service - Excluded Area	737,710	707,234	749,737
	<u>\$ 2,765,571</u>	<u>\$ 2,853,888</u>	<u>\$ 2,745,984</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>TIF INCREMENT</b>	\$ 279,114,573	\$ 266,414,908	\$ 274,848,872
<b>MILL LEVY</b>			
General	8.000	9.000	9.000
Debt Service - 2013A bonds/2022A loan	8.000	8.000	7.000
Debt Service - 2014B bonds/2022B loan	4.000	4.000	3.000
Total mill levy	20.000	21.000	19.000
<b>TIF REIMBURSEMENT</b>			
<b>OPERATING PORTION OF DISTRICT</b>			
General	\$ 2,232,917	\$ 2,397,734	\$ 2,473,640
Debt Service - 2013A bonds/2022A loan	2,232,917	2,131,319	1,923,942
Debt Service - 2014B bonds/2022B loan	1,116,458	1,065,660	824,547
TIF Reimbursement	5,582,291	5,594,713	5,222,129
Less: Treasurer fees	(55,823)	(55,947)	(52,221)
Adjustments for actuals	(250,177)	-	-
Budgeted TIF Reimbursement	\$ 5,276,292	\$ 5,538,766	\$ 5,169,907
<b>BUDGETED TIF REIMBURSEMENT</b>			
TIF - General	2,110,517	2,373,757	2,448,903
TIF - Debt Service	3,165,775	3,165,009	2,721,004
	\$ 5,276,292	\$ 5,538,766	\$ 5,169,907
<b>COMBINED PAYMENTS</b>			
General - Property taxes levied by District	\$ 811,145	\$ 919,994	\$ 945,591
General - TIF Reimbursement	2,110,517	2,373,757	2,448,903
Total revenue for Operations	2,921,662	3,293,751	3,394,494
Debt Service - 2013A/2022A - Property taxes levied by District	1,552,910	1,529,096	1,453,677
Debt Service - 2013A/2022A - TIF Reimbursement	2,121,069	2,120,556	1,823,073
Total revenue for 2013A bonds/2022A loan	3,673,979	3,649,652	3,276,749
Debt Service - 2014B/2022B - Property taxes levied by District	401,516	404,798	346,717
Debt Service - 2014B/2022B - TIF Reimbursement	1,044,706	1,044,453	897,931
Total revenue for 2014B bonds/2022B loan	1,446,222	1,449,251	1,244,648
Total revenue for Debt Service	5,120,201	5,098,902	4,521,397
Total District revenue	\$ 8,041,863	\$ 8,392,654	\$ 7,915,891

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 1,659,837	\$ 2,528,727	\$ 3,482,524
REVENUE			
Property taxes	811,145	919,994	945,591
TIF taxes	2,110,517	2,373,757	2,448,903
Specific ownership tax	429,467	390,000	395,790
Net investment income	54,102	120,000	103,000
Other revenue	1,606	4,546	-
Total revenue	<u>3,406,837</u>	<u>3,808,297</u>	<u>3,893,284</u>
Total funds available	<u>5,066,674</u>	<u>6,337,024</u>	<u>7,375,808</u>
EXPENDITURES			
Accounting	58,669	88,000	90,000
Audit	7,000	7,000	7,200
County Treasurer's fees	8,100	9,200	9,460
Director fees	4,600	4,200	6,000
Dues and licenses	4,238	4,500	4,500
Election costs	2,264	5,000	-
Engineering	1,700	-	-
Insurance and bonds	50,276	64,087	100,000
Legal	51,748	55,000	60,500
Management	75,330	133,000	125,000
Miscellaneous	4,481	1,000	1,000
Payroll taxes	352	321	459
Web site maintenance	180	-	-
Contingency	-	3,192	15,881
Total expenditures	<u>268,938</u>	<u>374,500</u>	<u>420,000</u>
TRANSFERS OUT			
Payment to CPV Coordination District	2,144,009	2,480,000	2,850,000
Transfer to Capital Projects Fund	125,000	-	2,300,000
Total transfers out	<u>2,269,009</u>	<u>2,480,000</u>	<u>5,150,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,537,947</u>	<u>2,854,500</u>	<u>5,570,000</u>
ENDING FUND BALANCE	<u>\$ 2,528,727</u>	<u>\$ 3,482,524</u>	<u>\$ 1,805,808</u>
EMERGENCY RESERVE	\$ 103,000	\$ 114,200	\$ 116,800
RESERVE FOR FUTURE REBATES	464,000	502,000	523,000
AVAILABLE FOR OPERATIONS	1,961,727	2,866,324	1,166,008
	<u>\$ 2,528,727</u>	<u>\$ 3,482,524</u>	<u>\$ 1,805,808</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET**

**For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024																				
BEGINNING FUND BALANCE	\$ 8,322,323	\$ 2,125,884	\$ 3,129,786																				
REVENUE																							
Property taxes	1,954,426	1,933,893	1,800,393																				
TIF taxes	3,165,775	3,165,009	2,721,004																				
Loan Proceeds - 2022A	36,965,000	-	-																				
Loan Proceeds - 2022B	15,840,000	-	-																				
Net investment income	33,853	70,000	130,000																				
Total revenue	57,959,054	5,168,902	4,651,397																				
Total funds available	66,281,377	7,294,786	7,781,183																				
EXPENDITURES																							
Loan principal																							
2022A loan	1,100,000	1,310,000	1,625,000																				
2022B loan	325,000	375,000	500,000																				
Loan interest																							
2013A bonds	982,255	-	-																				
2014B bonds	464,071	-	-																				
2022A loan	843,726	1,696,494	1,392,566																				
2022B loan	372,504	756,055	628,310																				
Cost of issuance	458,193	-	-																				
Transfer to refunding escrow - 2013A bonds	39,311,274	-	-																				
Transfer to refunding escrow - 2013B bonds	20,268,583	-	-																				
County Treasurer's fees	19,519	19,340	18,000																				
Miscellaneous	5,868	1,000	5,000																				
Trustee/paying agent fees	4,500	-	-																				
Contingency	-	7,111	4,124																				
Total expenditures	64,155,493	4,165,000	4,173,000																				
Total expenditures and transfers out requiring appropriation	64,155,493	4,165,000	4,173,000																				
ENDING FUND BALANCE	\$ 2,125,884	\$ 3,129,786	\$ 3,608,183																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Restricted for 2013A Bonds/     2022A Loan</td> <td style="width: 16.6%; text-align: right;">\$ 1,463,501</td> <td style="width: 16.6%; text-align: right;">\$ 2,145,752</td> <td style="width: 16.6%; text-align: right;">\$ 2,846,467</td> </tr> <tr> <td>Restricted for 2014B Bonds/     2022B Loan</td> <td style="text-align: right;">662,383</td> <td style="text-align: right;">984,034</td> <td style="text-align: right;">761,716</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">2,125,884</td> <td style="text-align: right; border-top: 1px solid black;">3,129,786</td> <td style="text-align: right; border-top: 1px solid black;">3,608,183</td> </tr> <tr> <td>Reserve for Future Rebates</td> <td style="text-align: right;">(696,000)</td> <td style="text-align: right;">(669,000)</td> <td style="text-align: right;">(669,000)</td> </tr> <tr> <td>Balance of Restricted Debt Service Funds</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$ 1,429,884</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$ 2,460,786</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$ 2,939,183</td> </tr> </table>				Restricted for 2013A Bonds/ 2022A Loan	\$ 1,463,501	\$ 2,145,752	\$ 2,846,467	Restricted for 2014B Bonds/ 2022B Loan	662,383	984,034	761,716		2,125,884	3,129,786	3,608,183	Reserve for Future Rebates	(696,000)	(669,000)	(669,000)	Balance of Restricted Debt Service Funds	\$ 1,429,884	\$ 2,460,786	\$ 2,939,183
Restricted for 2013A Bonds/ 2022A Loan	\$ 1,463,501	\$ 2,145,752	\$ 2,846,467																				
Restricted for 2014B Bonds/ 2022B Loan	662,383	984,034	761,716																				
	2,125,884	3,129,786	3,608,183																				
Reserve for Future Rebates	(696,000)	(669,000)	(669,000)																				
Balance of Restricted Debt Service Funds	\$ 1,429,884	\$ 2,460,786	\$ 2,939,183																				

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 3,146,287	\$ 3,152,515	\$ 2,828,932
REVENUE			
Net investment income	38,497	100,000	68,500
Total revenue	<u>38,497</u>	<u>100,000</u>	<u>68,500</u>
TRANSFERS IN			
General Fund	125,000	-	2,300,000
Total transfers in	<u>125,000</u>	<u>-</u>	<u>2,300,000</u>
Total funds available	<u>3,309,784</u>	<u>3,252,515</u>	<u>5,197,432</u>
EXPENDITURES			
Capital outlay			
Elevators	-	46,545	-
Millennium Bridge - Elevator Rehabilitation	62,538	-	-
Millennium Bridge - Painting and Recoating	-	-	2,200,000
Millennium Bridge - Elevator	-	-	37,500
Union Bridge - Painting and Recoating	-	-	500,000
Union Gateway Bridge - Elevator	69,788	-	37,500
17th Street Gardens Fencing/Renovation	-	-	1,300,000
Union Gateway Bridge - Flooring	-	31,269	-
18th Street Bridge Flooring	-	31,269	-
Engineering / Assset Management	2,822	50,000	200,000
Holiday lighting - design and construction	9,468	250,000	-
Security cameras	10,662	-	-
Security updates	-	-	20,000
Street Furnishings	-	-	25,000
Tree Grates	-	-	20,000
Contingency	-	14,500	67,000
Total expenditures	<u>155,278</u>	<u>423,583</u>	<u>4,407,000</u>
TRANSFERS OUT			
Payment to CPV Coordination District	1,991	-	350,000
Total transfers out	<u>1,991</u>	<u>-</u>	<u>350,000</u>
Total expenditures and transfers out requiring appropriation	<u>157,269</u>	<u>423,583</u>	<u>4,757,000</u>
ENDING FUND BALANCE (1)	<u>\$ 3,152,515</u>	<u>\$ 2,828,932</u>	<u>\$ 440,432</u>
RESERVED FOR CAPITAL REPLACEMENT	\$ 1,760,228	2,249,653	-
RESERVED FOR OTHER CAPITAL PROJECTS	1,392,287	579,279	440,432
	<u>\$ 3,152,515</u>	<u>\$ 2,828,932</u>	<u>\$ 440,432</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was formed on June 2, 1998, with its formation election held on May 5, 1998. The election approved an increase in taxes of \$660,000 annually for general operations and maintenance; general obligation indebtedness of \$41,920,000 for streets, \$1,830,000 for safety controls, \$11,100,000 for water facilities, \$500,000 for sewer facilities, \$1,400,000 for parks, and \$250,000 for general operating costs, special obligation revenue bonds payable solely from appropriations and payments from the City and County of Denver of \$9,225,000 for streets, \$225,000 for safety controls, and \$2,550,000 for parks, and provided that the District could retain revenue in excess of fiscal year spending. In subsequent elections held in 2000, 2004, and 2005 District electors renewed the District's debt authorization for a total cumulative amount of \$197,000,000.

In accordance with its Service Plan, the District was formed to provide for the design, construction, installation, financing, and acquisition of certain street, safety protection, water, sanitation, and park and recreation improvements in its service area in Denver County.

The District issued bonds/debt in 1998, 1999, 2001, 2005, 2006, 2009, 2013 and 2014 for capital outlay, operations, and refunding. The District and the City have negotiated an Infrastructure and Open Space Agreement, which was amended in 2001 and 2010 to provide for the sharing of costs for certain infrastructure.

Subsequent to the issuance of the Series 2001 bonds, approximately 40% of the land area within the District was excluded for operating purposes. This excluded property remains responsible for payment of the debt service on the debt outstanding at the date of exclusion.

On February 19, 2013, an order and decree was filed and granted in the District Court of Denver County organizing the Central Platte Valley Coordination Metropolitan District (Coordination District). The Coordination District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's and the Coordination District's physical boundaries.

The Coordination District is entity responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. The Coordination District intends to enter into such necessary and appropriate agreements with the District and other governmental and non-governmental entities to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

The Coordination District shall be dependent upon the District and other governmental entities and third parties for the generation and advancement of funds. The Coordination District shall have no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the Coordination District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority (such as the District) to transfer revenues to the Coordination District, which would then use the funds to the benefit of the entire development.

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

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided – (continued)**

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

**Revenues**

**Property Taxes**

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

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

The calculation of the taxes levied is displayed on page 3 of the budget at the adopted mill levy of 19.000 mills for the Operating District and 7.000 mills for the excluded property.

**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 5.00% of the property taxes and TIF taxes collected.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**TIF Taxes**

During 2008, the Denver Downtown Development Authority (DDA) was created to help finance the Denver Union Station Project. The Denver Union Station Project is adjacent to the District, and a portion of the District is included within the boundaries of the DDA. The DDA has the statutory authority to use Tax Increment Financing (TIF) for 30 years, or until 2039.

Tax Increment Financing allows the DDA to collect property taxes on the assessed value of real property within the District that is greater than a base amount established for the District, which base amount is the assessed value as of the date of the formation of the DDA in 2009. The District and the DDA have entered into an intergovernmental agreement whereby the DDA will not retain any of the District's TIF increment collected from the increase in AV above the base amount but will return all collected amounts to the District within 30 days of receipt. It is estimated that in 2024 the District will receive approximately \$5,169,907 under this agreement, as the DDA has waived any interest in these TIF taxes.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 4%.

**Expenditures**

**Administrative and Operational Expenditures**

On October 8, 2013, the District entered into an intergovernmental agreement with Central Platte Valley Coordination Metropolitan District. Per this Agreement the District will transfer \$3,200,000 to the Coordination District, to be used to cover general government, operation and maintenance expenditure, as well as the security and maintenance of areas within the District and the excluded area, including the Union Gateway Bridge, 17<sup>th</sup> Street Gardens, and the Millennium Bridge, fountain, and elevators, per the IGA's mentioned above.

Administrative expenditures budgeted for the District include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal, management, and other expenses directly attributable to the District.

**Debt Service**

Interest and principal payments are provided based upon the debt amortization schedules for the 2022A and 2022B Loans as detailed on pages 5, 10 and 11 of the Budget (discussed under Debt and Leases).

**Capital Outlay**

The 2024 anticipated expenditures are detailed on page 6 of the budget. \$350,000 will be transferred to the Coordination District to fund administrative capital expenses.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures – (continued)**

**Contingency**

The District has provided for the possibility of additional expenditures for improvements or other contingencies.

**Debt and Leases**

**\$36,965,000 General Obligation Refunding Loan Series 2022A (2022A Loan), dated June 15, 2022**, with a taxable interest rate of 4.95% converting to non-taxable interest rate of 4.03% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022A Loan were used to defease (debt legally satisfied) the District's outstanding Series 2013A Bonds (2013 Bonds) and pay the costs in connection with the issuance of the 2022A Loan. The 2013 Bonds are not considered a liability of the District since sufficient funds in the amount of \$39,311,274 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2013 Bonds until the call date, at which point the 2013 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2013 Bonds will be redeemed on September 5, 2023.

**\$15,840,000 General Obligation Refunding Loan Series 2022B (2022B Loan), dated June 15, 2022**, with a taxable interest rate of 5.10% converting to a non-taxable interest rate of 4.15% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022B Loan were used to defease (debt legally satisfied) the District' outstanding Series 2014B Bonds (2014 Bonds) and pay costs in connection with the issuance of the 2022B Bonds. The 2014 Bonds are not considered a liability of the District since sufficient funds in the amount of \$20,268,583 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2014 Bonds until the call date, at which point the 2014 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2014 Bonds will be redeemed on September 5, 2023.

The District has no operating or capital leases.

**Reserves**

**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.

**Reserve for Future Rebates**

The District has set aside funds for the possibility of property tax rebates/refunds in connection with property valuation protests that had not been adjudicated as of the date of mill levy certification for 2024.

**Reserve for Capital Replacement**

The District has established a reserve for the replacement/enhancement of major structures within the District, including the Millennium Bridge and the Union Gateway Bridge. In 2018, the District commissioned a reserve study for the planned maintenance and repairs of the District's bridges, elevators, landscaping and back of curb improvements through the next 30 years.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$36,965,000</b>		<b>\$15,840,000</b>		
	<b>Series 2022A General Obligation Refunding Loan</b>		<b>Series 2022B General Obligation Refunding Loan</b>		
	<b>4.95% Taxable Converting to</b>		<b>5.10% Taxable Converting to</b>		
	<b>4.03% Non-Taxable on 9/05/23</b>		<b>4.15% Non-Taxable on 9/05/23</b>		
	<b>Dated June 15, 2022</b>		<b>Dated June 15, 2022</b>		
	<b>Interest Payable June 1 and December 1</b>		<b>Interest Payable June 1 and December 1</b>		
	<b>Principal Due December 1</b>		<b>Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>Total All Bonds</b>
2024	\$ 1,625,000	\$ 1,392,566	\$ 500,000	\$ 628,310	\$ 4,145,876
2025	1,710,000	1,327,079	520,000	607,560	4,164,639
2026	1,800,000	1,258,166	540,000	585,980	4,184,146
2027	1,895,000	1,185,626	570,000	563,570	4,214,196
2028	2,035,000	1,109,258	590,000	539,915	4,274,173
2029	2,120,000	1,027,247	615,000	515,430	4,277,677
2030	2,205,000	941,811	640,000	489,907	4,276,718
2031	2,295,000	852,949	665,000	463,348	4,276,297
2032	2,385,000	760,461	695,000	435,750	4,276,211
2033	2,485,000	664,346	720,000	406,907	4,276,253
2034	2,585,000	564,200	750,000	377,028	4,276,228
2035	2,685,000	460,024	780,000	345,902	4,270,926
2036	2,795,000	351,819	815,000	313,533	4,275,352
2037	2,910,000	239,181	850,000	279,710	4,278,891
2038	3,025,000	121,908	885,000	244,435	4,276,343
2039	-	-	920,000	207,707	1,127,707
2040	-	-	960,000	169,528	1,129,528
2041	-	-	1,000,000	129,687	1,129,687
2042	-	-	1,040,000	88,188	1,128,188
2043	-	-	1,085,000	45,027	1,130,027
	<b>\$ 34,555,000</b>	<b>\$ 12,256,641</b>	<b>\$ 15,140,000</b>	<b>\$ 7,437,422</b>	<b>\$ 69,389,063</b>

No assurance provided. See summary of significant assumptions.