

**THE PLAZA METROPOLITAN DISTRICT NOS. 1 - 3  
CITY OF LAKEWOOD, COLORADO**

**2020 CONSOLIDATED ANNUAL REPORT**

Pursuant to the Amended and Restated Consolidated Service Plan for The Plaza Metropolitan District No. 1, The Plaza Metropolitan District No. 2, and The Plaza Metropolitan District No. 3 (collectively the “Districts”), the Districts are required to submit an annual report to the City of Lakewood, Colorado (the “City”) which reflects activity and financial events of the Districts. The annual report is to include a copy of the current year budget for each of the Districts, and a summary of construction actually completed in the prior year and construction anticipated to be undertaken in the current year.

The Districts make the following report for 2020:

**1. Budgets**

The current year’s budget for each of the Districts is attached hereto as Exhibit A.

**2. Construction Summary**

A summary of construction actually completed in the prior year and construction anticipated to be undertaken in the current year is attached as Exhibit B.

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**EXHIBIT A**  
**2021 Budgets**

**THE PLAZA METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**THE PLAZA METRO DISTRICT NO. 1  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 8,234,843	\$ 7,938,307	\$ 8,437,088
REVENUES			
Developer advance - maintenance fee	1,829,726	1,400,000	1,700,000
Developer advance - maint. fee - mgmt fee	125,000	125,000	125,000
Developer advance - parking	25,212	-	-
Parking fees	99,861	75,000	90,000
Maintenance reimbursement from City	64,812	67,300	65,231
Interest income	443,718	250,000	100,000
Public improvement fees	5,166,271	3,800,000	3,900,000
PIF collection fee refund	-	289,650	-
Incremental tax revenue	7,980,582	9,000,000	9,428,020
Offsite incremental tax revenue	826,427	851,220	876,753
Outparcels tax revenue	379,798	380,371	337,937
Lodging tax	64,284	25,000	25,000
Transfers from Plaza District No. 2	431,347	454,492	434,101
Transfers from Plaza District No. 3	152,297	166,669	172,571
Developer advance - Block 2 Garage	-	-	250,000
Developer advance - Block 7 Garage	-	-	150,000
Developer advance - Block 5 Garage	-	-	325,000
Transfers in - Debt Service - Carve out	394,157	402,040	410,081
Transfers in - Debt Service - Fund balance	1,731,750	1,898,593	1,890,552
Total revenues	<u>19,715,242</u>	<u>19,185,335</u>	<u>20,280,246</u>
TRANSFERS IN	<u>2,125,907</u>	<u>1,980,000</u>	<u>1,885,000</u>
Total funds available	<u>30,075,992</u>	<u>29,103,642</u>	<u>30,602,334</u>
EXPENDITURES			
General Fund	2,177,577	1,820,000	2,910,000
Debt Service Fund	17,834,201	16,866,554	17,680,000
Total expenditures	<u>20,011,778</u>	<u>18,686,554</u>	<u>20,590,000</u>
TRANSFERS OUT	<u>2,125,907</u>	<u>1,980,000</u>	<u>1,885,000</u>
Total expenditures and transfers out requiring appropriation	<u>22,137,685</u>	<u>20,666,554</u>	<u>22,475,000</u>
ENDING FUND BALANCES	<u>\$ 7,938,307</u>	<u>\$ 8,437,088</u>	<u>\$ 8,127,334</u>
EMERGENCY RESERVE	\$ 5,000	\$ 5,000	\$ 5,000
PRIMARY DEBT SERVICE RESERVE	7,151,022	7,151,022	7,151,022
UNRESERVED	760,715	1,091,563	570,945
TOTAL RESERVE	<u>\$ 7,916,737</u>	<u>\$ 8,247,585</u>	<u>\$ 7,726,967</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METRO DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Vacant land	\$ 203	\$ 203	\$ 406
	203	203	406
Adjustments	(168)	(164)	(337)
Certified Assessed Value	\$ 35	\$ 39	\$ 69
 <b>MILL LEVY</b>			
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**THE PLAZA METRO DISTRICT NO. 1  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 59,536	\$ 26,570	\$ 194,503
<b>REVENUES</b>			
Developer advance - maintenance fee	1,829,726	1,400,000	1,700,000
Developer advance - maint. fee - mgmt fee	125,000	125,000	125,000
Developer advance - parking	25,212	-	-
Parking fees	99,861	75,000	90,000
Maintenance reimbursement from City	64,812	67,300	65,231
Developer advance - Block 2 Garage	-	-	250,000
Developer advance - Block 7 Garage	-	-	150,000
Developer advance - Block 5 Garage	-	-	325,000
Transfers in - Debt Service - Carve out	394,157	402,040	410,081
Transfers in - Debt Service - Fund balance	1,731,750	1,898,593	1,890,552
Total revenues	4,270,518	3,967,933	5,005,864
Total funds available	4,330,054	3,994,503	5,200,367
<b>EXPENDITURES</b>			
General and administrative			
Accounting	41,351	45,000	52,000
Auditing	7,500	7,500	8,000
Dues and subscriptions	1,688	1,688	2,000
Insurance and bonds	26,379	29,533	33,000
Legal services	29,724	120,000	100,000
Election expense	-	9,776	-
Contingency	-	803	72,500
Operations and maintenance			
Engineering	-	5,700	5,000
Operations and maintenance	1,829,726	1,400,000	1,700,000
Operations and maintenance - management fee	125,000	125,000	125,000
Parking operations	91,209	75,000	85,000
Payment to West Metro Fire	25,000	-	-
Maintenance - Residential	-	-	2,500
Block 2 Garage	-	-	250,000
Block 7 Garage	-	-	150,000
Block 5 Garage	-	-	325,000
Total expenditures	2,177,577	1,820,000	2,910,000
<b>TRANSFERS OUT</b>			
Transfers to other fund	2,125,907	1,980,000	1,885,000
Total expenditures and transfers out requiring appropriation	4,303,484	3,800,000	4,795,000
ENDING FUND BALANCE	\$ 26,570	\$ 194,503	\$ 405,367
EMERGENCY RESERVE	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL RESERVE	\$ 5,000	\$ 5,000	\$ 5,000

No assurance provided. See summary of significant assumptions.

**THE PLAZA METRO DISTRICT NO. 1  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 8,175,307	\$ 7,911,737	\$ 8,242,585
<b>REVENUES</b>			
PIF collection fee refund	-	289,650	-
Interest income	443,718	250,000	100,000
Public improvement fees	5,166,271	3,800,000	3,900,000
Incremental tax revenue	7,980,582	9,000,000	9,428,020
Offsite incremental tax revenue	826,427	851,220	876,753
Outparcels tax revenue	379,798	380,371	337,937
Lodging tax	64,284	25,000	25,000
Transfers from Plaza District No. 2	431,347	454,492	434,101
Transfers from Plaza District No. 3	152,297	166,669	172,571
Total revenues	<u>15,444,724</u>	<u>15,217,402</u>	<u>15,274,382</u>
<b>TRANSFERS IN</b>			
Transfers from other funds	<u>2,125,907</u>	<u>1,980,000</u>	<u>1,885,000</u>
Total funds available	<u>25,745,938</u>	<u>25,109,139</u>	<u>25,401,967</u>
<b>EXPENDITURES</b>			
General and administrative			
Paying agent/trustee fees	4,541	5,000	7,500
Investment management	8,828	9,500	9,500
Fees and expenses - PIF Collection	252,410	263,156	274,364
Transfers to LRA	7,350,000	6,200,000	7,004,518
Transfers out - General Fund - Carve out	394,157	402,040	410,801
Transfers out - General Fund - Fund balance	1,731,750	1,898,593	1,890,552
Debt Service			
Bond interest - Series 2013 Bonds	3,507,515	3,278,265	3,037,765
Bond principal - Series 2013 Bonds	4,585,000	4,810,000	5,045,000
Total expenditures	<u>17,834,201</u>	<u>16,866,554</u>	<u>17,680,000</u>
<b>TRANSFERS OUT</b>			
Total expenditures and transfers out requiring appropriation	<u>17,834,201</u>	<u>16,866,554</u>	<u>17,680,000</u>
ENDING FUND BALANCE	<u>\$ 7,911,737</u>	<u>\$ 8,242,585</u>	<u>\$ 7,721,967</u>
PRIMARY DEBT SERVICE RESERVE	\$ 7,151,022	\$ 7,151,022	\$ 7,151,022
UNRESERVED	760,715	1,091,563	570,945
TOTAL RESERVE	<u>\$ 7,911,737</u>	<u>\$ 8,242,585</u>	<u>\$ 7,721,967</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order on January 2, 2001, to provide construction, installation, financing and operation of public improvements, including streets, drainage improvements, traffic and safety controls, park and recreation facilities, water, sewer, television relay and translators, mosquito and pest control, and other improvements needed for the Development. The District was organized in conjunction with other related districts, Plaza Metropolitan District No. 2 and Plaza Metropolitan District No. 3. Under the consolidated Service Plan, District No. 1 is to be the Service District and District Nos. 2 and 3 are to be the Financing Districts. The Service District will finance the majority, construct all, and may own and operate some of the public facilities. The Financing Districts will generate the majority of tax revenues sufficient to pay the debt service on the costs of the capital improvements. The District's service area is located entirely within the City of Lakewood (City), Jefferson County, Colorado. The service area constitutes the Belmar development project (Development) in the City.

On November 7, 2000, District electors approved revenue indebtedness of \$100,000,000 for street improvements, \$7,000,000 for traffic safety, \$25,000,000 for parks and recreation, \$36,000,000 for water supply system, \$35,000,000 for sanitary sewer system, \$12,000,000 for television relay system, \$12,000,000 for public transportation, \$7,000,000 for mosquito control, \$7,000,000 for general operations and maintenance. The District electors also approved \$246,000,000 for debt associated with intergovernmental contracts and \$241,000,000 for refinancing of District debt. The election also approved an annual increase in taxes of \$200,000 for general operations and maintenance, and \$5,000,000 in revenues other than ad valorem taxes.

On May 7, 2002, District electors approved revenue indebtedness of \$100,000,000 for street improvements, \$7,000,000 for traffic safety, \$36,000,000 for water supply system, \$35,000,000 for sanitary sewer and storm drainage system, \$25,000,000 for parks and recreation, \$12,000,000 for television relay system, \$12,000,000 for public transportation, \$7,000,000 for mosquito control and \$7,000,000 for general operations and maintenance. The District electors also approved \$241,000,000 for debt refunding, \$246,000,000 for reimbursement of advances and \$246,000,000 for operating and maintaining facilities. The election also approved an annual increase in taxes of \$500,000 for general operations and maintenance.

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

**Public Improvement Fees/Offsite Revenues**

The District collects a public improvement fee (PIF) of 2.5% (net) on taxable sales generated within the Belmar Tax Increment Area. During 2021, it is anticipated that the District will receive \$3,900,000 in public improvement fees.

Pursuant to the Public Financing Amendment to the Redevelopment Agreement between Plaza Metropolitan District Nos. 1-3, the City of Lakewood, the Lakewood Reinvestment Authority and



**THE PLAZA METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue – (continued)**

Continuum Development Company, LLC, the District is entitled to all property tax revenue generated within the Belmar Tax Increment Area. During 2021, it is anticipated that the District will receive \$9,428,020 in incremental property tax revenue and \$337,937 in outparcel tax revenue. The District is also entitled to receive property tax revenue from the Offsite Tax Increment Area up to a maximum amount of \$500,000 inflated at 3% per year (base year 2002), which for 2021 is \$876,753.

**Maintenance Fee**

Pursuant to an agreement, SOF-X Belmar Holdings, L.P. performs operational and maintenance functions within the District. SOF-X Belmar Holdings, L.P. charges the District for their share of these expenses, as well as a management fee. The District charges these amounts to the entities that own the commercial property. The amount charged by SOF-X Belmar Holdings, L.P. for operations and maintenance is anticipated to be \$1,700,000 and \$125,000 for management services for 2021, respectively. This amount is also budgeted as a Developer advance from the entities that own the commercial property.

**Maintenance Reimbursement from City**

On May 14, 2004, the District entered into an IGA with the City, whereby the District is to perform certain maintenance functions that the City would normally perform. In exchange for the District providing these services, the City is reimbursing the District \$54,500 annually, as inflated. The amount anticipated for 2021 is \$65,231.

**Pledged Lodging Tax Revenue**

Pursuant to the Public Financing Amendment and the Supplemental Financing Agreement, the City agrees that it will rebate and pledge 1.5% of the City's 3% Lodging Tax imposed on all taxable lodging transactions occurring within the Belmar Tax Increment Area and the Belmar Outparcels Tax Increment Area. During 2021, it is anticipated that the District will receive \$25,000 in Lodging Tax.

**Transfers from Other Districts**

The District anticipates the collection of taxes in District Nos. 2 and 3, which will be transferred to fund debt service expenditures of District No. 1. During 2021, it is anticipated that District No. 1 will receive \$434,101 from District No. 2 and \$172,571 from District No. 3.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .20%.

**THE PLAZA METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**Capital Outlay**

The budget anticipates no construction activity during 2021.

**Debt and Leases**

The District issued \$98,900,000 Public Improvement Fee/Tax Increment Revenue Refunding Bonds, Series 2013, dated January 30, 2013, to refund Series 2003 and Series 2005 bonds, pay cost of issuance, and to pay off a portion of the outstanding developer advances. The interest rate of bonds is 2.00% to 4.90% with interest payments due on each June 1 and December 1. The bonds consist of term and serial bonds that are due each December 1 with final maturity on December 1, 2040.

The following is an analysis of anticipated changes in long-term obligations for the year ending December 31, 2021:

	Balance - December 31, 2019	Additions	Retirements	Balance - December 31, 2021
Developer Advances				
and Compounded Interest	\$ 33,217,943	\$ 9,050,000	\$ -	\$ 42,267,943
Total	<u>\$ 33,217,943</u>	<u>\$ 9,050,000</u>	<u>\$ -</u>	<u>\$ 42,267,943</u>

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

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

**THE PLAZA METROPOLITAN DISTRICT NO. 1**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2020**

**\$98,900,000**  
**Public Improvement Fee/Tax Increment**  
**Revenue Refunding Bonds, Series 2013**  
**Dated January 30, 2013**  
**Interest Rate of 2.00% to 4.90% Payable**  
**June, 1 and December 1**  
**Principal Due on December 1**

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 5,045,000	\$ 3,037,765	\$ 8,082,765
2022	5,290,000	2,785,515	8,075,515
2023	5,550,000	2,521,015	8,071,015
2024	5,080,000	2,299,015	7,379,015
2025	5,280,000	2,090,735	7,370,735
2026	5,500,000	1,868,975	7,368,975
2027	2,565,000	1,621,475	4,186,475
2028	1,995,000	1,506,050	3,501,050
2029	1,395,000	1,416,275	2,811,275
2030	1,450,000	1,353,500	2,803,500
2031	1,510,000	1,288,250	2,798,250
2032	1,580,000	1,212,750	2,792,750
2033	1,650,000	1,133,750	2,783,750
2034	1,725,000	1,051,250	2,776,250
2035	1,805,000	965,000	2,770,000
2036	1,885,000	874,750	2,759,750
2037	1,975,000	780,500	2,755,500
2038	2,065,000	681,750	2,746,750
2039	2,160,000	578,500	2,738,500
2040	9,410,000	470,500	9,880,500
	<u>\$ 64,915,000</u>	<u>\$ 29,537,320</u>	<u>\$ 94,452,320</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**THE PLAZA METROPOLITAN DISTRICT NO. 2  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 13,295	\$ 13,812	\$ -
REVENUES			
Property taxes	304,267	328,000	325,097
Specific ownership tax	130,769	117,000	113,780
Interest income	1,390	600	100
Other revenue	-	-	15,000
Total revenues	<u>436,426</u>	<u>445,600</u>	<u>453,977</u>
Total funds available	<u>449,721</u>	<u>459,412</u>	<u>453,977</u>
EXPENDITURES			
Debt Service Fund	435,909	459,412	453,977
Total expenditures	<u>435,909</u>	<u>459,412</u>	<u>453,977</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>435,909</u>	<u>459,412</u>	<u>453,977</u>
ENDING FUND BALANCES	<u>\$ 13,812</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Commercial	\$ 59,958,529	\$ 63,690,645	\$ 63,666,934
State assessed	188,661	228,083	197,039
Vacant land	987,569	1,596,839	1,152,936
	<u>61,134,759</u>	<u>65,515,567</u>	<u>65,016,909</u>
Adjustments	(48,624,606)	(52,269,481)	(52,013,022)
Certified Assessed Value	<u>\$ 12,510,153</u>	<u>\$ 13,246,086</u>	<u>\$ 13,003,887</u>
<b>MILL LEVY</b>			
Debt Service	25.000	25.000	25.000
Total mill levy	<u>25.000</u>	<u>25.000</u>	<u>25.000</u>
<b>PROPERTY TAXES</b>			
Debt Service	\$ 312,754	\$ 331,152	\$ 325,097
	<u>312,754</u>	<u>331,152</u>	<u>325,097</u>
Levied property taxes	312,754	331,152	325,097
Adjustments to actual/rounding	(8,487)	(3,152)	-
Budgeted property taxes	<u>\$ 304,267</u>	<u>\$ 328,000</u>	<u>\$ 325,097</u>
<b>BUDGETED PROPERTY TAXES</b>			
Debt Service	<u>\$ 304,267</u>	<u>\$ 328,000</u>	<u>\$ 325,097</u>
	<u>\$ 304,267</u>	<u>\$ 328,000</u>	<u>\$ 325,097</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 2  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 13,295	\$ 13,812	\$ -
<b>REVENUES</b>			
Property taxes	304,267	328,000	325,097
Specific ownership tax	130,769	117,000	113,780
Interest income	1,390	600	100
Other revenue	-	-	15,000
Total revenues	436,426	445,600	453,977
Total funds available	449,721	459,412	453,977
<b>EXPENDITURES</b>			
County Treasurer's fee	4,562	4,920	4,876
Transfers to Plaza Metro District No. 1	431,347	454,492	434,101
Contingency	-	-	15,000
Total expenditures	435,909	459,412	453,977
Total expenditures and transfers out requiring appropriation	435,909	459,412	453,977
ENDING FUND BALANCE	\$ 13,812	\$ -	\$ -

No assurance provided. See summary of significant assumptions.



**THE PLAZA METROPOLITAN DISTRICT NO. 2  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order on January 2, 2001, to provide construction, installation, financing and operation of public improvements, including streets, drainage improvements, traffic and safety controls, park and recreation facilities, water, sewer, television relay and translators, mosquito and pest control, and other improvements needed for the Development. The District was organized in conjunction with other related districts, Plaza Metropolitan District No. 1 and Plaza Metropolitan District No. 3. Under the consolidated Service Plan, District No. 1 is to be the Service District and District Nos. 2 and 3 are to be the Financing Districts. The Service District will finance the majority, construct all, and may own and operate some of the public facilities. The Financing Districts will generate the majority of tax revenues sufficient to pay the costs of the capital improvements. The District's service area is located entirely within the City of Lakewood, Jefferson County, Colorado.

On November 7, 2000, District electors approved revenue indebtedness of \$100,000,000 for street improvements, \$7,000,000 for traffic safety, \$25,000,000 for parks and recreation, \$36,000,000 for water supply system, \$35,000,000 for sanitary sewer system, \$12,000,000 for television relay system, \$12,000,000 for public transportation, \$7,000,000 for mosquito control, \$246,000,000 for debt associated with intergovernmental contracts, \$241,000,000 for refinancing of District debt, and \$7,000,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$200,000 for general operations and maintenance, and \$5,000,000 in revenues other than ad valorem taxes.

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.

Under the consolidated Service Plan, the District is limited to the imposition of a mill levy in an amount not to exceed 25 mills; provided, however, that in the event the method of calculating assessed valuation is changed after the date of approval of the Service Plan, the mill levy limitation provided for the District will be automatically increased or decreased to reflect such changes, so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For the purposes of the foregoing, a change in the ratio of

**THE PLAZA METROPOLITAN DISTRICT NO. 2  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. On December 3, 2002, the date of the consolidated Service Plan, the ratio of actual valuation to assessed valuation was 9.15% and currently the ratio is at 7.15%. Since the District contains virtually no residential property, the District's mill levy will remain at 25.000 mills.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected on the gross Assessed Value.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.20%.

**Expenditures**

**Administrative Expenditures**

All administrative functions for the District are to be performed by District No. 1.

**County Treasurer's Fees**

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

**Transfers to Other Districts**

The District anticipates transferring all tax revenue in the total amount of \$434,101 to District No. 1's debt service fund.

**Reserves**

**Emergency Reserve**

Under the consolidated Service Plan and Master Intergovernmental Agreement, the District transfers all of its revenues to District No. 1, which has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

**Debt and Leases**

The District has no debt issued and has no operating or capital leases.

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

**THE PLAZA METROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**THE PLAZA METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 5,265	\$ 5,124	\$ -
REVENUES			
Property taxes	102,164	115,000	126,884
Specific ownership tax	50,908	48,000	47,490
Interest income	616	270	100
Other revenue	-	-	10,000
Total revenues	<u>153,688</u>	<u>163,270</u>	<u>184,474</u>
Total funds available	<u>158,953</u>	<u>168,394</u>	<u>184,474</u>
EXPENDITURES			
General Fund	-	-	-
Debt Service Fund	153,829	168,394	184,474
Total expenditures	<u>153,829</u>	<u>168,394</u>	<u>184,474</u>
Total expenditures and transfers out requiring appropriation	<u>153,829</u>	<u>168,394</u>	<u>184,474</u>
ENDING FUND BALANCES	<u>\$ 5,124</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2021 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/31/20

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

**ASSESSED VALUATION**

Residential	\$ 22,764,623	\$ 25,494,649	\$ 25,494,649
Commercial	192,186	181,309	277,722
State assessed	531,809	529,332	572,828
Vacant land	19,014	609	444,512
	23,507,632	26,205,899	26,789,711
Adjustments	(19,069,831)	(21,330,425)	(21,779,284)
Certified Assessed Value	\$ 4,437,801	\$ 4,875,474	\$ 5,010,427

**MILL LEVY**

Debt Service	25.416	25.533	25.324
Total mill levy	25.416	25.533	25.324

**PROPERTY TAXES**

Debt Service	\$ 112,791	\$ 124,485	\$ 126,884
Levied property taxes	112,791	124,485	126,884
Adjustments to actual/rounding	(10,627)	(9,485)	-
Budgeted property taxes	\$ 102,164	\$ 115,000	\$ 126,884

**BUDGETED PROPERTY TAXES**

Debt Service	\$ 102,164	\$ 115,000	\$ 126,884
	\$ 102,164	\$ 115,000	\$ 126,884

**THE PLAZA METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 5,265	\$ 5,124	\$ -
<b>REVENUES</b>			
Property taxes	102,164	115,000	126,884
Specific ownership tax	50,908	48,000	47,490
Interest income	616	270	100
Other revenue	-	-	10,000
Total revenues	153,688	163,270	184,474
Total funds available	158,953	168,394	184,474
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	1,532	1,725	1,903
Transfers to Plaza Metro District No. 1	152,297	166,669	172,571
Contingency	-	-	10,000
Total expenditures	153,829	168,394	184,474
Total expenditures and transfers out requiring appropriation	153,829	168,394	184,474
ENDING FUND BALANCE	\$ 5,124	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**THE PLAZA METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order on November 16, 2001, to provide construction, installation, financing and operation of public improvements, including streets, drainage improvements, traffic and safety controls, park and recreation facilities, water, sewer, television relay and translators, mosquito and pest control, and other improvements needed for the Development. The District was organized in conjunction with other related districts, Plaza Metropolitan District No. 1 and Plaza Metropolitan District No. 2. Under the consolidated Service Plan, District No. 1 is to be the Service District and District Nos. 2 and 3 are to be the Financing Districts. The Service District will finance the majority, construct all, and may own and operate some of the public facilities. The Financing Districts will generate the majority of tax revenues sufficient to pay the costs of the capital improvements. The District's service area is located entirely within the City of Lakewood, Jefferson County, Colorado.

On November 6, 2001, District electors approved revenue indebtedness of \$100,000,000 for street improvements, \$7,000,000 for traffic safety, \$25,000,000 for parks and recreation, \$36,000,000 for water supply system, \$35,000,000 for sanitary sewer system, \$12,000,000 for television relay system, \$12,000,000 for public transportation, \$7,000,000 for mosquito control, \$246,000,000 for debt associated with intergovernmental contracts, \$241,000,000 for refinancing of District debt, and \$7,000,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$200,000 for general operations and maintenance, and \$5,000,000 in revenues other than ad valorem taxes.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-10 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.

Under the consolidated Service Plan, the District is limited to the imposition of a mill levy in an amount not to exceed 20 mills; provided, however, that in the event the method of calculating assessed valuation is changed after the date of approval of the Service Plan, the mill levy limitation provided for the District will be automatically increased or decreased to reflect such changes, so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor



**THE PLAZA METROPOLITAN DISTRICT NO. 3  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. On December 3, 2002, the date of the consolidated Service Plan, the ratio of actual valuation to assessed valuation was 9.15% and currently the ratio is at 7.15%. Due to this ratio change, the District's mill levy was increased to 25.324 mills.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected on the gross Assessed Value.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .20%.

**Expenditures**

**Administrative Expenditures**

All administrative functions for the District are to be performed by District No. 1.

**County Treasurer's Fees**

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

**Transfers to Other Districts**

The District anticipates transferring all tax revenue in the total amount of \$172,571 to District No. 1's debt service fund.

**Reserves**

**Emergency Reserve**

Under the consolidated Service Plan and Master Intergovernmental Agreement, the District transfers all of its revenues to District No. 1, which has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

**Debt and Leases**

The District has no debt issued and has no operating or capital leases.

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

**EXHIBIT B**  
**Construction Manager's Report**

## **2020 CONSTRUCTION MANAGER'S REPORT**

### **THE PLAZA METROPOLITAN DISTRICT NOS. 1-3**

#### **A. GENERAL**

The metropolitan district structure serving the Belmar site consists of three related districts – The Plaza Metropolitan District Nos. 1, 2 and 3. District No. 1 is the coordinating district. It is the owner of all public improvements owned by the metropolitan district and the entity that is party to all of the agreements with the City of Lakewood regarding maintenance obligations on-site and the operation of the on-street pay parking program. District No. 1 is also the issuer of tax-exempt bonds used to construct public infrastructure and public facilities at Belmar. District No. 2 is the commercial district which includes all commercial property within Belmar. District No. 3 is the residential district, which includes all residential property within Belmar, regardless of location within the site. District Nos. 2 and 3 each have mill levies currently in place. For convenience, the term Plaza Metro District is used when referring to obligations or activities of one or more of these districts.

The Plaza Metro District is primarily a vehicle for the creation, operation and maintenance of public infrastructure and public facilities with the Belmar site. All of the public streets within Belmar have been constructed by the Plaza Metro District, which in turn dedicated these rights-of-way to the City of Lakewood, with the exception of Upham Street and Bonfils Lane. The Plaza Metro District has also been responsible for the development of water, storm sewer, and sanitary sewer improvements throughout the site. Stormwater improvements have been dedicated to the City of Lakewood, and all water and sewer improvements have been dedicated to the Bancroft-Clover Water and Sanitation District (with the exception of a small amount of water and sanitary system improvements at the northeast corner of the site that were dedicated to either Consolidated Mutual Water Co. or the Alameda Sanitation District).

#### **B. DRY UTILITIES**

Most dry utilities are in place and complete throughout the project.

#### **C. SANITARY SYSTEM AND STORM WATER CONNECTIONS**

No significant improvements were made during 2020 to the main sanitary sewer or stormwater collection systems. The inlets were again cleared of 25' of sediment on both the North and South detention ponds. Ongoing efforts are made to ensure the Belmar project stays in compliance with the Stormwater Management plan. Periodic inspections are made of the Belmar related erosion protection and sediment control measures to ensure compliance and proper functioning of all such systems. Very

minimal, if any, erosion control measures were required on District-owned or managed property during 2020.

#### **D. WATER IMPROVEMENTS**

No significant actions were required in 2020.

#### **E. STREET IMPROVEMENTS, PARKING & TRAFFIC SAFETY**

During 2020, pavement repairs and re-striping was performed on the streets of Belmar. Repairs and refurbishment were also performed on the amenities throughout the District. Sidewalk repairs were performed throughout the District. The District also continues the program to prune existing trees and replace dying street trees throughout the project.

#### **F. PARKS AND RECREATION**

There were no projects performed in 2020.

#### **G. PROJECT COMPLETION IN 2020**

- The City of Lakewood's Alameda Avenue improvement project commenced the 2<sup>nd</sup> phase between Saulsbury and S. Sheridan Boulevard. This phase of the project will be completed in 2019. Punchlist items were completed in 2020.

#### **PROJECTS ANTICIPATED FOR 2021:**

- The Residents Inn Hotel development was deferred due to COVID.
- While the NPDES permit is closed, ongoing maintenance of Erosion Control and Stormwater management systems will continue.
- A continuation of streetscape enhancements is proposed for 2021, including replacement of dead and/or dying trees along W. Alaska Drive, S. Teller Street & Wadsworth Boulevard.
- Negotiations are continuing for the sale of the Block 6 parcel that is located behind the Plaza Residential building.