

LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2023

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2023 budget and budget message for BROADWAY STATION METROPOLITAN DISTRICT NO. 3 in Denver County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 21, 2022. If there are any questions on the budget, please contact:

Anna Jones
8390 E. Crescent Parkway, Suite 300
Greenwood Village, Colorado
Tel.: 303-779-5710

I, Anna Jones as District Manager of the Broadway Station Metropolitan District No. 3, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: 

Anna Jones, Manager

BROADWAY STATION METROPOLITAN DISTRICT NO. 3
RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Broadway Station Metropolitan District No. 3 (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2022 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 21, 2022, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Broadway Station Metropolitan District No. 3:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$52,007
Capital Projects Fund:	\$21,312,038
Debt Service Fund:	\$2,460,279
Total	\$23,824,324

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$0
From fund transfers	\$0
From sources other than general property tax	\$27,823
From general property tax	\$24,184
Total	\$52,007

Capital Projects Fund:

From unappropriated surpluses	\$21,307,038
From fund transfers	\$0
From sources other than general property tax	\$5,000
Total	\$21,312,038

Debt Service Fund:

From unappropriated surpluses	\$5,051,655
From fund transfers	\$0
From sources other than general property tax	\$96,762
From regional property tax	\$2,418
From general property tax	\$84,643
Total	\$5,235,478

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Broadway Station Metropolitan District No. 3 for the 2023 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$24,184; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$87,061; and

WHEREAS, the 2022 valuation for assessment of the District, as certified by the County Assessor, is \$2,418,380.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Broadway Station Metropolitan District No. 3:

1. That for the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a property tax of 10.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$24,184.

2. That for the purpose of meeting all debt service expenses of the District during the 2023 budget year, there is hereby levied a property tax of 36.000 mills upon

each dollar of the total valuation for assessment of all taxable property within the District to raise \$87,061.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the City Council of the City and County of Denver, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Broadway Station Metropolitan District No. 3 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

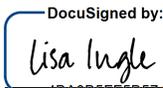
General Fund:	\$52,007
Capital Fund:	\$21,312,038
Debt Service Fund:	\$2,460,279
Total	<hr/> \$23,824,324

Adopted this 21st day of November, 2022.

BROADWAY STATION METROPOLITAN
DISTRICT NO. 3

By: 
2570CB19417D49F...
Chair

ATTEST:

By: 
4BA0B5FF9B5743D...
Secretary

BROADWAY STATION METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2023

**BROADWAY STATION METROPOLITAN DISTRICT NO. 3
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 52,602,618	\$ 34,349,592	\$ 26,358,693
REVENUES			
Property taxes	121,100	115,375	145,718
Specific ownership tax	12,485	9,600	7,286
Property taxes TIF	97,460	-	-
Property taxes Regional	2,691	2,563	2,429
Specific ownership taxes Regional	277	250	121
District Cooperation Agreement revenue	27,072	115,823	152,166
District Cooperation Agreement revenue Regional	-	2,750	2,536
Other revenue	-	-	1,500
Interest income	110,185	-	7,000
Total revenues	<u>371,270</u>	<u>246,361</u>	<u>318,756</u>
Total funds available	<u>52,973,888</u>	<u>34,595,953</u>	<u>26,677,449</u>
EXPENDITURES			
General Fund	56,758	53,274	52,361
Debt Service Fund	2,398,306	2,535,912	2,460,679
Capital Projects Fund	16,169,232	5,648,074	21,312,038
Total expenditures	<u>18,624,296</u>	<u>8,237,260</u>	<u>23,825,079</u>
Total expenditures and transfers out requiring appropriation	<u>18,624,296</u>	<u>8,237,260</u>	<u>23,825,079</u>
ENDING FUND BALANCES	<u>\$ 34,349,592</u>	<u>\$ 26,358,693</u>	<u>\$ 2,852,370</u>

No assurance is provided. See summary of significant assumptions

BROADWAY STATION METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Commercial	\$ -	\$ -	\$ -
State assessed	35,940	37,200	60,900
Personal property	-	20	20
Vacant land	5,362,380	5,105,930	4,903,810
	<u>5,398,320</u>	<u>5,143,150</u>	<u>4,964,730</u>
Less TIF District Increment	(2,707,220)	(2,579,668)	(2,536,092)
Certified Assessed Value	<u>\$ 2,691,100</u>	<u>\$ 2,563,482</u>	<u>\$ 2,428,638</u>
MILL LEVY			
General	10.000	10.000	10.000
Debt Service	35.000	35.000	50.000
Regional	1.000	1.000	1.000
Total mill levy	<u>46.000</u>	<u>46.000</u>	<u>61.000</u>
PROPERTY TAXES			
General	\$ 26,911	\$ 25,635	\$ 24,286
Debt Service	94,189	89,722	121,432
Regional	2,691	2,563	2,429
Levied property taxes	<u>123,791</u>	<u>117,920</u>	<u>148,147</u>
Adjustments to actual/rounding	94	-	-
Budgeted property taxes	<u>\$ 123,885</u>	<u>\$ 117,920</u>	<u>\$ 148,147</u>
BUDGETED PROPERTY TAXES			
General	\$ 26,911	\$ 25,635	\$ 24,286
Debt Service	94,189	89,722	121,432
Regional	2,691	2,563	2,429
	<u>\$ 123,791</u>	<u>\$ 117,920</u>	<u>\$ 148,147</u>

No assurance is provided. See summary of significant assumptions

**BROADWAY STATION METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	26,911	25,639	24,286
Specific ownership taxes	2,775	2,100	1,214
District Cooperation Agreement revenue	27,072	25,535	25,361
Other revenue	-	-	1,500
Total revenues	56,758	53,274	52,361
Total funds available	56,758	53,274	52,362
EXPENDITURES			
General and administrative			
County treasurer's fee	540	256	242
Transfers to District No. 1	56,218	53,018	52,119
Total expenditures	56,758	53,274	52,361
ENDING FUND BALANCE	-	-	-
EMERGENCY RESERVE	-	-	-

No assurance is provided. See summary of significant assumptions

BROADWAY STATION METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 9,588,459	\$ 7,394,480	\$ 5,051,655
REVENUES			
Property taxes	94,189	89,736	121,432
Specific ownership taxes	9,710	7,500	6,072
Property taxes TIF	97,460	-	-
Property taxes Regional	2,691	2,563	2,429
Specific ownership taxes Regional	277	250	121
District Cooperation Agreement revenue	-	90,288	126,805
District Cooperation Agreement revenue Regional	-	2,750	2,536
Interest income	-	-	2,000
Total revenues	<u>204,327</u>	<u>193,087</u>	<u>261,395</u>
Total funds available	<u>9,792,786</u>	<u>7,587,567</u>	<u>5,313,050</u>
EXPENDITURES			
Debt Service			
Bond interest	2,340,000	2,339,750	2,339,500
Bond principal	5,000	5,000	5,000
Net Investment Income	41,449	175,000	-
Contingency	-	-	100,000
County Treasurer's fees	1,943	923	1,215
Paying agent fees	7,000	10,000	10,000
Regional Mill levy - Transfer to District 1	2,914	5,239	4,965
Total expenditures	<u>2,398,306</u>	<u>2,535,912</u>	<u>2,460,680</u>
Total expenditures and transfers out requiring appropriation	<u>2,398,306</u>	<u>2,535,912</u>	<u>2,460,680</u>
ENDING FUND BALANCE	<u>7,394,480</u>	<u>5,051,655</u>	<u>2,852,370</u>
UMB - 2019A Surplus Fund (Required Minimum)	4,298,000	4,298,000	4,298,000
Ending Fund Balance in Excess of Required Minimum Surplus Fund	<u>\$ 3,096,480</u>	<u>\$ 753,655</u>	<u>\$ (1,445,630)</u>

No assurance is provided. See summary of significant assumptions

**BROADWAY STATION METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 43,014,159	\$ 26,955,112	\$ 21,307,038
REVENUES			
Interest income	110,185	-	5,000
Total revenues	<u>110,185</u>	<u>-</u>	<u>5,000</u>
Total funds available	<u>43,124,344</u>	<u>26,955,112</u>	<u>21,312,038</u>
EXPENDITURES			
Transfers to District No. 1	15,846,950	5,548,074	21,212,038
Transfers to District No. 2	322,282	-	-
Contingency	-	-	100,000
Net Investment Income (expense)	-	100,000	-
Total expenditures	<u>16,169,232</u>	<u>5,648,074</u>	<u>21,312,038</u>
Total expenditures and transfers out requiring appropriation	<u>16,169,232</u>	<u>5,648,074</u>	<u>21,312,038</u>
ENDING FUND BALANCE	<u>\$ 26,955,112</u>	<u>\$ 21,307,038</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions

**BROADWAY STATION METRO DISTRICT NO. 3
2023 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver on May 12, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was formed in conjunction with Broadway Station Metropolitan District No. 1 (“District No. 1”) and Broadway Station Metropolitan District No. 2 (“District No. 2” and together with the District and District No. 1, the “Districts”), for the purpose of providing certain public improvements and services to and for the benefit of the properties within the Districts. The District’s service area is located in the City and County of Denver (City).

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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.

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

Revenues

Property Taxes

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

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurers, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurers to all taxing entities within the Counties. The budget assumes that the District’s share will be equal to approximately 5% of the property taxes collected by Denver County.

**BROADWAY STATION METRO DISTRICT NO. 3
2023 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .1%.

District Cooperation Agreement Revenue

On September 20, 2017, the Districts entered into an IGA with Denver Urban Renewal Authority ("DURA"), whereby DURA has agreed to remit during the TIF Period to District No. 1 all revenues generated from the imposition of ad valorem property taxes by the Districts on the incremental assessed valuation of property of the Districts. The District and District No. 1 entered into a Capital Pledge Agreement pursuant to which District No. 1 will transfer all of the Pass-Through Tax Revenues and the 2019B Pass Through Tax Revenues to the District. Accordingly, during the TIF Period, the District receives its Pass-Through Tax Revenue and 2019B Pass Through Tax Revenue from District No. 1 and not from DURA or the County Treasurer.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1% of property tax collections by Denver County.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2019A Bonds (discussed under Debt and Leases).

Transfers to District No. 1

The District is obligated to impose mill levies which will be sufficient to promptly and fully pay amounts to District No. 1. The District is required to remit property taxes derived from such mill levies, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 1. The District anticipates transferring funds to District No. 1, as shown in the General Fund budget for operations and Capital Projects fund for the proposed infrastructure to be built by District No. 1.

**BROADWAY STATION METRO DISTRICT NO. 3
2023 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Regional Mill Levy Transfers

The South Platte River Drive Widening for Bridge, walls on the west side of river for bike trail connection, South Platte River Improvements - Trail, River & Bridge Landscaping, and Florida Avenue Signal Improvements may be paid for by use of the Regional Mill as agreed upon by the Metro District and the City.

Debt and Leases

In November 2019, the District issued \$46,800,000 in Series 2019A General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds and \$41,401,947 in Series 2020B Subordinate (Convertible to Senior) Capital Appreciation (Convertible to Current Interest) Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds. The Bonds shall constitute limited tax general obligations of the District secured by and payable from the pledged revenues.

“Senior Required Debt Mill Levy” means an ad valorem mill levy (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in that number of mills necessary, after taking into account any Available Surplus Amount transferred to the Bond Fund pursuant to the applicable provisions of the Senior Indenture (as described in this Limited Offering Memorandum under the caption “THE SERIES 2019A SENIOR BONDS – Certain Senior Indenture Provisions – Surplus Fund – Transfers to Bond Fund to Maintain Senior Required Debt Mill Levy”), to fund the Bond Fund for the applicable bond year in an amount sufficient to pay the Series 2019A Senior Bonds as they come due in such bond year, and fund (or replenish) the Surplus Fund to the Minimum Surplus Amount, but not in excess of 50.000 mills, provided that if the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, such levy shall not be less than 35.000 mills or such lesser mill levy which will (i) fund the Bond Fund for the applicable Bond Year in an amount sufficient to pay Series 2019A Senior Bonds as they come due in such Bond Year and (ii) fund the Surplus Fund to the Maximum Surplus Amount; provided however, that: with respect to the maximum mill levy of 50.000 mills stated above, if after February 2006 and, with respect to the minimum mill levy of 35.000 mills stated above, if after the date of issuance of the Series 2019A Senior Bonds, there are legislative or constitutionally imposed adjustments in assessed values or the method of their calculations with respect to any class of taxable property on which the District may certify its mill levy, the minimum and/or maximum mill levies provided above in this paragraph (a) shall, with respect to the applicable class or classes of taxable property of the District (and with respect to any changes occurring after February 2006, as to the maximum mill levy, and with respect to any changes occurring after the date of issuance of the Series 2019A Senior Bonds with respect to the minimum mill levy) be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted, is neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, among other adjustments, a change in the ratio of actual valuation of assessable property shall be deemed a change in the method of calculating assessed valuation.

**BROADWAY STATION METRO DISTRICT NO. 3
2023 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The Series 2019A Senior Bonds are also secured by a Surplus Fund, which is to be partially funded from the Bond proceeds in the amount \$4,298,000 (being the “Initial Surplus Amount” an, prior to the 2019A UTGO Conversion Dates, which is not guaranteed to occur, is to be funded from Pledged Revenue, if any, available after payment of the Series 2019A Senior Bonds and the Series 2019B Subordinate Bonds, up to the Maximum Surplus Amount of \$9,360,000.00. In addition, if drawn upon such that the amount therein is less than the Minimum Surplus Amount of \$4,298,000, the Surplus Fund is to be replenished to the Minimum Surplus amount from pledged revenue, if any, available after payment of the Series 2019A Senior Bonds. After the 2019A UTGO Conversion Date, the amount available in the Surplus Fund in excess of the initial Surplus Amount is to be released to the District as described in “THE SERIES 2019A SENIOR BONDS”. A portion of the interest to accrue on the Series 2019A Senior Bonds will be paid from proceeds of the Series 2019A Senior Bonds in the amount of \$7,019,745.83.

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since majority of all funds received by the District are transferred to District No. 1, which pays for all Districts’ operations and maintenance costs, an emergency reserve is not reflected in the District’s 2022 Budget.

This information is an integral part of the accompanying budget.

Broadway Station Metropolitan District No. 3
\$46,800,000
General Obligation Bonds
Series 2019A
Issue date December 4, 2019
Interest Rate of 5.00%
Due June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	5,000	2,339,500	2,344,500
2024	5,000	2,339,250	2,344,250
2025	5,000	2,339,000	2,344,000
2026	5,000	2,338,750	2,343,750
2027	5,000	2,338,500	2,343,500
2028	335,000	2,338,250	2,673,250
2029	355,000	2,321,500	2,676,500
2030	530,000	2,303,750	2,833,750
2031	555,000	2,277,250	2,832,250
2032	755,000	2,249,500	3,004,500
2033	795,000	2,211,750	3,006,750
2034	1,015,000	2,172,000	3,187,000
2035	1,065,000	2,121,250	3,186,250
2036	1,310,000	2,068,000	3,378,000
2037	1,375,000	2,002,500	3,377,500
2038	1,645,000	1,933,750	3,578,750
2039	1,730,000	1,851,500	3,581,500
2040	2,030,000	1,765,000	3,795,000
2041	2,130,000	1,663,500	3,793,500
2042	2,465,000	1,557,000	4,022,000
2043	2,590,000	1,433,750	4,023,750
2044	2,960,000	1,304,250	4,264,250
2045	3,105,000	1,156,250	4,261,250
2046	3,520,000	1,001,000	4,521,000
2047	3,695,000	825,000	4,520,000
2048	4,150,000	640,250	4,790,250
2049	8,655,000	432,750	9,087,750
	<u>\$ 46,795,000</u>	<u>\$ 51,664,500</u>	<u>\$ 98,459,500</u>

No assurance is provided. See summary of significant assumptions

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the **BROADWAY STATION METROPOLITAN DISTRICT NO. 3**,
 (taxing entity)^A

the BOARD of DIRECTORS
 (governing body)^B

of the BROADWAY STATION METROPOLITAN DISTRICT NO. 3
 (local government)^C

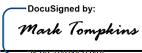
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 4,964,730 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,428,638 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/14/2022 for budget/fiscal year 2023.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	10.000 mills	\$ 24,286
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 24,286
3. General Obligation Bonds and Interest ^J	50.000 mills	\$ 121,432
4. Contractual Obligations ^K	1.000 mills	\$ 2,429
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify): _____	mills	\$
_____	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	61.000 mills	\$ 148,147

Contact person: Mark Tompkins Daytime phone: (303) 621-5614

Signed:  Title: Board Member

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).**

Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**BONDS^J:**

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | \$46,800,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds |
| | Series: | 2019A |
| | Date of Issue: | December 4, 2019 |
| | Coupon Rate: | 5.000% |
| | Maturity Date: | December 1, 2049 |
| | Levy: | 50.000 |
| | Revenue: | \$121,432 |
| | | |
| 2. | Purpose of Issue: | Subordinate (Convertible to Senior) Capital Appreciation (Convertible to Current Interest) Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds |
| | Series: | 2019B |
| | Date of Issue: | December 4, 2019 |
| | Coupon Rate: | 7.500% |
| | Maturity Date: | December 1, 2049 |
| | Levy: | 0.000 |
| | Revenue: | \$0 |

CONTRACTS^K:

- | | | |
|----|----------------------|--|
| 3. | Purpose of Contract: | IGA with City and County of Denver for financing certain public improvements |
| | Title: | Intergovernmental Agreement with City and County of Denver for, among other matters, funding regional improvements |
| | Date: | 2006 |
| | Principal Amount: | N/A |
| | Maturity Date: | N/A |
| | Levy: | 1.000 |
| | Revenue: | \$2,429 |
| | | |
| 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.

AFFIDAVIT

Invoice #: A40044217
Account #: A30026948
Invoice Date: 11/17/2022

BILL TO:

CLIFTON LARSON ALLEN
RACHEL ALLES
8390 E CRESENT PKWY STE 300
GREENWOOD VILLAGE, COLORADO 80111

ADVERTISER:

PUBLICATION: Denver Daily Journal Legal

STATE OF COLORADO
COUNTY OF DENVER

I, CYNTHIA SERRANO, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

11/17/22; NOTICE CONCERNING PROPOSED 2022 BUDGET AMENDMENTS, IF;
BROADWAY STATION METROPOLITAN DISTRICT NOS. 1, 2 & 3

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

Cynthia Serrano

CLERK

PUBLIC NOTICES

NOTICE CONCERNING PROPOSED 2022 BUDGET AMENDMENTS, IF NECESSARY AND PROPOSED 2023 BUDGETS OF BROADWAY STATION METROPOLITAN DISTRICT NO. 1 BROADWAY STATION METROPOLITAN DISTRICT NO. 2 AND BROADWAY STATION METROPOLITAN DISTRICT NO. 3

NOTICE IS HEREBY GIVEN to all interested parties that (1) that proposed 2023 Budgets and possible draft amendments to the 2022 budget have been submitted to the Board of Directors of Broadway Station Metropolitan District No. 1 ("District No. 1"), Broadway Station Metropolitan District No. 2 ("District No. 2") and Broadway Station Metropolitan District No. 3 ("District No. 3") along with District No. 1 and District No. 2. The "Districts"; (2) that copies of such proposed Budgets have been submitted to the Board of Directors of the Districts and for the ensuing year of 2023; that such copies of 2022 Amended Budgets, if necessary, an proposed 2023 Budgets have been filed in the office of the Districts' accountant at CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, 80111, where the same are open for public inspection; and (3) that approval of a Resolutions to Amend the 2022 Budget, if necessary, and approval of Resolutions to Adopt Budget for 2023 will be considered at a public hearing of the Boards of Directors of the Districts to be held via Microsoft Teams at https://teams.microsoft.com/join/19963ameeting-0DkzNTJH0DYLN12OS00Mz10LTKyYtGtNzYyMmVmZWZlNzdm%40thread_v2?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88e24%22%7d Phone Number: 1-720-547-5281, Conference ID: 381 459 152#, on Monday, November 21, 2022, at 3:00 p.m. Any elector within the Districts may, at any time prior to the final approval of the Resolutions to Amend the 2022 Budget and the approval of the Resolutions to Adopt Budget for 2023, inspect the budgets and file or register any objections thereto.

BROADWAY STATION METROPOLITAN DISTRICT NO. 1
BROADWAY STATION METROPOLITAN DISTRICT NO. 2
BROADWAY STATION METROPOLITAN DISTRICT NO. 3

By s/ Lisa Ingle
Secretary

Published: November 17, 2022 in The Daily Journal

CITY AND COUNTY OF DENVER PUBLIC NOTICE CITY COUNCIL AGENDA

PUBLIC NOTICE of the disposition of the City Council Agenda on November 14th, 2022 hereby is given, as follows:

- **Ordered published on First Reading Council Bills:** 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1355, 1366, 1408, 1370, 1371, 1372 and 1374 of series 2022.
- **Placed on Final Consideration, Passed, and hereby published are Council Bills:** 0876, 1115, 1126, 1214, 1329 and 1344 of Series 2022.
- **Ordinances:** 0876, 1115, 1126, 1214, 1329 and 1344 of Series, respectively.

NOTICE OF PUBLIC HEARING

A public hearing is called for the following council resolutions and council bills. Beginning no earlier than 5:30 p.m. in Room 450, City and County Building, 1437 Bannock Street, Denver, Colorado, the Council of the City and County of Denver will hold a public hearing at which all interested persons and citizens will be given an opportunity to be heard concerning the following bill for an ordinance:

MONDAY, November 21st, 2022

22-1373 A bill for an ordinance approving the 27th and Larimer Urban Redevelopment Plan, the creation of the 27th and Larimer Urban Redevelopment Area and the 27th and Larimer Property Tax Increment Area and Sales Tax Increment Area. Approves the 27th and Larimer Urban Redevelopment Plan authorizing the creation of an Urban Redevelopment Area and property tax and sales tax increment areas in Council District 9. The Committee approved filing this item at its meeting on 11-1-2022.

<http://www.denvergov.org/content/denvergov/en/denver-office-of-the-clerk-and-recorder/city-clerk-records.html>

Published: November 17, 2022 in The Daily Journal

**FOR LEGAL NOTICES
IN
THE DAILY JOURNAL
Call us at 877-260-3621
daily.journal@construction.com**

NOTICE OF HEARING BY PUBLICATION

Case Number: 2022PR31534
PROBATE COURT, CITY & COUNTY OF DENVER
STATE OF COLORADO
City & County Bldg.
1437 Bannock Street, Suite 230
Denver, CO 80202

CAROL C. CRAMER, also known as **CAROL CRAMER**, Deceased
Attorney or Party Without Attorney (Name and Address):
Simon Tolbert, #43094
Mountain States Energy Attorneys & Advisors, PLLC d/b/a Tolbert Law Office, PLLC
1800 Glenarm Place, Suite 1002
Denver, CO 80202
Phone: 720-588-8645
Email: stolbert@msenergylaw.com

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: All Unknown Heirs of the Estate of Carol C. Cramer a/k/a Carol Cramer deceased.

Last Known Address, Unknown.
A hearing on the Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative and Order for the appointment of Marilyn L. Cramer as the Personal Representative of the Estate of Carol C. Cramer a/k/a Carol Cramer deceased.

Will be held at the following time and location or at a later date to which the hearing may be continued:

Date: December 23, 2022
Time: 8:00 a.m.
Address: Denver Probate Court - City & County Bldg. 1437 Bannock Street, Suite 230, Denver, CO 80202

Marilyn L. Cramer
Person Giving Notice
442 S. Ivy Street
Denver, CO 80224

Published: Nov. 17, 23 & Dec. 1, 2022 in The Daily Journal

NOTICE OF HEARING BY PUBLICATION

Case Number: 2022PR31533
PROBATE COURT, CITY & COUNTY OF DENVER
STATE OF COLORADO
City & County Bldg.
1437 Bannock Street, Suite 230
Denver, CO 80202

HAROLD FRANKLIN CRAMER, also known as **HAROLD F. CRAMER**, also known as **HAROLD CRAMER**, Deceased

Attorney or Party Without Attorney (Name and Address):
Simon Tolbert, #43094
Mountain States Energy Attorneys & Advisors, PLLC d/b/a Tolbert Law Office, PLLC
1800 Glenarm Place, Suite 1002
Denver, CO 80202
Phone: 720-588-8645
Email: stolbert@msenergylaw.com

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: All Unknown Heirs of the Estate of Harold Franklin Cramer a/k/a Harold F. Cramer a/k/a Harold Cramer deceased

Last Known Address, Unknown.
A hearing on the Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative and Order for the appointment of Marilyn L. Cramer as the Personal Representative of the Estate of Harold Franklin Cramer a/k/a Harold F. Cramer a/k/a Harold Cramer deceased.

Will be held at the following time and location or at a later date to which the hearing may be continued:

Date: December 23, 2022
Time: 8:00 a.m.
Address: Denver Probate Court - City & County Bldg. 1437 Bannock Street, Suite 230, Denver, CO 80202

Marilyn L. Cramer
Person Giving Notice
442 S. Ivy Street
Denver, CO 80224

Published: Nov. 17, 23 & Dec. 1, 2022 in The Daily Journal

REPEATS

NOTICE OF CONTRACTOR'S SETTLEMENT

Notice is hereby given that on the 1ST day of DECEMBER, 2022, at 2:00 P.M. Final Settlement with GH PHILIPS CONSTRUCTION will be made by School District No. 1 in the City and County of Denver and State of Colorado. (Denver Public Schools, or DPS) for and on account of the contract for the HAMILTON GAIN. PIPE AND MEP 6656.201072, C10223 in the City and County of Denver, and State of Colorado, and that any person, co-partnership, association or corporation who has an unpaid claim against such Contractor for or on account of the furnishing of labor, materials, team hire, sustenance, provisions, provender or other supplies used or consumed by such Contractor or any of his subcontractors in or about the performance of said work, may at any time up to and including said date and time of such Final Settlement, file a Verified Statement of Claim (Claim) indicating the amount due and unpaid on account of such Claim to the following addresses:
DPS Construction Services
Attention: Senior Project Manager
1617 South Acoma Street
Denver, Colorado 80223
DPS General Counsel's Office
Attention: Deputy General Counsel
1860 Lincoln Street
Denver, Colorado 80203
Failure on the part of a Claimant to file a Claim as required before Final Settlement will relieve the School District from all liability for any such Claim.

SCHOOL DISTRICT NO. 1 IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO
By Denver Public Schools
Published: November 15 & 17, 2022 in The Daily Journal

NOTICE OF CONTRACTOR'S SETTLEMENT

Notice is hereby given that on the 5th day of December 2022 at 2:00 p.m., final settlement with:
Eldorado Climbing
1699 Chavry Street, Suite B
Louisville, CO 80027
will be made by School District R-1, County of Jefferson, State of Colorado, for and on account of:
Rocky Mountain Deaf School Charter
10300 W Nassau Ave.
Denver, CO 80235
GENERAL UPGRADES

and that any person, co-partnership, association or corporation who has an unpaid claim against any of the contractors for or on account of the furnishing of labor, materials, team hire, sustenance, provisions provender, or other supplies used or consumed by such contractors, or any of their subcontractors, in or about the performance of said work may file at any time up to and including said time of such final settlement on said December 5, 2022, a verified statement of the amount due and unpaid on account of such claim with the Board of Education of said school district at the office of: Timothy J. Reed, Executive Director Facilities & Construction Management
Jefferson County School District #R-1
809 Quail Street, Building #4
Lakewood, CO 80215
Failure on the part of a claimant to file such statements prior to such final settlement will relieve said school district from all and any liability for such claimant's claim.

SCHOOL DISTRICT NO. R-1
COUNTY OF JEFFERSON
STATE OF COLORADO
Published: November 10 & 17, 2022 in The Daily Journal

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daily.journal@construction.com**