

**EBERT METROPOLITAN DISTRICT**  
Denver County, Colorado

**FINANCIAL STATEMENTS**  
December 31, 2009

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Board of Directors  
Ebert Metropolitan District  
Denver, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of the Ebert Metropolitan District, Denver, Colorado, as of and for the year ended December 31, 2009, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Ebert Metropolitan District as of December 31, 2009, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Ebert Metropolitan District has elected to not present Management's Discussion and Analysis that the Governmental Accounting Standards Board has determined is necessary to supplement, although not required to be part of, the basic financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Ebert Metropolitan District's basic financial statements. The accompanying supplementary information on pages 25 through 31 are presented for the purposes of additional analysis and are not a required part of the basic financial statements. The information on pages 25 through 28 has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The supplementary information on pages 30 through 31 has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.



July 23, 2010

## **BASIC FINANCIAL STATEMENTS**

**EBERT METROPOLITAN DISTRICT  
STATEMENT OF NET ASSETS  
December 31, 2009**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Cash and investments	\$ 338,811
Cash and investments - Restricted	4,605,971
Interest receivable	713
Receivable - County Treasurer	23,219
Property taxes receivable	4,760,400
Bond issue costs, net	3,266,598
Total assets	<u>12,995,712</u>
<b>LIABILITIES</b>	
Accrued interest payable	385,227
Deferred property tax revenue	4,760,400
Noncurrent liabilities:	
Due in more than one year	74,243,199
Total liabilities	<u>79,388,826</u>
<b>NET ASSETS</b>	
Restricted for:	
Emergency reserves	46,000
Debt service	19,143
Conservation trust fund	19,169
Unrestricted	(66,477,426)
Total net assets	<u>\$ (66,393,114)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**EBERT METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
Year Ended December 31, 2009**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expense) Revenue and Changes in Net Assets</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>
Primary government:					
Governmental activities:					
General government	\$ 6,594,641	\$ -	\$ -	\$ 508,985	\$ (6,085,656)
Interest and fees on long-term debt	5,478,520	-	-	-	(5,478,520)
	\$ 12,073,161	\$ -	\$ -	\$ 508,985	(11,564,176)
General revenues:					
Property taxes					3,885,439
Specific ownership taxes					296,209
Other revenue					75
Net investment income					55,680
Total general revenues					4,237,403
Change in net assets					(7,326,773)
Net assets - Beginning					(59,066,341)
Net assets - Ending					\$ (66,393,114)

These financial statements should be read only in connection with the  
accompanying notes to financial statements.

**EBERT METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
December 31, 2009**

	<b>General</b>	<b>Debt Service</b>	<b>Conservation Trust</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>				
Cash and investments	\$ 338,811	\$ -	\$ -	\$ 338,811
Cash and investments - Restricted	1,585,712	3,001,090	19,169	4,605,971
Interest receivable	216	497	-	713
Receivable - County Treasurer	5,663	17,556	-	23,219
Property taxes receivable	1,079,000	3,681,400	-	4,760,400
<b>TOTAL ASSETS</b>	<b>\$ 3,009,402</b>	<b>\$ 6,700,543</b>	<b>\$ 19,169</b>	<b>\$ 9,729,114</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Deferred property tax revenue	\$ 1,079,000	\$ 3,681,400	\$ -	\$ 4,760,400
Total liabilities	1,079,000	3,681,400	-	4,760,400
<b>FUND BALANCES</b>				
Reserved for				
Emergency reserve	46,000	-	-	46,000
Debt service	-	3,019,143	-	3,019,143
Conservation trust fund	-	-	19,169	19,169
Capital expenditures	1,539,198	-	-	1,539,198
Unreserved, reported in				
General Fund				
Designated for subsequent year's expenditures	19,570	-	-	19,570
Undesignated	325,634	-	-	325,634
Total fund balances	1,930,402	3,019,143	19,169	4,968,714
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 3,009,402</b>	<b>\$ 6,700,543</b>	<b>\$ 19,169</b>	

Amounts reported for governmental activities in the statement of net assets are different because:

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.

Bond issue costs, net 3,266,598

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds payable (87,830,000)

Bond discount, net 1,669,917

Loss on bond refunding, net 11,916,884

Accrued bond interest (385,227)

Net assets of governmental activities **\$ (66,393,114)**

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**EBERT METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**Year Ended December 31, 2009**

	<u>General</u>	<u>Debt Service</u>	<u>Conservation Trust</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>				
Property taxes	\$ 947,668	\$ 2,937,771	\$ -	\$ 3,885,439
Specific ownership taxes	72,246	223,963	-	296,209
Other income	75	-	-	75
Development fees - GVR	270,200	-	-	270,200
Development fees	219,638	-	-	219,638
Investment income	20,970	34,688	22	55,680
Conservation trust fund	-	-	19,147	19,147
Total revenues	<u>1,530,797</u>	<u>3,196,422</u>	<u>19,169</u>	<u>4,746,388</u>
<b>EXPENDITURES</b>				
Current operations				
County Treasurer's fees	9,535	29,559	-	39,094
Regional Facilities Construction Agreement				
Service cost	1,170,000	-	-	1,170,000
Construction cost	5,381,278	-	33,828	5,415,106
Debt service				
Bond interest	-	4,622,730	-	4,622,730
Paying agent fees	-	3,750	-	3,750
Total expenditures	<u>6,560,813</u>	<u>4,656,039</u>	<u>33,828</u>	<u>11,250,680</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(5,030,016)</u>	<u>(1,459,617)</u>	<u>(14,659)</u>	<u>(6,504,292)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer (to) from other funds	<u>(996,047)</u>	<u>996,047</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>(996,047)</u>	<u>996,047</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>(6,026,063)</u>	<u>(463,570)</u>	<u>(14,659)</u>	<u>(6,504,292)</u>
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>7,956,465</u>	<u>3,482,713</u>	<u>33,828</u>	<u>11,473,006</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 1,930,402</u>	<u>\$ 3,019,143</u>	<u>\$ 19,169</u>	<u>\$ 4,968,714</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**EBERT METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2009**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - Total governmental funds	\$ (6,504,292)
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The issuance of long-term debt (e.g., bonds, leases, Developer advances) provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Current year amortization of bond issuance expense	(159,417)
Current year amortization of bond discount	(81,495)
Current year amortization of bond loss	<u>(581,569)</u>

Change in net assets of governmental activities	<u><u>\$ (7,326,773)</u></u>
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These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**EBERT METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2009**

	<u>Budget Amounts</u>		<u>Variance with Final Budget</u>
	<u>Original and Final</u>	<u>Actual Amounts</u>	<u>Positive (Negative)</u>
<b>REVENUES</b>			
Property taxes	\$ 1,122,900	\$ 947,668	\$ (175,232)
Specific ownership taxes	78,600	72,246	(6,354)
Other income	-	75	75
Development fees - GVR	-	270,200	270,200
Development fees	711,020	219,638	(491,382)
Investment income	68,500	20,970	(47,530)
Bond proceeds	7,000,000	-	(7,000,000)
Total revenues	<u>8,981,020</u>	<u>1,530,797</u>	<u>(7,450,223)</u>
<b>EXPENDITURES</b>			
Current			
County Treasurer's fees	11,230	9,535	1,695
Regional Facilities Construction Agreement			
Service cost	1,100,000	1,170,000	(70,000)
Construction cost	6,500,000	5,381,278	1,118,722
Bond issue costs	300,000	-	300,000
Contingency	3,770	-	3,770
Total expenditures	<u>7,915,000</u>	<u>6,560,813</u>	<u>1,354,187</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,066,020	(5,030,016)	(6,096,036)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to other funds	<u>(885,000)</u>	<u>(996,047)</u>	<u>(111,047)</u>
Total other financing sources (uses)	<u>(885,000)</u>	<u>(996,047)</u>	<u>(111,047)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	181,020	(6,026,063)	(6,207,083)
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>3,337,096</u>	<u>7,956,465</u>	<u>4,619,369</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 3,518,116</u>	<u>\$ 1,930,402</u>	<u>\$ (1,587,714)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 1 - DEFINITION OF REPORTING ENTITY**

Ebert Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado (City) on September 12, 1983 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City. The District's service area is located within the City.

The District was organized concurrently with Town Center Metropolitan District (Town). The District has the power to provide sanitation, storm drainage, streets, traffic and safety controls, water and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within Town's and the District's boundaries.

The District is intended to serve as the "financing district" while Town is intended to serve as the "operating district". The operating district is responsible for providing the day-to-day construction operations and administrative management of both districts. The operating district is economically dependent upon intergovernmental revenue received from the financing district.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the City.

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

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-wide and Fund Financial Statements**

The government-wide financial statements include the statement of net assets and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net assets reports all financial and capital resources of the District. The difference between the assets and liabilities of the District is reported as net assets.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, system development fees, and interest. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and the payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Conservation Trust Fund (a Capital Projects Fund) is used to account for the lottery proceeds received from the state. This revenue is restricted for recreation purposes under state statutes.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Investments are carried at fair value.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred revenue in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

**Development Fees**

The Board of Directors has established development fees to be collected at the time of a request for building permit from the builder based upon an original fee schedule of \$30,000 per acre for single family development, \$36,000 per acre for multi-family development, \$38,000 per acre for commercial development and \$10,000 per acre for development of school and church properties. Effective March 1, 2009, the fees were increased to \$34,500 per acre for single family development, \$40,500 per acre for multi-family development, \$42,500 per acre for commercial development, and \$14,500 per acre for churches. Developer fees for school sites shall be assessed as the Board deems reasonable and appropriate. Effective March 1, 2010, the fees were increased by \$500 per acre for all categories of development.

**Amortization**

**Bond Issue Costs and Original Issue Discount/Premium**

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as general and debt service expenditures.

**Cost on Bond Refunding**

In the government-wide financial statements, the deferred cost on bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred costs is reflected as a reduction of bonds payable.

**Fund Equity**

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are legally segregated or are not subject to future appropriation. Designations of unreserved fund balances indicate management's intention for future utilization of such funds and are subject to change by management.

The District considers all unreserved balances to be "reserves" for future operations or capital replacement as defined within Article X, Section 20 of the Constitution of the State of Colorado.

**Reserved Fund Balance**

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado.

The reserved fund balance in the Debt Service Fund is to be used exclusively for future payments of principal, interest and related costs of the Series 2007 G.O. Bonds.

The reserved fund balance in the Conservation Trust Fund balance is reserved exclusively for recreation purposes under state statutes.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 3 - CASH AND INVESTMENTS**

Cash and investments as of December 31, 2009 are classified in the accompanying financial statements as follows:

Statement of net assets:	
Cash and investments	\$ 338,811
Cash and investments - Restricted	<u>4,605,971</u>
Total cash and investments	<u>\$ 4,944,782</u>

Cash and investments as of December 31, 2009 consist of the following:

Investments	<u>\$ 4,944,782</u>
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**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2009, the District did not have any cash deposits since the local government investment pool described below provides payment services.

**Investments**

The District has not adopted a formal investment policy, however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.



**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

Colorado revised statutes limit investment maturities to three or five years or less (depending upon the type of investment) unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase and reverse repurchase agreements collateralized by certain authorized securities
- \* Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2009, the District had the following investments:

<b>Investment</b>	<b>Maturity</b>	<b>Fair Value</b>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 4,696,857
Federated Treasury Money Market Fund	13 months or less	<u>247,925</u>
		<u>\$ 4,944,782</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's.

**Federated Treasury Money Market Fund**

The capital project funds that were included in the trust accounts at American National Bank (ANB) were invested in the Federated Treasury Obligations Fund. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Federated Treasury Obligation Fund is rated AAAM by Standard & Poor's.

Cash and investments are restricted for the following purposes as of December 31, 2009:

**Emergency Reserves**

Cash and investments of \$46,000 are restricted as Emergency Reserves as required by Article X, Section 20 of the Constitution of the State of Colorado.

**Debt Service**

Cash and investments in the amount of \$1,090 are restricted for payment toward the District's Series 2007 bonds.

**Conservation Trust Fund**

Cash and investments in the amount of \$19,169 are restricted for recreational purposes under state statutes.

**Bond Reserve Fund**

Cash and investments in the amount of \$3,000,000 are restricted as bond reserve funds. The bond reserve fund was established in accordance with the terms of the Trust Agreement dated as of December 1, 2007 between the District and American National Bank (Trustee). In the event there are insufficient funds for required debt service payments, the bond reserve fund will be used to prevent a default in the payment of principal and interest on the bonds.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

**Bond Project Fund**

Cash and investments in the amount of \$1,291,787 are restricted for capital improvements associated with the District Facilities Construction Funding and Service Agreement with Town.

**CP Bedrock Escrow**

Cash and investments in the amount of \$247,925 are being held in an escrow account for the completion of certain infrastructure improvements associated with the CP Bedrock inclusion agreement (see Note 5).

**NOTE 4 - LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2009:

	<u>Balance at December 31, 2008</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at December 31, 2009</u>	<u>Amount Due Within One Year</u>
General Obligation bonds payable:					
General Obligation Limited Tax Refunding and Improvement Bonds - Series 2007					
Bonds - Series 2007	\$87,830,000	\$ -	\$ -	\$87,830,000	\$ -
Discount on Series 2007 bonds	(1,751,412)	-	81,495	(1,669,917)	-
Cost of refunding bonds	(12,498,453)	-	581,569	(11,916,884)	-
	<u>\$73,580,135</u>	<u>\$ -</u>	<u>\$ 663,064</u>	<u>\$74,243,199</u>	<u>\$ -</u>

**General Obligation Bonds**

**\$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007**, with interest of 5.00% to 5.35%, consisting of term bonds issued in the amount of \$14,875,000 due annually through 2022, term bonds issued in the original amount of \$16,075,000 through 2027 and term bonds issued in the original amount of \$56,880,000 due December 1, 2037. Such term bonds are subject to mandatory redemption. In addition, bonds maturing on and after December 1, 2017 are callable at the option of the District, on any date thereafter, upon payment of par and accrued interest, without redemption premium.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 4 - LONG-TERM OBLIGATIONS (CONTINUED)**

The bonds maturing on December 1, 2022, December 1, 2027 and December 1, 2037 also are subject to mandatory sinking fund redemption prior to maturity date of such Bonds, in part, by lot, upon payment of par and accrued interest, without redemption premium. The principal and interest of these bonds are insured as to repayment by the District by Radian Asset Assurance, Inc. During 2008, Standard & Poor's downgraded the rating of Radian from "AA" to "A" and placed Radian on CreditWatch Negative. During 2009, Standard & Poor's downgraded Radian to BB. For additional information on the rating change, contact Standard & Poor's or Radian.

The bonds are secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Bonds are also secured by amounts held by the Trustee in the Reserve Fund. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up deficiencies in the Reserve Fund. The maximum Required Mill Levy is 65.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2009, the adjusted maximum mill levy is 74.717. For collection year 2009, the District levied 52.700 for debt service and for collection year 2010 the District levied 58.000 mills.

**Refunding**

On December 6, 2007, the District advance refunded and defeased (debt legally satisfied) its General Obligation Limited Tax Refunding bonds dated November 15, 2004. The defeased bonds are not considered a liability of the District since sufficient funds were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the defeased bonds until the call date, at which point the bonds will be repaid in their entirety from the remaining funds in the escrow account. The bonds will be redeemed on December 1, 2014. As of December 31, 2009, the outstanding principal balance of the bonds is \$35,705,000.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 4 - LONG-TERM OBLIGATIONS (CONTINUED)**

The District's long-term obligations on its outstanding debt at December 31, 2009, will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2010	\$ -	\$ 4,622,730	\$ 4,622,730
2011	-	4,622,730	4,622,730
2012	-	4,622,730	4,622,730
2013	75,000	4,622,730	4,697,730
2014	375,000	4,618,980	4,993,980
2015-2019	7,175,000	22,417,400	29,592,400
2020-2024	13,025,000	19,995,140	33,020,140
2025-2029	18,455,000	16,098,645	34,553,645
2030-2034	25,835,000	10,448,817	36,283,817
2035-2037	22,890,000	2,654,135	25,544,135
	<u>\$ 87,830,000</u>	<u>\$ 94,724,037</u>	<u>\$ 182,554,037</u>

**Authorized Debt**

On November 3, 1998, the District's electors authorized the incurrence of general obligation indebtedness totaling \$90,500,000 at an interest rate not to exceed 15% for a maximum term of 20 years. On November 7, 2000, the District's electors authorized an additional \$90,500,000 of general obligation indebtedness at an interest rate not to exceed 15%, with no limit on maximum term. At December 31, 2009, the District has authorized but unissued indebtedness for the following purposes:

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 4 - LONG-TERM OBLIGATIONS (CONTINUED)**

	<b>Authorized November 3, 1998 Election</b>	<b>Authorized November 7, 2000 Election</b>	<b>Total Authorized</b>
Street improvements	\$ 35,000,000	\$ 35,000,000	\$ 70,000,000
Traffic controls	2,000,000	2,000,000	4,000,000
Water system	28,000,000	28,000,000	56,000,000
Sanitary sewer	13,000,000	13,000,000	26,000,000
Park and recreation	12,000,000	12,000,000	24,000,000
Operations	500,000	500,000	1,000,000
	<u>\$ 90,500,000</u>	<u>\$ 90,500,000</u>	<u>\$ 181,000,000</u>

	<b>Authorization Used</b>				<b>Remaining at December 31, 2009</b>
	<b>Series 2001 Bonds</b>	<b>Series 2004 Bonds</b>	<b>Series 2005 Bonds</b>	<b>Series 2007 Bonds</b>	
Street improvements	\$ 13,580,300	\$ 2,091,656	\$ 13,161,592	\$ 14,360,744	\$ 26,805,708
Traffic controls	-	-	-	-	4,000,000
Water system	6,338,400	(852,762)	4,101,235	4,808,238	41,604,889
Sanitary sewer	9,142,725	(5,611,303)	455,763	2,689,580	19,323,235
Park and recreation	5,688,575	5,952,409	3,781,410	8,541,438	36,168
Operations	-	-	-	-	1,000,000
	<u>\$ 34,750,000</u>	<u>\$ 1,580,000</u>	<u>\$ 21,500,000</u>	<u>\$ 30,400,000</u>	<u>\$ 92,770,000</u>

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 5 - INTERGOVERNMENTAL AGREEMENTS**

**Agreement with Weingarten/Miller/GVR, LLC**

The District has entered into an Agreement dated as of July 10, 2002 (the Weingarten Agreement) with Weingarten/Miller/GVR, LLC (Weingarten). Pursuant to the Weingarten Agreement, the District agreed to limit its debt service mill levy for all District bonds to 65 mills, subject to certain adjustments for changes in law (the Mill Levy Cap). As of December 31, 2009, the adjusted mill levy cap for this agreement was 74.717. The Mill Levy Cap may be removed by the District at such time as the general obligation debt of the District is equal to or less than 50% of the assessed value of the taxable property in the District. The District further agreed to include terms incorporating the Mill Levy Cap into the documents governing its bond transactions and to provide notice to Weingarten of the District's intent to issue bonds and the proposed terms thereof. The District provided notice of the issuance of the Series 2007 Bonds to Weingarten on July 10, 2007 pursuant to the Weingarten Agreement.

**Inclusion Agreement**

The District has entered into an Inclusion Agreement dated as of September 20, 2005 (the Inclusion Agreement) with Town Center and CP Bedrock LLC (CP Bedrock). Pursuant to the Inclusion Agreement, the parties set out the terms by which certain property owned by CP Bedrock has been and will be included into and excluded from the District. In addition, the District has agreed to limit its debt service mill levy to 65 mills, subject to certain adjustments for changes in law. As of December 31, 2009, the maximum mill levy under this agreement was 65.000. Finally, the District has agreed to provide CP Bedrock with notice at least 60 days prior to issuing debt obligations.

During 2008, the District entered into an amendment to the Inclusion Agreement that modified the language in the Inclusion Agreement to describe the authorized adjustments to the District's 65-mill limit for changes in law and other provisions. The District also entered into an Escrow Agreement with American National Bank that modified the original escrow instructions delivered pursuant to the Inclusion Agreement. Pursuant to the Modified Escrow Agreement, \$4,657,010 of the proceeds of the bonds were deposited into an escrow account to be released to the District as certain improvements are completed that benefit property owned by CP Bedrock that is subject to the Inclusion Agreement. At December 31, 2009, the balance in the escrow account was \$247,925.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 5 - INTERGOVERNMENTAL AGREEMENTS (CONTINUED)**

**Regional Facilities Construction Agreements**

The District entered into a Regional Facilities Construction Agreement (Old Agreement) with Town on December 1, 1999. Under the Old Agreement, Town is to provide capital construction and administrative services to the District.

Town is to own, operate, maintain, and construct the facilities benefiting both Districts. The District will, to the extent that the District is to benefit, pay the capital and service costs of construction, operation and maintenance of such facilities. At special elections held within the District on November 2, 1999 and on November 7, 2000, the District's qualified electors approved \$33,000,000 and \$66,000,000, respectively, for a total amount of \$99,000,000, for the Old Agreement.

On April 28, 2005, the District and Town entered into a District Facilities Construction, Funding and Service Agreement (New Agreement), which replaced the Old Agreement. Under the New Agreement, the obligations of the District and Town remain essentially the same. In addition, Town may draw against the District's project funds without further need of the District's consent, to pay the capital costs expected to be paid pursuant to the New Agreement. The District also agrees to levy a minimum service levy of not less than 10 mills and not greater than 50 mills to pay the service costs expected to be paid pursuant to the New Agreement.

An estimate of the total maximum capital costs and total maximum service costs is set forth below:

<u>Year</u>	<u>Capital Cost</u>	<u>Service Cost</u>
2010	\$ 896,573	\$ 1,100,000
2011	418,722	878,500
2012	-	908,500
2013	-	940,800
2014	-	972,300
2015-2019	-	5,161,150
2020-2024	-	5,698,350
2025-2029	-	6,291,400
2030-2034	-	6,946,300
2035	-	101,217
	<u>\$ 1,315,295</u>	<u>\$ 28,998,517</u>



**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 6 - INTERFUND AND OPERATING TRANSFERS**

The transfer of \$996,047 from the General Fund to Debt Service Fund was related to the Debt Service payments.

**NOTE 7 - NET ASSETS**

The District has net assets consisting of two components - restricted and unrestricted.

Restricted assets include net assets that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2009, the District had restricted net assets as follows:

	<b>Governmental Activities</b>
Restricted net assets:	
Emergency reserve	\$ 46,000
Revenues pledged for debt service	19,143
Conservation trust fund	19,169
Total restricted net assets	\$ 84,312

In the current and previous years, the District transferred bond proceeds to Town for the construction of facilities benefiting both Districts pursuant to the Regional Facilities Construction Agreements. The long-term debt which funded the construction of these facilities remains an obligation of the District. This deficit net asset balance of \$(66,477,426) is reflected on the District's statement of net assets.

**NOTE 8 - RELATED PARTIES**

The developer of the property which constitutes the District is HC Development & Management Services, Inc. (HC Development), a Colorado corporation. The shareholders of HC Development own and control entities that, in turn, own Oakwood Homes LLC (Oakwood), a Colorado limited liability company. One of the members of the Board of Directors is a consultant to Oakwood and/or HC Development. One board member serves as legal counsel for HC Development and Oakwood. As such, these board members may have conflicts of interest in dealing with the District.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 9 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2009. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including but not limited to the interpretation of how to calculate Fiscal Year Spending and other limits, will require judicial interpretation.

**EBERT METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2009**

**NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)**

On November 3, 1998, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

**NOTE 11 - SUBDISTRICTS**

During 2003, the Board of Directors of the District by resolution allowed for the division of the District into one or more subareas. Ebert Metropolitan District Subdistrict No. 1 was established on September 10, 2003, and Ebert Metropolitan District Subdistrict No. 2 was established on December 10, 2003. Different rates of levy for property tax purposes may be fixed against all the taxable property within the Subdistricts for operations and/or repayment of indebtedness issued by the Subdistricts to finance services, programs, and facilities furnished or to be furnished within the Subdistricts.

The electors of Subdistrict No. 1 at an election held on November 4, 2003, approved authorization to increase property taxes up to \$400,000 annually, as necessary, to pay for the costs of constructing, operating, and maintaining the improvements within and/or benefiting the Subdistrict. Debt authorization was also approved in the amount of \$2,000,000 for street improvements, \$16,000,000 for executing intergovernmental agreements, and \$20,000,000 for debt refunding. The electors of Subdistrict No. 2 at an election held on May 4, 2004, authorized \$2,000,000 of indebtedness for street improvements, \$16,000,000 for executing intergovernmental agreements, \$20,000,000 for debt refunding, and an increase in property taxes of up to \$400,000 annually for capital, operations, maintenance, and other expenses.

As of December 31, 2009, there has been no financial activity in either of the Subdistricts.

This information is an integral part of the accompanying financial statements.

## **SUPPLEMENTAL INFORMATION**

**EBERT METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2009**

	<u>Budget Amounts Original and Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Property taxes	\$ 3,481,100	\$ 2,937,771	\$ (543,329)
Specific ownership taxes	243,680	223,963	(19,717)
Investment income	66,800	34,688	(32,112)
Total revenues	<u>3,791,580</u>	<u>3,196,422</u>	<u>(595,158)</u>
<b>EXPENDITURES</b>			
County Treasurer's fees	34,810	29,559	5,251
Interest - Series 2007 bonds	4,622,730	4,622,730	-
Interest - Series 2009 subordinate bonds	280,000	-	280,000
Paying agent fees	2,000	3,750	(1,750)
Contingency	460	-	460
Total expenditures	<u>4,940,000</u>	<u>4,656,039</u>	<u>283,961</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(1,148,420)</u>	<u>(1,459,617)</u>	<u>(311,197)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from other funds	885,000	996,047	111,047
Total other financing sources	<u>885,000</u>	<u>996,047</u>	<u>111,047</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	<u>(263,420)</u>	<u>(463,570)</u>	<u>(200,150)</u>
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>3,474,197</u>	<u>3,482,713</u>	<u>8,516</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 3,210,777</u>	<u>\$ 3,019,143</u>	<u>\$ (191,634)</u>

**EBERT METROPOLITAN DISTRICT  
 CONSERVATION TRUST FUND  
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
 FUND BALANCES - BUDGET AND ACTUAL  
 Year Ended December 31, 2009**

	<u>Budget Amounts Original and Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Conservation trust fund	\$ 15,000	\$ 19,147	\$ 4,147
Investment income	300	22	(278)
Total revenues	<u>15,300</u>	<u>19,169</u>	<u>3,869</u>
<b>EXPENDITURES</b>			
Current			
Transfer to Town Center	-	33,828	(33,828)
Overlooks	49,161	-	49,161
Total expenditures	<u>49,161</u>	<u>33,828</u>	<u>15,333</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(33,861)</u>	<u>(14,659)</u>	<u>19,202</u>
<b>NET CHANGE IN FUND BALANCE</b>	(33,861)	(14,659)	19,202
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>33,861</u>	<u>33,828</u>	<u>(33)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 19,169</u>	<u>\$ 19,169</u>

**EBERT METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2009**

<b>Year Ended December 31,</b>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<b>Mills Levied</b>		<b>Total Property Taxes</b>		<b>Percentage Collected to Levied</b>
		<b>General Service</b>	<b>Debt Service</b>	<b>Levied</b>	<b>Collected</b>	
2005	\$ 28,989,830	17.000	33.000	\$ 1,449,492	\$1,466,052	101.14%
2006	\$ 44,615,280	17.000	38.000	\$ 2,453,840	\$2,223,761	90.62%
2007	\$ 49,777,480	17.000	38.000	\$ 2,737,761	\$2,576,459	94.11%
2008	\$ 62,155,660	17.000	45.700	\$ 3,897,160	\$3,894,032	99.92%
2009	\$ 66,057,080	17.000	52.700	\$ 4,604,178	\$3,885,439	84.39% (A)
Estimated for year ending December 31, 2010	\$ 63,473,390	17.000	58.000	\$ 4,760,504		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

(A) Approximately \$585,000 of property taxes levied in collection year 2009 were not received by the District until March 2010.

**EBERT METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2009**

<b>\$87,830,000</b>			
<b>Limited Tax General Obligation</b>			
<b>Refunding and Improvement Bonds</b>			
<b>Dated December 6, 2007</b>			
<b>Interest Rate at 5.00%-5.35%</b>			
<b>Payable Semiannually</b>			
<b>on June 1 and December 1</b>			
<b>Principal Due December 1</b>			
<u>Year Ended</u> <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2010	\$ -	\$ 4,622,730	\$ 4,622,730
2011	-	4,622,730	4,622,730
2012	-	4,622,730	4,622,730
2013	75,000	4,622,730	4,697,730
2014	375,000	4,618,980	4,993,980
2015	850,000	4,600,230	5,450,230
2016	1,225,000	4,557,730	5,782,730
2017	1,430,000	4,496,480	5,926,480
2018	1,740,000	4,424,980	6,164,980
2019	1,930,000	4,337,980	6,267,980
2020	2,250,000	4,241,480	6,491,480
2021	2,380,000	4,128,980	6,508,980
2022	2,620,000	4,009,980	6,629,980
2023	2,755,000	3,878,980	6,633,980
2024	3,020,000	3,735,720	6,755,720
2025	3,180,000	3,578,680	6,758,680
2026	3,470,000	3,413,320	6,883,320
2027	3,650,000	3,232,880	6,882,880
2028	3,970,000	3,043,080	7,013,080
2029	4,185,000	2,830,685	7,015,685
2030	4,540,000	2,606,787	7,146,787
2031	4,785,000	2,363,898	7,148,898
2032	5,175,000	2,107,900	7,282,900
2033	5,455,000	1,831,037	7,286,037
2034	5,880,000	1,539,195	7,419,195
2035	6,195,000	1,224,615	7,419,615
2036	6,670,000	893,183	7,563,183
2037	10,025,000	536,337	10,561,337
	<u>\$ 87,830,000</u>	<u>\$ 94,724,037</u>	<u>\$ 182,554,037</u>



**CONTINUING DISCLOSURE**  
**ANNUAL FINANCIAL INFORMATION**  
**(UNAUDITED)**

**EBERT METROPOLITAN DISTRICT**  
**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION**  
**December 31, 2009**  
(UNAUDITED)

**Ten Largest Owners of Taxable Property of the District (1)**

<b>Taxpayer Name</b>	<b>2009 Assessed Valuation</b>	<b>Percentage of Total Assessed Valuation</b>
HC Land Investments LLC (2)	\$ 8,665,270	13.65%
Yampa-Telluride Land Investments LLC	5,347,580	8.42%
GDC Green Valley LLC	2,479,900	3.91%
HC Development & Management Services, Inc. (2)	2,369,840	3.73%
Oakwood Homes LLC (2)	2,029,220	3.20%
Dillon Companies Inc.	1,715,930	2.70%
Green Valley MOB LP	1,645,140	2.59%
C P Bedrock LLC	1,301,750	2.05%
Qwest Corporation	746,900	1.18%
Tower Road Farms LLC	617,840	0.97%
All Others	36,554,020	57.59%
	<u>\$ 63,473,390</u>	<u>100.00%</u>

(1) Based upon information furnished by the City and County of Denver.

(2) The Developer and entities related to the Developer.

**2009 Assessed Valuation of Classes of Property of the District**

<b>Class</b>	<b>2009 Assessed Valuation</b>	<b>Percentage of Total Assessed Valuation</b>
Residential	\$ 32,947,940	51.91%
Vacant land	17,102,390	26.94%
Commercial	8,857,300	13.95%
State assessed	751,800	1.18%
Personal property	1,565,900	2.47%
Other	2,248,060	3.54%
	<u>\$ 63,473,390</u>	<u>100.00%</u>

(Continued)

**EBERT METROPOLITAN DISTRICT**  
**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION**  
**December 31, 2009**  
(UNAUDITED)  
(Continued)

**Selected Debt Ratios of the District**

Direct Debt	\$ 87,830,000
2009 District Assessed Valuation	\$ 63,473,390
Direct Debt to 2009 Assessed Valuation	138.37%
2009 District Estimated Statutory "Actual" Value (1)	\$ 519,179,017
Direct Debt to 2009 Estimated Statutory "Actual" Value	16.92%

(1) This figure has been calculated using a statutory formula under which assessed valuation is calculated at 7.96% of the statutory "actual" value of residential property in the District and 29% of the statutory "actual" value of other property within the District (with certain specified exceptions). Statutory "actual" value is not intended to represent market value.