



**CliftonLarsonAllen**

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## **Accountant's Compilation Report**

Board of Directors  
Ebert Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Ebert Metropolitan District for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018, and the actual comparative information for the year ending December 31, 2017, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Ebert Metropolitan District.

Greenwood Village, Colorado  
January 20, 2019



An independent member of Nexia International

**EBERT METROPOLITAN DISTRICT  
SUMMARY  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCES	\$ 4,423,048	\$ 4,566,537	\$ 9,167,276
REVENUE			
Property taxes	7,029,477	9,570,898	6,752,737
Specific ownership tax	518,080	574,700	405,170
Net investment income	41,726	67,890	129,340
Other revenue - landscape maintenance reimbursement	18,347	18,713	19,087
Bond proceeds	-	102,715,000	-
Bond premium	-	6,609,098	-
Conservation trust fund proceeds	53,499	53,100	55,000
Total revenue	7,661,129	119,609,399	7,361,334
TRANSFERS IN	37,646	2,309,798	-
Total funds available	12,121,823	126,485,734	16,528,610
EXPENDITURES			
General			
Services Outlay - Town Center	1,405,000	1,874,253	2,063,409
Capital Replacement - Town Center	164,011	206,762	-
Loan issue costs	11,876	1,076,407	-
County Treasurer's fees	70,328	95,710	67,523
Loan interest	4,080,049	3,477,699	-
Loan principal	1,710,000	3,020,000	-
Paying agent and trustee fees	12,500	12,500	4,000
Payment to refunding escrow	-	105,157,597	-
Debt service - 2018A-1	-	-	4,207,295
Debt service - 2018A-2	-	-	811,535
CTF projects	63,876	53,458	55,300
Irrigation upgrades - 56th/Picadilly	-	-	500,000
GVR Boulevard landscaping	-	-	500,000
Other projects - pending Reserve Study	-	-	250,000
Contingency	-	34,274	13,236
Total expenditures	7,517,640	115,008,660	8,472,298
TRANSFERS OUT	37,646	2,309,798	-
Total expenditures and transfers out requiring appropriation	7,555,286	117,318,458	8,472,298
ENDING FUND BALANCES	\$ 4,566,537	\$ 9,167,276	\$ 8,056,312

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

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

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
<b>ASSESSED VALUATION - Denver County</b>			
Residential	\$ 69,098,860	\$ 86,512,790	\$ 94,539,970
Commercial	7,096,880	7,814,980	9,107,040
Vacant land	3,186,140	7,262,540	4,299,580
Other	-	19,480	-
State assessed	593,900	593,000	4,350,700
Personal property	1,308,970	1,419,100	1,846,350
	<u>81,284,750</u>	<u>103,621,890</u>	<u>114,143,640</u>
Adjustments	579,170	(203,670)	-
Certified Assessed Value	<u>\$ 81,863,920</u>	<u>\$ 103,418,220</u>	<u>\$ 114,143,640</u>
<b>MILL LEVY</b>			
Contractual obligation	17.000	17.000	17.000
Debt Service - 2016A	35.285	35.804	0.000
Debt Service - 2016B	21.411	26.107	0.000
Debt Service - 2016C	8.304	9.950	0.000
Debt Service - 2018A-1	0.000	0.000	34.440
Debt Service - 2018A-2	0.000	0.000	5.600
Capital reserve	2.000	2.000	1.000
Total mill levy	<u>84.000</u>	<u>90.861</u>	<u>58.040</u>
<b>PROPERTY TAXES</b>			
General fund - contractual obligation	\$ 1,391,687	\$ 1,758,110	\$ 1,940,442
Debt Service - 2016A	2,888,568	3,702,786	-
Debt Service - 2016B	1,752,788	2,699,939	-
Debt Service - 2016C	679,798	1,029,011	-
Debt Service - 2018A-1	-	-	3,931,107
Debt Service - 2018A-2	-	-	639,204
Capital reserve	163,728	206,836	114,144
Levied property taxes	<u>6,876,569</u>	<u>9,396,683</u>	<u>6,624,897</u>
Adjustments to actual/rounding	11,896	(3,368)	-
Budgeted property taxes	<u>\$ 6,888,465</u>	<u>\$ 9,393,315</u>	<u>\$ 6,624,897</u>
<b>ASSESSED VALUATION - Denver County - Debt Only</b>			
Commercial	\$ 1,574,350	\$ 2,591,810	\$ 3,197,980
Vacant land	132,410	-	-
Personal property	381,000	464,170	505,680
Agricultural land	60	120	1,700
State assessed	-	-	6,600
	<u>2,087,820</u>	<u>3,056,100</u>	<u>3,711,960</u>
Adjustments	81,600	90,050	-
Certified Assessed Value	<u>\$ 2,169,420</u>	<u>\$ 3,146,150</u>	<u>\$ 3,711,960</u>
<b>MILL LEVY</b>			
Debt Service - 2016A	40.453	35.804	0.000
Debt Service - 2016B	24.547	26.107	0.000
Debt Service - 2018A-1	0.000	0.000	34.440
Total mill levy	<u>65.000</u>	<u>61.911</u>	<u>34.440</u>
<b>PROPERTY TAXES</b>			
Debt Service - 2016A	87,760	112,645	-
Debt Service - 2016B	53,253	82,137	-
Debt Service - 2018A-1	-	-	127,840
Levied property taxes	<u>141,012</u>	<u>194,781</u>	<u>127,840</u>
Adjustments to actual/rounding	-	(17,198)	-
Budgeted property taxes	<u>\$ 141,012</u>	<u>\$ 177,583</u>	<u>\$ 127,840</u>
<b>BUDGETED PROPERTY TAXES</b>			
General fund - contractual obligation	\$ 1,394,094	\$ 1,757,480	\$ 1,940,442
General fund - capital reserve	164,011	206,762	114,144
Debt Service fund	5,330,360	7,429,073	4,570,311
Debt Service fund - excluded area	141,012	177,583	127,840
	<u>\$ 7,029,477</u>	<u>\$ 9,570,898</u>	<u>\$ 6,752,737</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
GENERAL FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 110,631	\$ 188,109	\$ 180,664
REVENUE			
Property taxes	1,558,105	1,964,242	1,940,442
Specific ownership tax	114,830	117,700	123,280
Net investment income	8,128	6,900	2,600
Other revenue - landscape maintenance reimbursement	18,347	18,713	19,087
Total revenue	<u>1,699,410</u>	<u>2,107,555</u>	<u>2,085,409</u>
TRANSFERS IN			
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>1,810,041</u>	<u>2,295,664</u>	<u>2,266,073</u>
EXPENDITURES			
Services Outlay - Town Center	1,405,000	1,874,253	2,063,409
Capital Replacement - Town Center	164,011	206,762	-
County Treasurer's fees	15,275	19,640	19,400
Contingency	-	4,547	7,191
Total expenditures	<u>1,584,286</u>	<u>2,105,202</u>	<u>2,090,000</u>
TRANSFERS OUT			
Debt Service Fund	37,646	9,798	-
Total transfers out	<u>37,646</u>	<u>9,798</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>1,621,932</u>	<u>2,115,000</u>	<u>2,090,000</u>
ENDING FUND BALANCE	<u>\$ 188,109</u>	<u>\$ 180,664</u>	<u>\$ 176,073</u>
EMERGENCY RESERVE	\$ 50,000	\$ 63,200	\$ 62,600
AVAILABLE FOR OPERATIONS	<u>138,109</u>	<u>117,464</u>	<u>113,473</u>
	<u>\$ 188,109</u>	<u>\$ 180,664</u>	<u>\$ 176,073</u>

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**EBERT METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 4,302,273	\$ 4,378,360	\$ 6,686,612
REVENUE			
Property taxes	5,471,372	7,606,656	4,698,151
Specific ownership tax	403,250	457,000	281,890
Net investment income	33,297	60,700	100,300
Bond proceeds	-	102,715,000	-
Bond premium	-	6,609,098	-
Total revenue	<u>5,907,919</u>	<u>117,448,454</u>	<u>5,080,341</u>
TRANSFERS IN			
General Fund	37,646	9,798	-
Total transfers in	<u>37,646</u>	<u>9,798</u>	<u>-</u>
Total funds available	<u>10,247,838</u>	<u>121,836,612</u>	<u>11,766,953</u>
EXPENDITURES			
County Treasurer's fees	55,053	76,070	46,982
Loan interest - 2016A loans	2,321,889	1,735,955	-
Loan interest - 2016B loans	1,269,516	1,257,792	-
Loan interest - 2016C loans	488,644	483,952	-
Loan principal - 2016A loans	825,000	1,525,000	-
Loan principal - 2016B loans	635,000	1,120,000	-
Loan principal - 2016C loans	250,000	375,000	-
Loan interest - 2018A-1	-	-	3,937,295
Loan principal - 2018A-1	-	-	270,000
Loan interest - 2018A-2	-	-	746,535
Loan principal - 2018A-2	-	-	65,000
Loan issue costs	11,876	1,076,407	-
Paying agent and trustee fees	12,500	12,500	4,000
Payment to refunding escrow	-	105,157,597	-
Contingency	-	29,727	5,188
Total expenditures	<u>5,869,478</u>	<u>112,850,000</u>	<u>5,075,000</u>
TRANSFERS OUT			
CP Replacement Fund	-	2,300,000	-
Total transfers out	<u>-</u>	<u>2,300,000</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>5,869,478</u>	<u>115,150,000</u>	<u>5,075,000</u>
ENDING FUND BALANCE	<u>\$ 4,378,360</u>	<u>\$ 6,686,612</u>	<u>\$ 6,691,953</u>
RATE STABILIZATION RESERVE		\$ 6,636,000	\$ 6,636,000
SURPLUS		50,612	55,953
		<u>\$ 6,686,612</u>	<u>\$ 6,691,953</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CONSERVATION TRUST FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 10,144	\$ 68	\$ -
REVENUE			
Conservation trust fund	53,499	53,100	55,000
Net investment income	301	290	300
Total revenue	<u>53,800</u>	<u>53,390</u>	<u>55,300</u>
TRANSFERS IN			
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>63,944</u>	<u>53,458</u>	<u>55,300</u>
EXPENDITURES			
Transfer to Town Center	63,876	53,458	55,300
Total expenditures	<u>63,876</u>	<u>53,458</u>	<u>55,300</u>
Total expenditures and transfers out requiring appropriation	<u>63,876</u>	<u>53,458</u>	<u>55,300</u>
ENDING FUND BALANCE	<u>\$ 68</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CAPITAL RESERVE - BOND PROCEEDS - SERIES 2018  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 2,300,000
REVENUE			
Net investment income	-	-	25,300
Total revenue	<u>-</u>	<u>-</u>	<u>25,300</u>
TRANSFERS IN			
Debt Service Fund	-	2,300,000	-
Total transfers in	<u>-</u>	<u>2,300,000</u>	<u>-</u>
Total funds available	<u>-</u>	<u>2,300,000</u>	<u>2,325,300</u>
EXPENDITURES			
Transfer to Town Center			
Irrigation upgrades - 56th/Picadilly	-	-	500,000
GVR Boulevard landscaping	-	-	500,000
Other projects - pending Reserve Study	-	-	250,000
Total expenditures	<u>-</u>	<u>-</u>	<u>1,250,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>1,250,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ 2,300,000</u>	<u>\$ 1,075,300</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**EBERT METROPOLITAN DISTRICT  
CAPITAL RESERVE - 1.000 MILL  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/20/2019

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Property taxes	-	-	114,144
Net investment income	-	-	840
Total revenue	<u>-</u>	<u>-</u>	<u>114,984</u>
TRANSFERS IN			
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>-</u>	<u>-</u>	<u>114,984</u>
EXPENDITURES			
County treasurer fees	-	-	1,141
Contingency	-	-	857
Total expenditures	<u>-</u>	<u>-</u>	<u>1,998</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>1,998</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 112,985</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

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.

On November 3, 1998, District voters authorized the issuance of \$90,500,000 of general obligation indebtedness. The District voters also approved a property tax revenue increase of \$1,000,000 annually to pay, in part, the District's general cost of operations and maintenance. Furthermore, the voters authorized the District to collect and expend levied taxes and any other income of the District without regard to any limitations imposed by TABOR. On November 2, 1999, District voters approved \$33,000,000 to finance costs associated with the Regional Facilities Construction Agreement. On November 7, 2000, District electors approved \$66,000,000 to finance costs associated with the Regional Facilities Construction Agreement. In addition, District electors approved \$90,000,000 of general obligation indebtedness.

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.

The District and Town entered into an Amended and Restated Facilities, Construction, Funding and Service Agreement effective January 1, 2016 (Amended Agreement). Under the Amended Agreement, the District will pay a maximum of \$21,635,477 to Town for service costs, which represents voted authorization of \$99,000,000 less all service costs paid to Town through December 31, 2015. Service costs comprise all operations, maintenance, and administration costs incurred by Town in the performance of the duties and services required by the Amended Agreement. The District agrees to levy a minimum service levy of 19 mills that may be adjusted to account for constitutional or legislative changes in computing assessed valuation of District property, provided that the levy shall never exceed 50 mills. Payments for capital costs contemplated by the Amended Agreement are to be funded from the proceeds of the District's 2016C Note.

**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided (Continued)**

The District and Town entered in to a Second Amended and Restated District Facilities Construction, Funding and Service Agreement dated effective as of November 1, 2018 (New Service Agreement). The New Service Agreement provides that the District will fund the construction of certain facilities necessary to complete the development in the District and Town will own, operate and maintain certain facilities identified therein and provide covenant enforcement and design review services for the benefit of the District. For the purposes of paying the costs incurred by Town for such purposes, the New Service Agreement further provides that the District will levy the Minimum Service Levy (a levy of not less than eighteen (18) mills against all taxable property within its boundaries, adjusted to account for constitutional and legislative changes, including new exemptions, in the manner, method or base percentage calculation for the computation of assessed values of taxable property, provided that the levy shall never exceed fifty (50) mills) until such time as the New Service Agreement is terminated or the District has paid Town the Maximum Service Amount (\$16,947,741). The Maximum Service Amount represents costs incurred by Town for operations, maintenance and administrative costs incurred by Town in the performance of its duties under the New Service Agreement.

The New Service Agreement establishes and funds the Capital Repair and Replacement Fund (the "CRRF"). One mill of the Minimum Service Levy is to be reserved for the purpose of funding the CRRF. The amounts in the CRRF are to be used for the limited purpose of repairing, replacing and/or maintaining public improvements and for creating reserves for those purposes, all at the direction of the Board acting in its discretion. Town agrees in the New Service Agreement to, subject to funding provided by the District from the CRRF, to repair, replace and/or maintain public improvements in consultation with or as requested by the Board. Additionally, pursuant to the New Service Agreement, the District agrees to allow Town to withdraw, at the direction of the District, up to \$2,300,000 of proceeds from the District's Series 2018 A-2 bonds for funding the construction or acquisition of certain facilities (the Improvement Project).

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

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.

This budget only includes Ebert Metropolitan District. Ebert Metropolitan District Subdistrict No. 1 and Ebert Metropolitan District Subdistrict No. 2 are being administratively dissolved.

**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Landscape Maintenance Reimbursement**

Per an intergovernmental agreement effective January 1, 2012, the District will be reimbursed by Green Valley Ranch Metropolitan District (GVRMD) for landscape maintenance services that Town provides for property within GVRMD. These funds will be transferred to Town as part of the services outlay.

**Conservation Trust (Lottery Proceeds)**

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under state statutes.

**Expenditures**

**Outlay for Town Center Metropolitan District**

Per the New Service Agreement with Town, the District is to pay the capital and service costs of the construction, operation, and maintenance of the facilities being constructed by Town that will benefit the District. The District will also transfer lottery proceeds to Town to fund eligible projects.

**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Debt Service**

Principal and interests payments are provided based on the debt amortization schedule from the Series 2018 Bonds (discussed under Debt and Leases).

**Debt and Leases**

On December 6, 2018, the District issued an aggregate of \$102,715,000 of General Obligation Refunding and Improvement Bonds (the 2018 Bonds) as follows: (1) \$86,350,000 General Obligation Limited Tax Refunding Bonds Series 2018A-1 and (2) \$16,365,000 General Obligation Limited Tax Refunding and Improvement Bonds Series 2018A-2; The 2018 Bonds bear interest payable on June 1 and December 1, commencing on June 1, 2019, at the rate of 4.00% – 5.00% per annum. Premium payments of \$5,553,963 and \$1,055,035, respectively, were paid on the bonds, resulting in net effective interest rates between 3.77% and 4.16%. Mandatory principal payments are due on December 1, commencing on December 1, 2019, with final payment due on December 1, 2048.

The Series 2018A-1 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-1 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection:(i) the 2018A-1 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-1 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-1 Pledged Revenue Fund. The Series 2018A-2 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-2 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the 2018A-2 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-2 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-2 Pledged Revenue Fund.

Proceeds from the sale of the Series 2018A-1 Bonds were used to refund, pay and discharge the District's outstanding 2016A Loan and 2016B Loan in the amount of \$52,460,000 and \$37,995,000, respectively. Proceeds from the sale of the Series 2018A-2 Bonds were used to refund, pay and discharge the District's outstanding 2016C Loan in the amount of \$14,675,000 and to finance the Improvement Project in the amount of \$2,300,000. In addition, proceeds from the sale of the 2018 Bonds were used to pay the costs of issuance of the 2018 Bonds and to purchase a bond insurance policy that will secure the payment of interest and principal on the 2018 Bonds.

The District has no operating or capital leases.

**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Intergovernmental Agreements**

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

The District has entered into a Mill Levy Cap Agreement dated as of July 10, 2002 (Mill Levy Cap Agreement) with Weingarten/Miller/GVR, LLC (Weingarten). Pursuant to the Mill Levy Cap 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 current debt service mill levy cap under the mill levy cap agreement, based upon such adjustment is 82.604. Such limitation 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 such limitations 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 incorporated the Mill Levy Cap into the Indenture for the 2018 Bonds. The District provided notice of the issuance of the Bonds to Weingarten on September 20, 2018 pursuant to the Mill Levy Cap Agreement. The Mill Levy Cap Agreement does not limit the power of the District to impose or collect property taxes for administration, operation and maintenance. The Mill Levy Cap Agreement is to continue in effect until the outstanding general obligation debt of the District does not exceed 50% of the valuation of the taxable property in the District unless sooner terminated pursuant to the provisions thereof.

**Inclusion Agreement**

The District has entered into a Restated Inclusion Agreement dated May 30, 2008, with an effective date of December 12, 2007 with Town and C.P. Bedrock LLC (CP Bedrock), (Inclusion Agreement). Pursuant to the Inclusion Agreement, the parties set out the terms by which certain property owned by CP Bedrock has been included and will be included and excluded from the District. In addition, the District has agreed to limit its debt service mill levy in perpetuity to 65 mills, subject to certain adjustments for changes in law. The current debt service mill levy cap under the Inclusion Agreement, based upon such adjustment is 82.604 mills. The District also agreed to provide CP Bedrock with notice at least 60 days prior to issuing District bonds. The District provided CP Bedrock with notice of the issuance of the 2018 Bonds on September 20, 2018 pursuant to the Inclusion Agreement. The Inclusion Agreement established the terms upon which a portion of the proceeds of the District's 2007 Bonds were deposited into an escrow account to be released to the District as it completes certain improvements benefiting property owned by CP Bedrock that is subject to the Inclusion Agreement.

Due to the fact that the property that is the subject of the Inclusion Agreement is not subject to a potential general fund mill levy of the District, the Inclusion Agreement allows the District to impose a General Fund Fee (General Fund Fee) in order for the District to pay certain operations and maintenance expenses related to the property contained in the property subject to the Inclusion Agreement. The amount of the General Fund Fee is generally calculated in the same manner as an operations and maintenance mill levy would be calculated based upon a formula set forth in the Inclusion Agreement. The District has not previously imposed a General Fund Fee however it may do so at any time. There is a portion of the property subject to the Inclusion Agreement that remains undeveloped, therefore, there is a portion of the Town Development Fees related to this undeveloped property that remains outstanding.

**EBERT METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**Debt Service**

The District has provided for a rate stabilization account in the amount of \$4,636,000.

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

**EBERT METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>\$86,350,000</b>		<b>\$16,365,000</b>					
<b>Limited Tax General Obligation Refunding Bonds</b>		<b>Limited Tax General Obligation Refunding</b>					
<b>Series 2018A-1</b>		<b>and Improvement Bonds</b>					
<b>Dated December 6, 2018</b>		<b>Series 2018A-2</b>					
<b>Interest rate of 4.00% - 5.00%</b>		<b>Dated December 6, 2018</b>					
<b>Interest payable June 1 and December 1</b>		<b>Interest rate of 2.090% - 4.150%</b>					
<b>Principal Due December 1</b>		<b>Interest payable June 1 and December 1</b>					
<b>Principal Due December 1</b>		<b>Principal Due December 1</b>					
	<b>Principal</b>	<b>Interest</b>		<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>All Bonds</b>
2019	\$ 270,000	\$ 3,937,295	\$	65,000	\$ 746,535	\$	5,018,831
2020	465,000	3,979,250		95,000	753,800		5,293,050
2021	720,000	3,956,000		135,000	749,050		5,560,050
2022	970,000	3,920,000		180,000	742,300		5,812,300
2023	1,060,000	3,871,500		200,000	733,300		5,864,800
2024	1,250,000	3,818,500		235,000	723,300		6,026,800
2025	1,345,000	3,756,000		250,000	711,550		6,062,550
2026	1,525,000	3,688,750		285,000	699,050		6,197,800
2027	1,605,000	3,612,500		300,000	684,800		6,202,300
2028	1,785,000	3,532,250		335,000	669,800		6,322,050
2029	1,875,000	3,443,000		350,000	653,050		6,321,050
2030	2,075,000	3,349,250		390,000	635,550		6,449,800
2031	2,180,000	3,245,500		410,000	616,050		6,451,550
2032	2,395,000	3,136,500		450,000	595,550		6,577,050
2033	2,495,000	3,040,700		470,000	577,550		6,583,250
2034	2,705,000	2,940,900		510,000	558,750		6,714,650
2035	2,840,000	2,805,650		535,000	533,250		6,713,900
2036	3,095,000	2,663,650		580,000	506,500		6,845,150
2037	3,250,000	2,508,900		610,000	477,500		6,846,400
2038	3,525,000	2,346,400		665,000	447,000		6,983,400
2039	3,705,000	2,170,150		695,000	413,750		6,983,900
2040	4,005,000	1,984,900		755,000	379,000		7,123,900
2041	4,205,000	1,784,650		790,000	341,250		7,120,900
2042	4,535,000	1,574,400		855,000	301,750		7,266,150
2043	4,760,000	1,347,650		895,000	259,000		7,261,650
2044	5,115,000	1,109,650		965,000	214,250		7,403,900
2045	5,320,000	904,825		1,005,000	175,425		7,405,250
2046	5,535,000	691,788		1,065,000	134,988		7,426,775
2047	5,755,000	470,138		1,110,000	92,138		7,427,275
2048	5,985,000	239,675		1,180,000	47,475		7,452,150
	<u>\$ 86,350,000</u>	<u>\$ 79,830,320</u>		<u>\$ 16,365,000</u>	<u>\$ 15,173,260</u>		<u>\$ 197,718,581</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.