

BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2

**2021 ANNUAL REPORT
TO
THE CITY OF BROOMFIELD**

Pursuant to Paragraph 1 of Section VII of the AMENDED AND RESTATED SERVICE PLAN FOR BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2 dated September 11, 2018, Broomfield Village Metropolitan District No. 2 is submitting this 2021 Annual Report to the City of Broomfield, Colorado. The report is to include information concerning these matters which occurred during the prior fiscal year.

For the year ending December 31, 2021, the District makes the following report:

A. Boundary changes made or proposed.

Order for Exclusion of Property Recorded on: March 1, 2021 at Reception No. 2021004027

B. Intergovernmental Agreements with other governmental bodies entered into or proposed.

The District did not enter into any intergovernmental agreements in 2021.

C. Changes or proposed changes in the District's policies.

There were no changes or proposed changes in the District's policies in 2021.

D. Changes or proposed changes in the District's operations.

There were no changes or proposed changes in the District's operations in 2021.

E. Changes in the financial status of the District including revenue projections or operating costs.

The District's 2022 Budget is attached in **Exhibit A**.

F. A summary of any litigation which involves the District.

There is no litigation of which we are aware currently pending or anticipated against the District.

G. Proposed plans for the year immediately following the year summarized in the Annual Report.

The District and the developer are currently working together on the redevelopment of Phase 1A of the project.

H. Status of Public Improvement Construction Schedule.

The District and the developer are currently working together on the redevelopment of Phase 1A of the project.

I. Submission of current assessed valuation in the District.

The assessed valuation for Broomfield Village Metropolitan District No. 2, as certified by the Broomfield County Assessor on December 1, 2021, is attached in **Exhibit B**.

EXHIBIT A
2022 Budget

BROOMFIELD VILLAGE METROPOLITAN DISTRICT NO. 2
2022
BUDGET MESSAGE

Attached please find a copy of the adopted 2022 budget for the Broomfield Village Metropolitan District No. 2.

The Broomfield Village Metropolitan District No. 2 has adopted budgets for three funds, a General Fund to provide for the payment of general operating and parking garage expenditures; a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding bond debt.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2022 will be the retention of a portion of the City of Broomfield's 3.5% sales tax rate on sales generated from the commercial property within the district, and property taxes. The sales tax revenue is pledged for the retirement of debt. The district intends to impose a 55.000 mill levy on the property within the district for 2022, of which 5.000 mills will be dedicated to the General Fund and the balance of 50.000 mills will be allocated to the Debt Service Fund. Ending balances in the Debt Service fund are reserved for debt retirement.

Broomfield Village Metropolitan District No. 2
Adopted Budget
General Fund
For the Year Ended December 31, 2022

	Actual 2020	Adopted Budget 2021	Actual 6/30/2021	Estimate 2021	Adopted Budget 2022
Beginning fund balance	\$ 15,446	\$ (43,188)	\$ -	\$ -	\$ -
Revenues:					
Property taxes	40,921	44,420	40,727	43,500	39,634
Urban renewal - TIF	(2,529)	(2,585)	(2,518)	(2,530)	(8,940)
Urban renewal - TIF	2,529	2,585	2,518	2,530	8,940
Developer Advance	-	69,009	-	-	-
Interest income	12	100	(4)	-	100
Total revenues	<u>40,933</u>	<u>113,529</u>	<u>40,723</u>	<u>43,500</u>	<u>39,734</u>
Total funds available	<u>56,379</u>	<u>70,341</u>	<u>40,723</u>	<u>43,500</u>	<u>39,734</u>
Expenditures:					
Audit	-	5,000	-	-	-
Insurance	-	5,000	-	-	-
Accounting	-	7,500	-	-	-
Legal	-	50,000	-	-	-
Miscellaneous	-	164	-	-	-
Treasurer's fees	614	666	649	653	595
Urban Renewal - TIF	-	(39)	(38)	(39)	(134)
Transfer to Flatiron Marketplace	55,765	-	40,114	42,886	39,255
Emergency reserve	-	2,050	-	-	18
Total expenditures	<u>56,379</u>	<u>70,341</u>	<u>40,725</u>	<u>43,500</u>	<u>39,734</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ -</u>	<u>\$ -</u>
Gross Assessed valuation		<u>\$ 8,884,056</u>			<u>\$ 7,926,836</u>
TIF Increment		<u>\$ 517,067</u>			<u>\$ 1,788,088</u>
Net Assessed Valuation		<u>\$ 8,366,989</u>			<u>\$ 6,138,748</u>
Mill Levy		<u>5.000</u>			<u>5.000</u>

Broomfield Village Metropolitan District No. 2
Adopted Budget
Debt Service Fund GO Bonds
For the Year Ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>6/30/2021</u>	Estimate <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ 69,775	\$ 68,099	\$ 14,652	\$ 14,652	\$ 1,576,928
Revenues:					
Property taxes	393,686	441,171	431,278	441,170	396,342
Property taxes excluded area 1	-	-	-	-	12,978
Property taxes excluded area 2	-	-	-	-	70,362
Urban renewal - TIF	(12,135)	(27,749)	(27,399)	(27,749)	-
Urban renewal - TIF	12,135	27,749	27,399	27,749	-
Specific ownership taxes	28,598	26,933	13,395	26,800	28,102
BURA Broomfield Mill levy only Phase 1a	-	-	-	-	7,561
BURA TIF mill levy excludes Broomfield	-	-	-	-	18,108
Bond proceeds	-	7,005,000	7,320,000	7,320,000	-
Bond premium	-	-	728,633	728,633	-
Transfer from Capital Projects Fund	-	546,737	545,673	545,673	-
Interest income	3,874	5,000	(120)	-	-
Total revenues	<u>426,158</u>	<u>8,024,841</u>	<u>9,038,859</u>	<u>9,062,276</u>	<u>533,453</u>
Total funds available	<u>495,933</u>	<u>8,092,940</u>	<u>9,053,511</u>	<u>9,076,928</u>	<u>2,110,381</u>
Expenditures:					
Interest G/O Bonds	419,375	426,235	233,125	233,125	667,500
Bond principal G/O Bonds	50,000	-	-	-	-
Treasurer's fees	6,088	6,618	6,469	6,618	16,285
Urban Renewal - TIF	(182)	(321)	-	(400)	-
Payment to refunding fund	-	6,154,687	6,643,094	6,643,094	-
Legal Expense	5,000	-	-	-	-
Cost of issuance	-	304,547	499,282	609,563	-
Trustee / paying agent fees	1,000	5,500	1,000	8,000	8,000
Total expenditures	<u>481,281</u>	<u>6,897,266</u>	<u>7,382,970</u>	<u>7,500,000</u>	<u>691,785</u>
Ending fund balance	<u>\$ 14,652</u>	<u>\$ 1,195,674</u>	<u>\$ 1,670,541</u>	<u>\$ 1,576,928</u>	<u>\$ 1,418,596</u>
Gross Assessed valuation		<u>\$ 8,884,056</u>			<u>\$ 7,926,836</u>
TIF Increment		<u>\$ 517,067</u>			<u>\$ 1,788,088</u>
Net Assessed Valuation		<u>\$ 8,366,989</u>			<u>\$ 6,138,748</u>
Lot 9 exclusion					
Gross Assessed valuation		<u>\$ 5</u>			<u>\$ 350,760</u>
TIF Increment		<u>\$ -</u>			<u>\$ 1,657</u>
Net Assessed Valuation		<u>\$ -</u>			<u>\$ 349,103</u>
Fashion District exclusion					
Gross Assessed valuation		<u>\$ -</u>			<u>1,901,670</u>
TIF Increment		<u>\$ -</u>			<u>21,772</u>
Net Assessed Valuation		<u>\$ -</u>			<u>\$ 1,879,898</u>
Mill Levy		<u>50.000</u>			<u>50.000</u>
Mill levy excluded areas					<u>37.000</u>

Broomfield Village Metropolitan District No. 2
Adopted Budget
Debt Service Fund Revenue Bonds
For the Year Ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>6/30/2021</u>	Estimate <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ 195,712	\$ 40,607	\$ 87,705	\$ 87,705	\$ 84,587
Revenues:					
Sales tax revenue	284,655	125,000	91,034	150,000	150,000
Interest income	<u>1,254</u>	<u>1,000</u>	<u>191</u>	<u>382</u>	<u>1,000</u>
Total revenues	<u>285,909</u>	<u>126,000</u>	<u>91,225</u>	<u>150,382</u>	<u>151,000</u>
Total funds available	<u>481,621</u>	<u>166,607</u>	<u>178,930</u>	<u>238,087</u>	<u>235,587</u>
Expenditures:					
Interest Sales Tax Bonds 2011	291,056	125,000	72,000	151,000	150,000
Legal Fees	5,886	-	-	-	-
Trustee / paying agent fees	<u>2,500</u>	<u>5,000</u>	<u>2,500</u>	<u>2,500</u>	<u>5,000</u>
Total expenditures	<u>299,442</u>	<u>130,000</u>	<u>74,500</u>	<u>153,500</u>	<u>155,000</u>
Ending fund balance	<u>\$ 182,179</u>	<u>\$ 36,607</u>	<u>\$ 104,430</u>	<u>\$ 84,587</u>	<u>\$ 80,587</u>

Broomfield Village Metropolitan District No. 2
Adopted Budget
Capital Projects Fund
For the Year Ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>6/30/2021</u>	Estimate <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 505
Revenues:					
Bond proceeds	-	3,820,000	4,430,000	4,430,000	-
Bond premium	-	-	315,505	370,505	348,341
	<u>-</u>	<u>3,820,000</u>	<u>4,745,505</u>	<u>4,800,505</u>	<u>348,341</u>
Total revenues	-	3,820,000	4,745,505	4,800,505	348,341
Total funds available	<u>-</u>	<u>3,820,000</u>	<u>4,745,505</u>	<u>4,800,505</u>	<u>348,846</u>
Expenditures:					
Bond issuance costs	-	168,263	296,503	296,503	-
Capital improvements	-	3,105,000	3,554,483	3,957,824	348,846
Transfer to Debt Service Fund	-	546,737	545,673	545,673	-
	<u>-</u>	<u>3,820,000</u>	<u>4,396,659</u>	<u>4,800,000</u>	<u>348,846</u>
Total expenditures	-	3,820,000	4,396,659	4,800,000	348,846
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 348,846</u>	<u>\$ 505</u>	<u>\$ -</u>

EXHIBIT B
Assessed Valuation

New Tax Entity? YES NO

Broomfield County **COUNTY ASSESSOR**

Date 12/14/2021

NAME OF TAX ENTITY: BROOMFIELD VILLAGE METRO #2 GENERAL

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ <u>8,268,422</u>
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$ <u>7,926,836</u>
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$ <u>1,788,088</u>
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$ <u>6,138,748</u>
5.	NEW CONSTRUCTION: *	5.	\$ <u>1,548,960</u>
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$ <u>0</u>
7.	ANNEXATIONS/INCLUSIONS:	7.	\$ <u>0</u>
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$ <u>0</u>
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$ <u>0</u>
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$ <u>\$0.00</u>
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$ <u>\$0.00</u>

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- * New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Broomfield County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$ <u>44,321,800</u>
ADDITIONS TO TAXABLE REAL PROPERTY			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$ <u>21,663,750</u>
3.	ANNEXATIONS/INCLUSIONS:	3.	\$ <u>0</u>
4.	INCREASED MINING PRODUCTION: §	4.	\$ <u>0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$ <u>0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$ <u>0</u>
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$ <u>0</u>
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$ <u>0</u> <u>6,553,270</u>
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **\$45,944,430**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** **\$30,500**

*** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.