

DENVER WEST PROMENADE METROPOLITAN DISTRICT
Jefferson County, Colorado

FINANCIAL STATEMENTS
December 31, 2017

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April 5, 2018

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Denver West Promenade Metropolitan District
Jefferson County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Denver West Promenade Metropolitan District as of and for the year December 31, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Denver West Promenade Metropolitan District, as of December 31, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Denver West Promenade Metropolitan District's basic financial statements. The Supplementary Information and the Other Information, as listed in the table of contents, and the Continuing Disclosure Annual Financial Information as Required by the Limited Tax General Obligation Bonds, Series 2013 and the Limited Tax General Obligation Bonds, Series 2016, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Other Information and the Continuing Disclosure Annual Financial Information as Required by The Limited Tax General Obligation Bonds, Series 2013 And Limited Tax General Obligation Bonds, Series 2016 has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Daggio & Associates, P.C.

March 7, 2018

BASIC FINANCIAL STATEMENTS

DENVER WEST PROMENADE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2017

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 67,456
Cash and investments - Restricted	419,524
Property taxes receivable	494,940
Receivable from county treasurer	3,443
Prepays	2,488
Capital assets, net of accumulated depreciation	<u>2,955,486</u>
Total assets	<u><u>3,943,337</u></u>
LIABILITIES	
Accounts payable	12,119
Due to County Treasurer	1,591
Accrued interest payable	19,301
Noncurrent liabilities	
Due within one year	25,000
Due in more than one year	<u>5,601,215</u>
Total liabilities	<u><u>5,659,226</u></u>
DEFERRED INFLOWS OF RESOURCES	
Property tax revenue	<u>494,940</u>
Total deferred inflows of resources	<u><u>494,940</u></u>
NET POSITION	
Net investment in capital assets	(754,497)
Restricted for:	
Emergency reserves	2,600
Debt service	232,878
Unrestricted	<u>(1,691,810)</u>
Total net position	<u><u>\$ (2,210,829)</u></u>

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

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2017**

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>	
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Government activities:					
General government	\$ 222,771	\$ -	\$ -	\$ -	\$ (222,771)
Interest and related costs on long-term debt	302,521	-	-	-	(302,521)
	<u>\$ 525,292</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(525,292)</u>
General revenues:					
Property taxes					466,906
Specific ownership taxes					45,616
Net investment income					6,161
Total general revenues					<u>518,683</u>
Change in net position					(6,609)
Net position - Beginning					<u>(2,204,220)</u>
Net position - Ending					<u>\$ (2,210,829)</u>

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

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2017**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments	\$ 67,456	\$ -	\$ 67,456
Cash and investments - Restricted	2,600	416,924	419,524
Property tax receivable	82,490	412,450	494,940
Receivable from county treasurer	574	2,869	3,443
Prepaid expense	2,488	-	2,488
TOTAL ASSETS	\$ 155,608	\$ 832,243	\$ 987,851
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 12,119	\$ -	\$ 12,119
Due to County Treasurer	265	1,326	1,591
Total liabilities	12,384	1,326	13,710
DEFERRED INFLOWS OF RESOURCES			
Property tax revenue	82,490	412,450	494,940
Total deferred inflows or resources	82,490	412,450	494,940
FUND BALANCES			
Nonspendable for:			
Prepaid expense	2,488	-	2,488
Restricted for:			
Emergency reserves	2,600	-	2,600
Debt service	-	418,467	418,467
Assigned			
Assigned for subsequent year's expenditures	14,160	-	14,160
Unassigned	43,974	-	43,974
Total fund balances	60,734	418,467	479,201
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 155,608	\$ 832,243	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,955,486
Long-term liabilities, including bonds payable and interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	(4,960,000)
Accrued bond interest	(19,301)
Developer advance payable	(297,829)
Accrued interest on developer advance payable	(368,386)
Net position of governmental activities	\$ (2,210,829)

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

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2017**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
REVENUES			
Property taxes	\$ 77,818	\$ 389,088	\$ 466,906
Specific ownership taxes	7,603	38,013	45,616
Net investment income	834	5,327	6,161
Total revenues	<u>86,255</u>	<u>432,428</u>	<u>518,683</u>
EXPENDITURES			
Current			
Accounting	29,400	-	29,400
Audit	3,800	-	3,800
County Treasurer's fees	1,168	5,842	7,010
Insurance	2,488	-	2,488
Dues and membership	349	-	349
Repay developer advance - principal	45,000	-	45,000
Legal	17,798	-	17,798
Debt service			
Principal - Bonds	-	15,000	15,000
Interest - Bonds	-	273,481	273,481
Paying agent fees	-	5,000	5,000
Total expenditures	<u>100,003</u>	<u>299,323</u>	<u>399,326</u>
NET CHANGE IN FUND BALANCES	(13,748)	133,105	119,357
FUND BALANCES - BEGINNING OF YEAR	74,482	285,362	359,844
FUND BALANCES - END OF YEAR	<u>\$ 60,734</u>	<u>\$ 418,467</u>	<u>\$ 479,201</u>

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

**DENVER WEST PROMENADE 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, 2017**

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

Net change in fund balances - Total governmental funds	\$ 119,357
<p>Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.</p>	
Depreciation	(167,768)
<p>Long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.</p>	
Bond principal payment	15,000
Developer advance principal payment	45,000
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Bond interest - Change in liability	64
Accrued interest on developer advance - Change in liability	(18,262)
	(6,609)
Changes in net position of governmental activities	\$ (6,609)

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

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2017**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 77,818	\$ 77,818	\$ -
Specific ownership taxes	6,200	7,603	1,403
Net investment income	450	834	384
Total revenues	<u>84,468</u>	<u>86,255</u>	<u>1,787</u>
EXPENDITURES			
Current			
Accounting	30,000	29,400	600
Audit	4,500	3,800	700
County Treasurer's fees	1,167	1,168	(1)
Insurance	2,600	2,488	112
District management	500	-	500
Dues and membership	500	349	151
Repay developer advance - principal	45,000	45,000	-
Legal	15,000	17,798	(2,798)
Contingency	2,733	-	2,733
Total expenditures	<u>102,000</u>	<u>100,003</u>	<u>1,997</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(17,532)</u>	<u>(13,748)</u>	<u>3,784</u>
NET CHANGE IN FUND BALANCE	(17,532)	(13,748)	3,784
FUND BALANCES - BEGINNING OF YEAR	83,383	74,482	(8,901)
FUND BALANCES - END OF YEAR	<u>\$ 65,851</u>	<u>\$ 60,734</u>	<u>\$ (5,117)</u>

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

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 1 - DEFINITION OF REPORTING ENTITY

Denver West Promenade 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 of Jefferson County on May 21, 2012, 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 of Lakewood on April 9, 2012. The District's service area is located entirely within the City of Lakewood, Jefferson County, Colorado (City). The District was established to provide financing for the planning, design, acquisition, construction installation, relocation and redevelopment of public improvements to a portion of the City under development as the Promenade at Denver West. The District has all powers of a metropolitan district as described in Colorado statues and the Colorado Constitution except for certain limitations which have been placed upon fire protection, certain construction standards and specifications of the City and inclusion limitation. The District is also authorized to provide operation and maintenance services.

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

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

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 position and the statement of activities. These financial statements include all of the activities of the District. 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 position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, specific ownership taxes and interest income. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

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 payments made for principal and interest on long-term debt of the governmental funds.

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 and other financing uses level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. The District has amended its annual budget for the year ended December 31, 2017.

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.

Property Taxes

Property taxes are levied by the District 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 inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property and infrastructure assets (e.g. parks and recreation, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Street improvements	25 years
Landscaping improvements	15 years

Deferred Inflow of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- *Assigned fund balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2017, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 67,456
Cash and investments - Restricted	<u>419,524</u>
	<u>\$ 486,980</u>

Cash and investments as of December 31, 2017, consist of the following:

Investments	\$ 485,124
Cash	<u>1,856</u>
Total cash and investments	<u>\$ 486,980</u>

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 at least 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, 2017, the District’s cash deposits had a bank balance of \$2,331 and a carrying balance of \$1,856.

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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 or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less 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 agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2017, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	<u>\$ 485,124</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), 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.

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. 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. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unrefunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2017, follows:

	<u>Balance at December 31, 2016</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2017</u>
Governmental activities				
Capital assets, being depreciated:				
Street improvements	\$ 2,984,808	\$ -	\$ -	\$ 2,984,808
Landscaping improvements	725,634	-	-	725,634
Total capital assets, being depreciated	<u>3,710,442</u>	<u>-</u>	<u>-</u>	<u>3,710,442</u>
Less accumulated depreciation for:				
Street improvements	(417,872)	(119,392)	-	(537,264)
Landscaping improvements	<u>(169,316)</u>	<u>(48,376)</u>	-	<u>(217,692)</u>
Total accumulated depreciation	<u>(587,188)</u>	<u>(167,768)</u>	<u>-</u>	<u>(754,956)</u>
Total capital assets, being depreciated, net	<u>3,123,254</u>	<u>(167,768)</u>	<u>-</u>	<u>2,955,486</u>
Total capital assets	<u>\$ 3,123,254</u>	<u>\$ (167,768)</u>	<u>\$ -</u>	<u>\$ 2,955,486</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental activities:	
General government	<u>\$ 167,768</u>

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2017:

	<u>Balance at December 31, 2016</u>	<u>New Issues</u>	<u>Refundings/ Retirements</u>	<u>Balance at December 31, 2017</u>	<u>Due Within One Year</u>
General obligation bonds payable					
Series 2013	\$ 3,605,000	\$ -	\$ (15,000)	\$ 3,590,000	\$ 25,000
Series 2016	1,370,000	-	-	1,370,000	-
Developer advance	342,829	-	(45,000)	297,829	-
Accrued interest on developer advance	350,124	18,262	-	368,386	-
	<u>\$ 5,667,953</u>	<u>\$ 18,262</u>	<u>\$ (60,000)</u>	<u>\$ 5,626,215</u>	<u>\$ 25,000</u>

The details of the District's long-term obligations are as follows:

General Obligation Bonds – Series 2013

On April 16, 2013, the District issued \$3,630,000 in Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2013. The bonds bear interest of 5.125% to 5.375% per annum, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2013. Annual mandatory sinking fund principal payments are due on December 1 of each year. The bonds are subject to redemption prior to maturity at the option of the District on June 1, 2023, and on any date thereafter, upon payment of par, and accrued interest thereon, without redemption premium.

The bonds were issued for the purpose of financing: 1) the reimbursement of construction costs of public improvements benefiting the District, 2) a reserve fund, 3) capitalized interest, and 4) the costs of issuing the Bonds.

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 or any other debt service mill levy, 3) revenues derived from any PILOT (payment in lieu of taxes), and 4) 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, which was funded with proceeds in the amount of the Reserve Requirement of \$165,828. The balance in the Reserve Fund account held by the trustee at December 31, 2017, was \$166,288.

Once the Senior Debt to Assessed Ratio is 50% or less, which occurred in December 2015, the Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Pledged Revenue sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, and to replenish the Reserve Fund to the Reserve Requirement without limitation of rate.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds - Series 2016

In July 2016, the District issued Series 2016 Subordinate (Convertible to Senior) Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds in the amount of \$1,370,000. The Bonds bear interest at the rate of 6.0% per annum and due annually on December 15 of each year, beginning December 15, 2016, and a term of 30 years. The Bonds are being issued for the purpose of financing the reimbursement of construction costs of various public improvements benefiting the District, and the costs of issuing the Bonds.

The Bonds are subject to mandatory sinking fund redemption, in part, by lot, on December 15, 2046, and on each December 15 thereafter prior to the maturity of the Bonds, upon payment of par and accrued interest, without redemption premium, in the annual amounts set forth below; provided, however, that after the occurrence of the Conversion Date, the sinking fund payments set forth below shall occur on December 1 and not December 15 of the specified year:

Year of Redemption (December 15)	Redemption Amount
2043	\$305,000
2044	\$335,000
2045	\$350,000
2046	\$380,000

The Bonds are payable solely from and to the extent of the revenues generated by the 2016 Required Mill Levy Specific Ownership Tax Revenues and revenues derived from any covenant recorded against the subject property imposing a payment in lieu of taxes against any portion of such property that is exempt from ad valorem property taxation. The 2016 Required Mill Levy is defined as an amount necessary to pay debt service on the Bonds but: (a) it may not exceed 50 mills less the Senior Required Mill Levy; and (b) until the 2016 Surplus Fund is fully funded, it must equal 50 mills. The 2016 Surplus Fund is held, disbursed, and administered by the Trustee. The 2016 Surplus Fund is not funded with Bond proceeds, but instead is required to be funded up to the maximum surplus amount (defined as \$300,000) solely from deposits of Pledged Revenue. The District has no obligation to fund the 2016 Surplus Fund in any amount. As of December 31, 2017, the balance of the Surplus Fund was \$211,412. On and after the Conversion Date, which occurs on the first mill levy certification date on which all of the outstanding bonds to assessed ratio is 50% or less, if any, the Required Mill Levy is an amount necessary to pay debt service on the Bonds without limitation as to rate, subject only to electoral and Constitutional limits.

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on June 1, 2023, and on any date thereafter, upon payment of par, and accrued interest thereon, without redemption premium.

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

Reimbursement and Acquisition Agreement

On August 27, 2012, the District and the Developer (see Note 7) entered into a Reimbursement and Acquisition Agreement. Pursuant to this agreement, the District agreed to reimburse the Developer for certain prior and future advances made by the Developer to the District for (a) capital costs (up to the amount of \$5,000,000) and (b) operations and maintenance costs. The agreement provides that the District will pay interest at a rate of 6% on any advances, and will repay capital advances by issuing bonds of the District. The District also agreed to acquire public improvements constructed by the Developer. At December 31, 2017, the amount owed to the Developer for capital was \$297,829, plus \$368,386 of accrued interest. During 2017, the District repaid \$45,000 of principal to the developer for amounts owed for capital advances.

The District's long-term obligations regarding the general obligation bonds will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 25,000	\$ 272,713	\$ 297,713
2019	25,000	271,431	296,431
2020	35,000	270,150	305,150
2021	40,000	268,356	308,356
2022	50,000	266,306	316,306
2023-2027	355,000	1,286,175	1,641,175
2028-2032	595,000	1,172,401	1,767,401
2033-2037	925,000	982,363	1,907,363
2038-2042	1,540,000	687,813	2,227,813
2043-2046	1,370,000	212,700	1,582,700
	<u>\$ 4,960,000</u>	<u>\$ 5,690,408</u>	<u>\$ 10,650,408</u>

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

On May 8, 2012, a majority of the qualified electors of the District authorized the issuance of indebtedness in any amount not to exceed \$75,000,000 at an interest rate not to exceed 18.0% per annum. At December 31, 2017, the District had authorized but unissued indebtedness in the following amounts for the following purposes:

	Authorized May 5, 2012	Authorization Used Series 2013 Bonds	Authorization Used Series 2016 Bonds	Remaining at December 31, 2017
Streets	\$ 7,500,000	\$ 2,428,100	\$ 916,390	\$ 4,155,510
Safety protection	7,500,000	-	-	7,500,000
Water	7,500,000	347,900	131,301	7,020,799
Sewer	7,500,000	263,700	99,523	7,136,777
Parks and recreation	7,500,000	590,300	222,785	6,686,915
Transportation	7,500,000	-	-	7,500,000
Television relay	7,500,000	-	-	7,500,000
Mosquito control	7,500,000	-	-	7,500,000
Fire protection	7,500,000	-	-	7,500,000
Security	7,500,000	-	-	7,500,000
Operations and maintenance	7,500,000	-	-	7,500,000
Refunding debt	7,500,000	-	-	7,500,000
IGA debt	7,500,000	-	-	7,500,000
Private agreement debt	7,500,000	-	-	7,500,000
Total	<u>\$105,000,000</u>	<u>\$ 3,630,000</u>	<u>\$ 1,370,000</u>	<u>\$ 100,000,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$5,000,000 of which the District had issued.

In the future, subject to a service plan amendment, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 6 - NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2017, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Capital assets, net	\$ 2,955,486
Less: capital related debt	
Current portion	(20,787)
Noncurrent portion	(3,689,196)
Net investment in capital assets	\$ (754,497)

Restricted assets include net assets that are restricted for use either externally imposed by creditors, grantors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2017, as follows:

	Governmental Activities
Restricted net position:	
Emergency reserves	\$ 2,600
Debt service	232,878
	\$ 235,478

The unrestricted component of net position is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets, or the restricted component of net position.

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 7 – RELATED PARTIES

The Developer of the Property which constitutes the District is Promenade Denver West, LLC, a Delaware limited liability company, which is a subsidiary of Alberta Development Partners. All members of the Board of Directors are officers of, employees of, or associated with the Developer or its affiliate.

NOTE 8 - 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). 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 and public officials' liability 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 9 - 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 that 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.

On May 8, 2012, voters within the District approved election questions allowing the District to collect additional operation and maintenance taxes and fees up to \$7,500,000. These election questions allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

DENVER WEST PROMENADE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 9 - TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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 the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

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

SUPPLEMENTARY INFORMATION

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2017**

	<u>Budget</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 389,087	\$ 389,087	\$ 389,088	\$ 1
Specific ownership taxes	31,100	31,100	38,013	6,913
Net investment income	1,900	1,900	5,327	3,427
Total revenues	<u>422,087</u>	<u>422,087</u>	<u>432,428</u>	<u>10,341</u>
EXPENDITURES				
Debt service				
County Treasurer's fees	5,836	5,836	5,842	(6)
Principal - Bonds	15,000	15,000	15,000	-
Interest - Bonds	273,481	273,481	273,481	-
Paying agent fees	2,000	5,000	5,000	-
Contingency	2,683	2,683	-	2,683
Total expenditures	<u>299,000</u>	<u>302,000</u>	<u>299,323</u>	<u>2,677</u>
NET CHANGE IN FUND BALANCES	123,087	120,087	133,105	13,018
FUND BALANCES - BEGINNING OF YEAR	<u>345,611</u>	<u>345,611</u>	<u>285,362</u>	<u>(60,249)</u>
FUND BALANCES - END OF YEAR	<u>\$ 468,698</u>	<u>\$ 465,698</u>	<u>\$ 418,467</u>	<u>\$ (47,231)</u>

OTHER INFORMATION

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
LONG TERM DEBT
December 31, 2017**

Bonds and Interest Maturing in the Year Ending December 31,	\$3,630,000 General Obligation Bonds Series 2013 Interest 5.125% - 5.375% Dated April 16, 2013 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2018	\$ 25,000	\$ 190,513	\$ 215,513
2019	25,000	189,231	214,231
2020	35,000	187,950	222,950
2021	40,000	186,156	226,156
2022	50,000	184,106	234,106
2023	55,000	181,544	236,544
2024	65,000	178,725	243,725
2025	70,000	175,394	245,394
2026	80,000	171,806	251,806
2027	85,000	167,706	252,706
2028	100,000	163,350	263,350
2029	105,000	158,225	263,225
2030	120,000	152,844	272,844
2031	125,000	146,694	271,694
2032	145,000	140,288	285,288
2033	155,000	132,494	287,494
2034	170,000	124,163	294,163
2035	180,000	115,025	295,025
2036	205,000	105,350	310,350
2037	215,000	94,331	309,331
2038	240,000	82,775	322,775
2039	250,000	69,875	319,875
2040	275,000	56,438	331,438
2041	290,000	41,656	331,656
2042	485,000	26,069	511,069
	\$ 3,590,000	\$ 3,422,708	\$ 7,012,708

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
LONG TERM DEBT
December 31, 2017**

Bonds and Interest Maturing in the Year Ending December 31,	\$1,370,000 General Obligation Bonds Series 2016 Interest 6.000% Dated July 1, 2016 Interest Payable December 15 Principal Payable December 15		
	Principal	Interest	Total
2018	\$ -	\$ 82,200	\$ 82,200
2019	-	82,200	82,200
2020	-	82,200	82,200
2021	-	82,200	82,200
2022	-	82,200	82,200
2023	-	82,200	82,200
2024	-	82,200	82,200
2025	-	82,200	82,200
2026	-	82,200	82,200
2027	-	82,200	82,200
2028	-	82,200	82,200
2029	-	82,200	82,200
2030	-	82,200	82,200
2031	-	82,200	82,200
2032	-	82,200	82,200
2033	-	82,200	82,200
2034	-	82,200	82,200
2035	-	82,200	82,200
2036	-	82,200	82,200
2037	-	82,200	82,200
2038	-	82,200	82,200
2039	-	82,200	82,200
2040	-	82,200	82,200
2041	-	82,200	82,200
2042	-	82,200	82,200
2043	305,000	82,200	387,200
2044	335,000	63,900	398,900
2045	350,000	43,800	393,800
2046	380,000	22,800	402,800
	\$ 1,370,000	\$ 2,267,700	\$ 3,637,700

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
LONG TERM DEBT
December 31, 2017**

<u>Year</u>	<u>Principal</u>	<u>Total Interest</u>	<u>Total</u>
2018	\$ 25,000	\$ 272,713	\$ 297,713
2019	25,000	271,431	296,431
2020	35,000	270,150	305,150
2021	40,000	268,356	308,356
2022	50,000	266,306	316,306
2023	55,000	263,744	318,744
2024	65,000	260,925	325,925
2025	70,000	257,594	327,594
2026	80,000	254,006	334,006
2027	85,000	249,906	334,906
2028	100,000	245,550	345,550
2029	105,000	240,425	345,425
2030	120,000	235,044	355,044
2031	125,000	228,894	353,894
2032	145,000	222,488	367,488
2033	155,000	214,694	369,694
2034	170,000	206,363	376,363
2035	180,000	197,225	377,225
2036	205,000	187,550	392,550
2037	215,000	176,531	391,531
2038	240,000	164,975	404,975
2039	250,000	152,075	402,075
2040	275,000	138,638	413,638
2041	290,000	123,856	413,856
2042	485,000	108,269	593,269
2043	305,000	82,200	387,200
2044	335,000	63,900	398,900
2045	350,000	43,800	393,800
2046	380,000	22,800	402,800
	<u>\$4,960,000</u>	<u>\$5,690,408</u>	<u>\$10,650,408</u>

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND
PROPERTY TAXES COLLECTED
December 31, 2017**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>			<u>Property Taxes</u>		<u>Percent Collected to Levied</u>
		<u>GF</u>	<u>DS</u>	<u>Total</u>	<u>Levied</u>	<u>Collected</u>	
2014	\$ 2,032,387	10.000	50.000	60.000	\$121,942	\$120,282	98.64%
2015	\$ 4,112,302	10.000	50.000	60.000	\$246,737	\$228,412	92.57%
2016	\$ 7,957,673	10.000	50.000	60.000	\$477,460	\$398,660	83.50%
2017	\$ 7,781,766	10.000	50.000	60.000	\$466,906	\$466,906	100.00%
Estimated for year ending December 31, 2018	\$ 8,249,002	10.000	50.000	60.000	\$494,940		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY THE
LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2013 AND THE LIMITED TAX
GENERAL OBLIGATION BONDS, SERIES 2016**

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION
AS REQUIRED BY THE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2013
December 31, 2017**

Selected Debt Ratios of the District as of the Date of Issuance of the Bonds

	<u>Total Debt⁽¹⁾</u>	<u>Senior Debt⁽²⁾</u>
Direct Debt of the District	\$ 4,960,000	\$3,590,000
2017 District Certified Assesd Valuation	\$8,249,002	\$8,249,002
Ratio of Direct Debt to 2017 District Certified Assess Valuation	60.1%	43.5%
2017 District Statutory "Actual" Value ⁽³⁾	\$28,448,321	\$28,448,321
Ratio of Direct Debt to 2017 District Statutory "Actual" Value	17.4%	12.6%

⁽¹⁾ Consisting of the outstanding principal amount of the 2013 Senior bonds in the aggregate amount of \$3,590,000 and the outstanding principal amount of the Bonds in aggregate amount of \$1,370,000. The Bonds are initially subordinate to the 2013 Senior Bonds.

⁽²⁾ Consisting of the outstanding principal amount of the 2013 Senior Bonds in the aggregate amount of \$3,590,000.

⁽³⁾ This figure has be calculated using a statutory formula under which assess valuation is calculated at 7.20% 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.

Sources : County Assessor's Office, The District, and information obtained from individual overlapping entities.

Ten Largest Owners of Taxable Property within the District

<u>Taxpayer Name</u>	<u>2017 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation⁽¹⁾</u>
MRIG Commercial Real Estate Building 1	\$1,072,826	13.01%
Sawatch Properties LLC	968,136	11.74%
203 Ladera Street LLC	950,649	11.52%
Saint Marina LLC	877,250	10.63%
RZD Co. LLC	823,473	9.98%
FFT Holdings LLC	774,184	9.39%
Denlake LLC	683,385	8.28%
Chateau Lacassie Apartments LLC	644,637	7.81%
Nuway Industries Inc.	529,351	6.42%
Chick-Fil-A at Denver West FSU 3120	144,538	1.75%
Total	<u>\$7,468,429</u>	<u>90.54%</u>

⁽¹⁾ Based on a 2017 certified assessed valuation of \$8,249,002

Source: Jefferson County Assessor's Office

**DENVER WEST PROMENADE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION
AS REQUIRED BY THE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2016
December 31, 2017**

Selected Debt Ratios of the District as of the Date of Issuance of the Bonds

	<u>Total Debt⁽¹⁾</u>	<u>Senior Debt⁽²⁾</u>
Direct Debt of the District	\$ 4,960,000	\$3,590,000
2017 District Certified Assessed Valuation	\$8,249,002	\$8,249,002
Ratio of Direct Debt to 2017 District Certified Assessed Valuation	60.1%	43.5%
2017 District Statutory "Actual" Value ⁽³⁾	\$28,448,321	\$28,448,321
Ratio of Direct Debt to 2017 District Statutory "Actual" Value	17.4%	12.6%

⁽¹⁾ Consisting of the outstanding principal amount of the 2013 Senior bonds in the aggregate amount of \$3,590,000 and the outstanding principal amount of the Bonds in aggregate amount of \$1,370,000. The Bonds are initially subordinate to the 2013 Senior Bonds.

⁽²⁾ Consisting of the outstanding principal amount of the 2013 Senior Bonds in the aggregate amount of \$3,590,000.

⁽³⁾ This figure has been calculated using a statutory formula under which assessed valuation is calculated at 7.20% 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.

Sources : County Assessor's Office, The District, and information obtained from individual overlapping entities.

Ten Largest Owners of Taxable Property within the District

<u>Taxpayer Name</u>	<u>2017 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation⁽¹⁾</u>
MRIG Commercial Real Estate Building 1	\$1,072,826	13.01%
Sawatch Properties LLC	968,136	11.74%
203 Ladera Street LLC	950,649	11.52%
Saint Marina LLC	877,250	10.63%
RZD Co. LLC	823,473	9.98%
FFT Holdings LLC	774,184	9.39%
Denlake LLC	683,385	8.28%
Chateau Lacassie Apartments LLC	644,637	7.81%
Nuway Industries Inc.	529,351	6.42%
Chick-Fil-A at Denver West FSU 3120	144,538	1.75%
Total	<u>\$7,468,429</u>	<u>90.54%</u>

⁽¹⁾ Based on a 2017 certified assessed valuation of \$8,249,002

Source: Jefferson County Assessor's Office