

WATERFRONT METROPOLITAN DISTRICT

2022 ANNUAL REPORT

Pursuant to § 32-1-207(3)(c), C.R.S. and the Service Plan for Waterfront Metropolitan District (the “**District**”), the District is required to provide an annual report to the City of Loveland, Colorado (the “**City**”) the with regard to the following matters:

For the year ending December 31, 2022, the District makes the following report:

§ 32-1-207(3) Statutory Requirements

1. Boundary changes made.

None.

2. Intergovernmental Agreements entered into or terminated.

None.

3. Access information to obtain a copy of rules and regulations adopted by the board.

As of the reporting year, the District has not adopted any rules or regulations.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Larimer County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

5. Status of the construction of public improvements by the District.

All public infrastructure have been constructed.

6. A list of facilities or improvements constructed by the District there were conveyed or dedicated to the county or municipality.

All principal public infrastructure has been completed, dedicated and accepted by the City.

7. The final assessed valuation of the District as of December 31st of the reporting year.

See **Exhibit A**.

8. A copy of the current year’s budget.

A copy of the 2023 Budget is attached hereto as **Exhibit B**.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2022 Audit will be provided as a supplement report at a later date.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

None.

- 11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

None.

EXHIBIT A
2022 Assessed Valuation

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 139 - WATERFRONT METRO DISTRICT

IN LARIMER COUNTY ON 11/17/2022

New Entity: No

| |
|--|
| USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2022 IN LARIMER COUNTY, COLORADO

| | |
|--|-------------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$9,228,898 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$9,014,023 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$0 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$9,014,023 |
| 5. NEW CONSTRUCTION: ** | \$8,284 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$0 |
| 9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$0.00 |

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

| |
|---|
| USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY |
|---|

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2022

| | |
|--|---------------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$128,459,800 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$119,200 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| (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.) | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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 : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:-----> | \$0 |
|---|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

| | |
|--|--|
| IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| ** 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 f(3). C.R.S. | |

EXHIBIT B
2023 Budget

WATERFRONT METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Waterfront Metropolitan District.

The Waterfront Metropolitan District has adopted two funds, a General Fund to provide for the payment of general operating expenditures; and a Debt Service Fund to provide for payments on the outstanding general obligation 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 2023 will be property taxes and specific ownership taxes. The district intends to impose a 32.000 mill levy on all property within the district for 2023, of which 3.000 mills will be dedicated to the General Fund and the balance of 29.000 mills will be allocated to the Debt Service Fund.

Waterfront Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2023

| | Actual <u>2021</u> | Adopted Budget <u>2022</u> | Actual <u>6/30/2022</u> | Estimate <u>2022</u> | Adopted Budget <u>2023</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 38,288 | \$ 54,568 | \$ 48,006 | \$ 48,006 | \$ 59,493 |
| Revenues: | | | | | |
| Property taxes | 35,204 | 36,915 | 36,146 | 36,915 | 27,042 |
| Specific ownership taxes | 2,676 | 2,591 | 1,276 | 2,500 | 1,899 |
| Interest Income | 69 | - | 473 | 500 | - |
| Total revenues | <u>37,949</u> | <u>39,506</u> | <u>37,895</u> | <u>39,915</u> | <u>28,941</u> |
| Total funds available | <u>76,237</u> | <u>94,074</u> | <u>85,901</u> | <u>87,921</u> | <u>88,434</u> |
| Expenditures: | | | | | |
| Accounting and audit | 5,071 | 9,000 | 6,732 | 9,800 | 9,500 |
| Insurance | 3,130 | 3,300 | 3,128 | 3,128 | 3,500 |
| Legal | 9,224 | 12,000 | 3,107 | 9,500 | 12,000 |
| Treasurer's fees | 705 | 738 | 723 | 738 | 541 |
| Election | - | 5,000 | 2,178 | 2,200 | 5,000 |
| Website | - | 1,000 | 1,250 | 2,500 | 2,500 |
| Miscellaneous | 85 | 500 | 31 | 62 | 200 |
| Directors fees | 200 | 1,200 | - | 500 | 1,200 |
| Landscaping | 10,289 | 16,000 | - | - | 20,000 |
| Emergency reserve (3%) | - | 1,462 | - | - | 1,633 |
| Contingency | - | 43,874 | - | - | 32,360 |
| Total expenditures | <u>28,704</u> | <u>94,074</u> | <u>17,149</u> | <u>28,428</u> | <u>88,434</u> |
| Ending fund balance | <u>\$ 47,533</u> | <u>\$ -</u> | <u>\$ 68,752</u> | <u>\$ 59,493</u> | <u>\$ -</u> |
| Assessed Valuation | | <u>\$ 9,228,898</u> | | | <u>\$ 9,014,023</u> |
| Mill levy | | <u>4.000</u> | | | <u>3.000</u> |

Waterfront Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2023

| | Actual <u>2021</u> | Adopted Budget <u>2022</u> | Actual <u>6/30/2022</u> | Estimate <u>2022</u> | Adopted Budget <u>2023</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 126,834 | \$ 143,490 | \$ 144,910 | \$ 144,910 | \$ 154,888 |
| Revenues: | | | | | |
| Property taxes | 281,630 | 286,096 | 280,135 | 286,096 | 261,407 |
| Specific ownership taxes | 21,410 | 18,596 | 9,892 | 19,500 | 16,991 |
| Interest income | 304 | 500 | 69 | 125 | - |
| Total revenues | <u>303,344</u> | <u>305,192</u> | <u>290,096</u> | <u>305,721</u> | <u>278,398</u> |
| Total funds available | <u>430,178</u> | <u>448,682</u> | <u>435,006</u> | <u>450,631</u> | <u>433,286</u> |
| Expenditures: | | | | | |
| Bond principal | 165,000 | 180,000 | - | 180,000 | 185,000 |
| Bond interest | 114,240 | 109,620 | 54,810 | 109,620 | 104,580 |
| Paying agent fees | 400 | 2,000 | 400 | 400 | 2,000 |
| Treasurer fees | 5,639 | 5,723 | 5,604 | 5,723 | 5,228 |
| Total expenditures | <u>285,279</u> | <u>297,343</u> | <u>60,814</u> | <u>295,743</u> | <u>296,808</u> |
| Ending fund balance | <u>\$ 144,899</u> | <u>\$ 151,339</u> | <u>\$ 374,192</u> | <u>\$ 154,888</u> | <u>\$ 136,478</u> |
| Assessed Valuation | | <u>\$ 9,228,898</u> | | | <u>\$ 9,014,023</u> |
| Mill Levy | | <u>31.000</u> | | | <u>29.000</u> |
| Total Mill Levy | | <u>35.000</u> | | | <u>32.000</u> |