

Filing No. 15-0201-



9/29/2023

RINO DENVER GENERAL IMPROVEMENT DISTRICT

1320 27th Street, Suite G

Denver, CO 80205

The following documents are provided in support of this submission:

1. Cover letter
2. 2024 Operating Plan
3. 2024 Budget
4. Public notice publication
5. 2022 Audit
6. Loan Amortization Schedule
7. List of GID Advisory Board members



Michael Kerrigan
201 W. Colfax Ave. Department 1010
Denver, CO 80202

Dear Mr. Kerrigan,

Attached please find the 2024 Operating Plan and Budget for the RiNo Denver General Improvement District (GID), including our completed 2022 audit, information about our board, board members, and meetings. We believe that the 2024 budget offers a comprehensive and effective means to deliver the mission of the GID to address infrastructure needs that support creative, business, and residential communities. Notable items include:

- Phase 2 of ArtPark construction has finished and through a partnership with Denver Parks & Recreation, it will be managed to achieve the ArtPark's mission to form a creative hub, sparking innovation, and bringing people together through powerful partnerships and pillars of access, affordability, collaboration, education, culture, and nature.
- An existing line item has been renamed and has an increased budget to continue the Urban Forest Initiative and explore implementation strategies to increase RiNo's tree canopy and contribute to RiNo's green initiatives.
- The GID is committed to communicating programs, projects, and initiatives. There are new line items for communications (including translation and interpretation) to assist with building awareness and involvement.
- A new line item was added to address general maintenance and cleanliness of the public realm by contracting with an additional company who will focus on litter removal, clean-ups, and graffiti removal through a consistent and/or on-call basis. In addition, there was an increase in budget to expand the waste program through purchase, installation, and service of additional bins. For the waste program, the BID will continue to contract with Denver Day Works, a program through Bayaud Enterprises that provides low-barrier employment services and day labor jobs for individuals experiencing homelessness.
- The GID will continue to prioritize the maintenance of Brighton Boulevard and there is a budget increase to ensure the upkeep of the corridor.
- There are new line items to increase streetscape furnishings in the district, such as bike racks and benches, to contribute to creating a more pedestrian-friendly environment.
- The GID will continue to plan for and support a diverse range of infrastructure projects and initiatives, such as ones related to mobility and public realm enhancements.

The GID currently carries a loan with Collegiate Peaks Bank for its contribution to Brighton Blvd. 2023 debt service will be \$159,810.60, with \$59,275.98 going toward interest and \$100,534.62 going toward principal; the loan amount is \$1,636,934.69 as of 9/29/2022. The amortization schedule is attached. The reserve requirement is 1.25x the annual debt service amount, so is \$199,763.25. As of 9/29/23, there was \$325,239.40 in the GID reserve account.

This is our most recent Annual Report, providing a summary of our work. An updated report will be available in March 2024:

<https://ctycms.com/co-rino/docs/rino-annual-report-2022.pdf>

Please let me know if you have any further questions upon review of these documents.

Sincerely,

Sarah Cawrse
Director of Urban Strategy & Design

RiNo Denver General Improvement District (GID) 2024 Work Plan

LEGAL AUTHORITY

A GID in Colorado is organized pursuant to Part 6 of Article 25 of Title 31, Colorado Revised Statutes. The RiNo Denver GID was created by adoption of ORD 15-0309 on June 1, 2015.

Following the adoption of the GID ordinance by Denver City Council, a TABOR election must be held to authorize the GID mill levy, assessments, debt and other financial authority. Owners of commercial and residential property within the proposed GID area, as well as residents registered to vote within the proposed GID area, are eligible to vote. A simple majority of voters returning the ballot approve the ballot questions. The RiNo Denver GID was approved by TABOR election in November 2015.

ABOUT THE RINO DENVER GID

RiNo (River North) is an urban area just north of Downtown Denver comprised of industry and warehouses; an eclectic mix of small startups, restaurants, and creative businesses; and a state-certified art district that spans the once industrial corridor. Recently, the area has seen a strong influx of development from both the public and private sectors that is sparking change in the district. Notably, the western half of the RiNo district is on the cusp of seeing significant public sector reinvestment centered around Brighton Boulevard and the South Platte River. The GID is a way to help leverage additional private sector resources to augment infrastructure improvements and maintenance of the area, to ensure that improvements are reflective of the character of the area, and to improve its overall aesthetics, safety and sense of place.

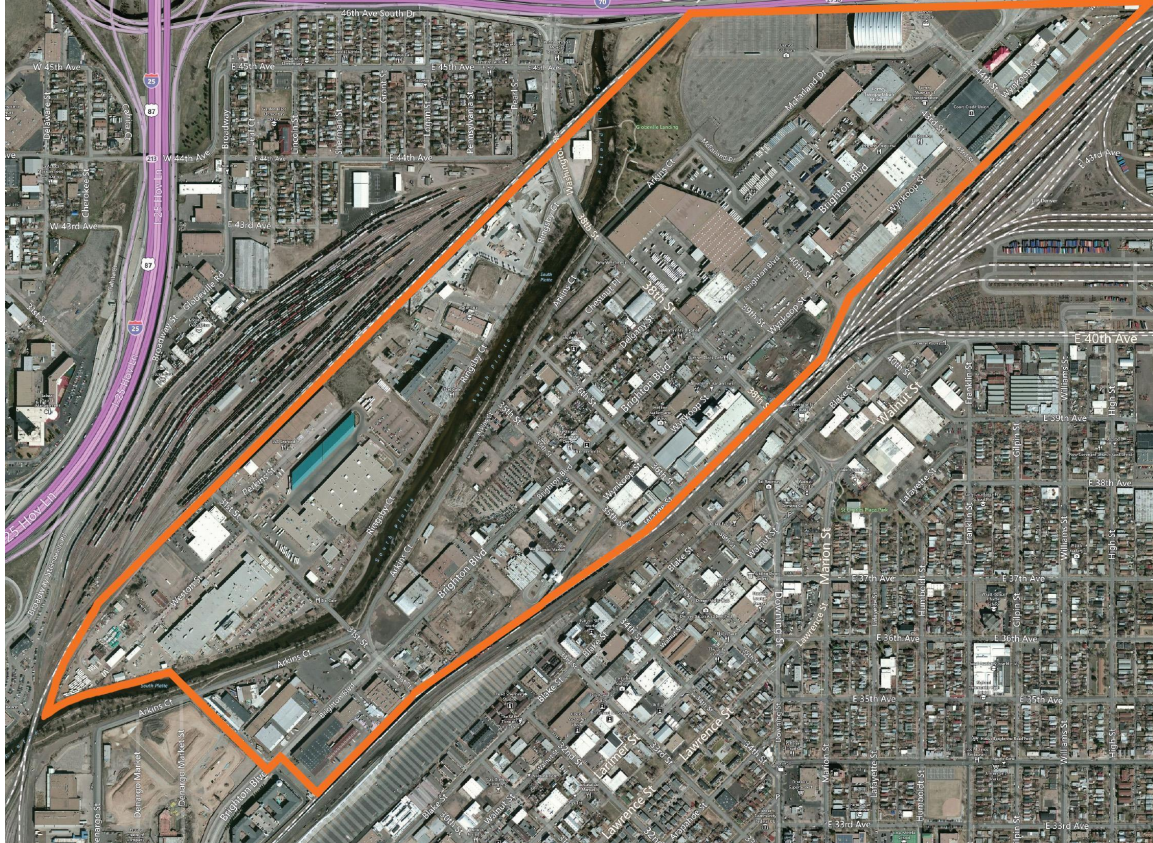
GID BOUNDARIES

The RiNo GID boundaries are generally described as a parcel of land lying in Sections 22, 23, 26, and 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

- Beginning at a point on the southerly right-of-way of I-70 at its intersection with the southeasterly property line of the Burlington Northern railroad, said point lying approximately 600 feet east of the South Platte River;
- Thence easterly, with the southerly right-of-way of I-70, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly, with the northwesterly property line of the Union Pacific railroad, to the southerly corner of the property conveyed to Oxman Holdings, LLP by deed recorded October 11th, 2013 at Reception number 2013150105 also known by address as 2900 Brighton Blvd;
- Thence northwesterly, with the southwesterly line of said property and its extension, to its intersection with the centerline of Brighton Blvd.;
- Thence southwesterly, with the centerline of Brighton Blvd., to its intersection with the centerline of 29th Street;
- Thence northwesterly, with the centerline of 29th Street and its extension, to the centerline of the South Platte River;
- Thence southwesterly, with the centerline of the South Platte River, to its intersection with the southeasterly property line of the Burlington Northern railroad;

- Thence northeasterly, with the southeasterly property lines of the Burlington Northern railroad, to the point of beginning.

The following map illustrates these boundaries:



GID SERVICES AND REVENUE

The GID shall provide services authorized by part 6 of article 25 of Title 31, C.R.S. within and for the General Improvement District, including but not limited to:

Brighton Boulevard

Through the GID, the property owners with frontage on Brighton Boulevard finance enhancements to Brighton Boulevard between 29th Street and 44th Street as part of the reconstruction of the street, bicycle and pedestrian environment. These enhancements include, but are not limited to:

- Lighting improvements focused on pedestrians, landmark lighting to improve safety at key intersections, and other lighting enhancements as deemed appropriate, and the electrical infrastructure needs to support such lighting;
- Trees, plantings and landscaping, and the irrigation infrastructure appropriate to support such improvements; and
- Other enhancements, which may include but not be limited to pavement enhancements and bus shelters, bicycle and pedestrian amenities.

Approved by the voters of the GID, a \$3,000,000 loan was issued, to be paid for only by those owners with properties fronting Brighton Boulevard. The GID uses capital charges on special

assessments charged against the linear front footage of property abutting Brighton Boulevard between 29th Street to 44th Street to repay such debt.

District Infrastructure Enhancements and Maintenance

The GID will also fund additional area infrastructure enhancements and improvements, as well as the general maintenance of Brighton Boulevard, and the broader RiNo GID area. Any such enhancements and maintenance will be funded from an ad valorem mill levy not to exceed four (4.000) mills on every taxable property within the GID boundaries.

A portion of this funding will be dedicated to Brighton Boulevard maintenance, including expenses related to operation, maintenance and repair of lighting, landscaping and any other enhancements funded by the GID on Brighton Boulevard.

In addition to this, the priority projects to be funded through the GID ad valorem mill levy include (but are not limited to):

- Lighting enhancements throughout the RiNo GID area;
- Improvements to support safety and connectivity throughout the district;
- South Platte River access and enhancements, to allow for improved use of the waterway;
- Enhancements to the RiNo ArtPark; and
- Other public improvements focused on facilitating livability and incorporating placemaking elements along primary and side streets, the South Platte River, parks and open spaces and pedestrian bridges.

In the future, these GID funds may be used to finance, purchase, construct, install, operate and maintain improvements which are deemed important to the district.

Financial Matters

The limitation on tax revenues shall not be a limitation on other revenues that may be collected and spent by the GID, including gifts, grants, charges, interest, special assessments, and enterprise revenue. The GID may have additional authority to issue debt or other multiple fiscal year financial obligations in the future in amounts as approved by the voters of the GID and the GID Advisory Board.

Future Changes to the GID Mill Levy

In future years, the RiNo Denver GID Advisory Board may decrease (and subsequently increase) the mill levy (so long as it never exceeds 4 mills). In order to do so, the following shall occur:

- The RiNo GID Advisory Board shall send out a notification to each elector in the RiNo Denver GID notifying him or her of the proposed change and of a public meeting to be held.
- The RiNo GID Advisory Board shall then hold a public meeting to present the proposed mill levy change and reasons for the change, and hear comment.
- After that time, the RiNo GID Advisory Board may recommend a proposed mill levy change. This change must occur in line with the annual GID reporting period to Denver City Council and must be approved by City Council before the change occurs.

Each year, the RiNo Denver GID Advisory Board will go through a process to certify the assessment rolls and determine each property owner's yearly mill levy, as well as the total RiNo Denver GID budget. This occurs through the following:

- Each May, the City and County of Denver shall provide very preliminary assessed value data, which the GID may use to preliminarily plan the budget for the coming year.
- By August 25, refined preliminary assessed value data shall be provided to the RiNo Denver GID by the City and County of Denver.
- By September 30, the RiNo Denver GID is expected to file the operating plan and budget with the City and County of Denver for the next year.
- The City and County of Denver has 30 days after receipt of all required information from the GID to approve the operating plan. The City and County of Denver may request further information from the RiNo Denver GID Advisory Board as needed. All final information must be filed and approved no later than December 5.
- By December 10, final assessed value data must be provided to the RiNo Denver GID Advisory Board.
- By December 15, the RiNo Denver GID Advisory Board must complete a public hearing, adoption of the budget and operating plan and final certification of the mill levy.
- The final budget of the RiNo Denver GID must be filed with the State of Colorado by January 31.

Future GID Bonding

The RiNo Denver GID will only issue debt to be paid by capital charges on special assessments against the Brighton Boulevard linear frontage at the outset of GID operations. The RiNo Denver GID will not issue bonds that would pledge the 4 mill levy for payment of debt service. However, as allowed by law, the GID may issue bonds or other multiple year financial obligations if it is authorized to do so by its voters in a future election and a future operating plan. The election must comply with all applicable Federal, State and municipal requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the GID electors.

GID GOVERNANCE

The City Council of the City and County of Denver appoints a RiNo GID Advisory Board consisting of not fewer than five (5) nor more than nine (9) members who are electors of the GID and provide for the duties thereof in a manner substantially similar to the duties of the Advisory Board for Denver 14th Street General Improvement District. The following members are to be included in this mix:

- At least four (4) owners of commercial property
- At least two (2) artist/creative enterprise property owners
- At least two (2) residential representatives

Currently appointed board members of the RiNo Denver General Improvement District Advisory Board are:

NAME	AFFILIATION	GOVERNANCE REPRESENTATION	Initial Term Expires	Consecutive Term Expires
Liam Girard	Collegiate Peaks Bank	Commercial Property Owner	2022	2025
James Roupp	JLL	Commercial Property Owner	2022	2025
Kirsty Greer	McWhinney	Commercial Property Owner	2023	2026
Teresa Ortiz	Property Owner	Residential Property Owner	2023	2026
Edee Anesi	Lumina	Commercial Property Owner/Artist	2023	2026
Andrew Katz	Katz Development	Commercial Property Owner	2025	2028
Karen Good	City and County of Denver Department of Transportation and Infrastructure Representative	City and County of Denver Department of Transportation and Infrastructure Representative	N/A	N/A
Darrell Watson	City Council Representative: Denver District 9	City Council Representative	N/A	N/A

The length of the term is three (3) years and the consecutive term limit shall be two (2) terms. After a member has fulfilled two consecutive terms, that person may not be a member of the RiNo Denver GID Advisory Board for three (3) years before being reappointed.

The GID shall inform the City and County of Denver of any RiNo Denver GID Advisory Board vacancy that comes to its attention. Appointment to the RiNo Denver GID Advisory Board in future years shall occur as follows:

- The RiNo Denver GID Advisory Board shall accept submissions of interest for the vacancy.
- The RiNo Denver GID Advisory Board shall provide posted notice of a public hearing, hold a public hearing, and thereafter provide the City and County of Denver with one or more recommended nominees to fill the vacancy, taking into account the qualifications thereof, the desired diversity of the Board, and the nominee’s willingness to serve.
- The City shall review the recommendation and may require additional information from the Board or the nominee. The Mayor and City Council will approve all GID Advisory Board appointments.

GID MANAGEMENT STRUCTURE

The RiNo GID expects to contract with the RiNo Art District (RAD) and Keep RiNo Wild (KRW) organizations to deliver its services, and work in partnership with the proposed RiNo Business Improvement District (BID). RAD is a 501(c)(6) membership organization that supports the development of the RiNo Art District and Keep RiNo Wild is a 501(c)(3) non-profit organization.

The RiNo BID provides advocacy, placemaking, marketing and branding and business support services to the district.

Each year the RiNo Denver GID Advisory Board shall develop a work plan and budget for the RiNo Denver GID. Once agreed upon, the RiNo Denver GID Advisory Board would expect to execute a services contract with the RAD and KRW Boards to deliver their services.

The GID may enter into one or more contracts, agreements, or other arrangements with the RiNo Art District, Keep RiNo Wild, and/or the RiNo Business Improvement District regarding the support, planning, design, construction, financing and/or operation of the project known as the RiNo ArtPark Community Hub including the reconstruction and operation of the City's Police Building and Interstate Building.

CITY SERVICES

The proposed services and improvements to be provided by the GID are not intended to duplicate or supplant the operation and maintenance of improvements and services provided by the City and County of Denver within the GID. The GID is being created to provide enhanced operation and maintenance of improvements and services within or for the GID.

ADDITION OF PROPERTIES TO THE GID

Additional property may be added to the GID as allowed by C.R.S. Section 31-25-618 as it may be amended from time to time. At this time, the process begins by a property owner filing a complete petition with the GID Advisory Board requesting the inclusion, published notice of a public hearing, the hearing, and adoption of an ordinance granting the petition.

**DRAFT RiNo General Improvement District
Summary
2024 Budget as Proposed
With 2023 YTD Actual + Estimated Remaining
For the Years Ended and Ending December 31**

	Actual Prior Year 2022	Adopted Budget Year 2023	2023 YTD Actual + Estimated Remaining	Proposed 2024
ESTIMATED RESOURCES				
Beginning Fund Balance, Jan 1	\$ 756,407.95	\$ 696,699.80	\$ 696,699.80	\$ 740,588.02
Estimated Fund Revenue:				
District 134 Ad Valorem	\$ 1,348,609.44	\$ 1,370,175.48	\$ 1,331,848.12	\$ 1,648,674.38
District 133 Special Assess	\$ 175,000.00	\$ 175,000.00	\$ 181,715.02	\$ 175,000.00
District 143 DURA Ironworks	\$ 37,000.00	\$ 37,000.00	\$ 25,888.20	\$ 26,000.00
Specific Ownership Tax	\$ 32,000.00	\$ 52,000.00	\$ 61,246.64	\$ 40,127.95
Interest Income	\$ 600.00	\$ 200.00	\$ 1,396.82	\$ 880.64
	<u>\$ 1,593,209.44</u>	<u>\$ 1,634,375.48</u>	<u>\$ 1,602,094.80</u>	<u>\$ 1,890,682.97</u>
TOTAL AVAILABLE RESOURCES	<u>\$ 2,349,617.39</u>	<u>\$ 2,331,075.28</u>	<u>\$ 2,298,794.60</u>	<u>\$ 2,631,270.98</u>
ESTIMATED EXPENDITURES				
Administrative	\$ 320,000.00	\$ 392,250.00	\$ 374,445.47	\$ 525,751.00
Advocacy	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 42,000.00
Infrastructure	\$ 1,082,275.00	\$ 1,125,100.00	\$ 1,016,950.51	\$ 1,483,882.82
Debt Service Interest	\$ 62,661.33	\$ 58,853.59	\$ 59,275.98	\$ 55,511.61
Debt Service Principal	\$ 97,441.02	\$ 100,957.01	\$ 100,534.62	\$ 104,298.99
TOTAL EXPENDITURES	<u>\$ 1,569,377.35</u>	<u>\$ 1,684,160.60</u>	<u>\$ 1,558,206.58</u>	<u>\$ 2,211,444.42</u>
Ending Fund Balance	\$ 780,240.04	\$ 646,914.68	\$ 740,588.02	\$ 419,826.56

**NOTICE AS TO PROPOSED BUDGET
AND
NOTICE CONCERNING BUDGET AMENDMENT**

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2024 has been submitted to the RiNo Denver General Improvement District ("District"). Such proposed budget will be considered at a special meeting and public hearing of the Advisory Board of the District to be held at Collegiate Peaks Bank, 3655 Brighton Blvd., Denver, CO 80216, at 10:30 a.m. on Wednesday, September 27, 2023.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budget of the District may also be considered at the above-referenced meeting and public hearing of the Advisory Board of the District. A copy of the proposed 2024 budget and the amended 2023 budget, if required, are available for public inspection at the RiNo offices, 1320 27th St, Suite G, Denver, CO 80205. Any interested elector within the District may, at any time prior to final adoption of the 2024 budget and the amended 2023 budget, if required, file or register any objections thereto.

RiNo DENVER GENERAL IMPROVEMENT DISTRICT
By: /s/ Kirsty Greer, Board Chair

Published On: 9/7/23

Published In: Denver Daily Journal

RiNo DENVER GENERAL IMPROVEMENT DISTRICT
City and County of Denver, Colorado

BASIC FINANCIAL STATEMENTS

December 31, 2022

TABLE OF CONTENTS

PAGE

INTRODUCTORY SECTION

Title Page

Table of Contents

FINANCIAL SECTION

Independent Auditors' Report

Basic Financial Statements

Government–Wide Financial Statements

Statement of Net Position 1

Statement of Activities 2

Fund Financial Statements

Balance Sheet – Governmental Funds 3

Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds 4

Reconciliation of the Statement of Revenues, Expenditures and Changes
in Fund Balances – Governmental Funds to the Statement of Activities 5

Notes to the Financial Statements 6 – 15

Required Supplemental Information

General Fund – Budgetary Comparison Schedule 16

Individual Fund Schedules

Debt Service Fund – Budgetary Comparison Schedule 17

Appendix A

Supplemental Information

FINANCIAL SECTION



JOHN CUTLER & ASSOCIATES

Board of Directors
RiNo Denver General Improvement District
City and County of Denver, Colorado

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund, of the RiNo General Improvement District (the "District") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 RiNo General Improvement District as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows, thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the RiNo General Improvement District and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required budgetary information on page 16 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental 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 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 RiNo Denver General Improvement District's financial statements. The individual fund schedule is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund schedule is fairly stated in all material respects in relation to the financial statements as a whole.

Appendix A is presented for the purpose of additional analysis and is not a required part of the basic financial statements. This information has not been subjected to auditing procedures applied in the audit of the basic financial statements and accordingly we express no opinion.

John Luther & Associates, LLC

March 20, 2023

BASIC FINANCIAL STATEMENTS

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION
As of December 31, 2022

	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
ASSETS		
Cash and Investments	\$ 371,461	\$ 472,551
Cash and Investments - Restricted	325,239	318,633
Other Receivable	4,421	3,661
Prepaid Expenses	5,632	5,474
Property Taxes Receivable	<u>1,370,175</u>	<u>1,348,609</u>
TOTAL ASSETS	<u>2,076,928</u>	<u>2,148,928</u>
LIABILITIES		
Accounts Payable	3,636	4,241
Noncurrent Liabilities		
Due within One Year	100,957	97,441
Due in More Than One Year	<u>1,602,867</u>	<u>1,703,824</u>
TOTAL LIABILITIES	<u>1,707,460</u>	<u>1,805,506</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	<u>1,370,175</u>	<u>1,348,609</u>
NET POSITION		
Restricted for:		
Emergencies	29,400	29,400
Debt Service	325,239	318,633
Unrestricted	<u>(1,355,346)</u>	<u>(1,353,220)</u>
TOTAL NET POSITION	<u><u>\$ (1,000,707)</u></u>	<u><u>\$ (1,005,187)</u></u>

The accompanying notes are an integral part of the financial statements.

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES
Year Ended December 31, 2022

	Governmental Activities	
	2022	2021
EXPENSES		
Governmental Activities		
General Government	\$ 1,418,523	\$ 988,969
Interest on Long-Term Debt	62,370	65,763
	<u>1,480,893</u>	<u>1,054,732</u>
TOTAL EXPENSES		
REVENUES		
GENERAL REVENUES		
Taxes	1,485,248	1,156,867
Investment Income	125	201
	<u>1,485,373</u>	<u>1,157,068</u>
TOTAL REVENUES		
CHANGE IN NET POSITION	4,480	102,336
NET POSITION, Beginning	<u>(1,005,187)</u>	<u>(1,107,523)</u>
NET POSITION, Ending	<u>\$ (1,000,707)</u>	<u>\$ (1,005,187)</u>

The accompanying notes are an integral part of the financial statements.

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS
As of December 31, 2022

	GENERAL FUND	DEBT SERVICE FUND	TOTALS	
			2022	2021
ASSETS				
Cash and Investments	\$ 371,461	\$ -	\$ 371,461	\$ 472,551
Cash and Investments - Restricted	-	325,239	325,239	318,633
Other Receivable	4,421	-	4,421	3,661
Prepaid Expenses	5,632	-	5,632	5,474
Property Taxes Receivable	1,370,175	-	1,370,175	1,348,609
	<u>1,370,175</u>	<u>-</u>	<u>1,370,175</u>	<u>1,348,609</u>
TOTAL ASSETS	<u>\$ 1,751,689</u>	<u>\$ 325,239</u>	<u>\$ 2,076,928</u>	<u>\$ 2,148,928</u>
LIABILITIES AND FUND EQUITY				
LIABILITIES				
Accounts Payable	\$ 3,636		\$ 3,636	\$ 4,241
	<u>3,636</u>		<u>3,636</u>	<u>4,241</u>
TOTAL LIABILITIES	<u>3,636</u>	<u>-</u>	<u>3,636</u>	<u>4,241</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Revenues - Property Taxes	1,370,175	-	1,370,175	1,348,609
	<u>1,370,175</u>	<u>-</u>	<u>1,370,175</u>	<u>1,348,609</u>
FUND EQUITY				
Fund Balance				
Nonspendable	5,632		5,632	5,474
Restricted for Emergencies	29,400	-	29,400	29,400
Restricted for Debt Service	-	325,239	325,239	318,633
Unassigned	342,846	-	342,846	442,571
	<u>342,846</u>	<u>-</u>	<u>342,846</u>	<u>442,571</u>
TOTAL FUND EQUITY	<u>377,878</u>	<u>325,239</u>	<u>703,117</u>	<u>796,078</u>
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY	<u>\$ 1,751,689</u>	<u>\$ 325,239</u>		
	-	-		
Amounts reported for governmental activities in the statement of Net Position are different because:				
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These are the loans payable.			<u>(1,703,824)</u>	<u>(1,801,265)</u>
Net position of governmental activities			<u>\$ (1,000,707)</u>	<u>\$ (1,005,187)</u>

The accompanying notes are an integral part of the financial statements.

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2022

	GENERAL FUND	DEBT SERVICE FUND	TOTALS	
			2022	2021
REVENUES				
Property Taxes	\$ 1,246,605	\$ 167,971	\$ 1,414,576	\$ 1,103,950
Specific Ownership Taxes	70,672	-	70,672	52,917
Other Income	-	125	125	201
TOTAL REVENUES	<u>1,317,277</u>	<u>168,096</u>	<u>1,485,373</u>	<u>1,157,068</u>
EXPENDITURES				
Current				
General Government	285,579	-	285,579	266,773
County Treasurer's Fee	12,122	1,679	13,801	9,405
Capital Outlay	1,119,143	-	1,119,143	712,791
Debt Service				
Principal	-	97,441	97,441	94,047
Interest and Other Fiscal Charges	-	62,370	62,370	65,763
TOTAL EXPENDITURES	<u>1,416,844</u>	<u>161,490</u>	<u>1,578,334</u>	<u>1,148,779</u>
NET CHANGE IN FUND BALANCES	(99,567)	6,606	(92,961)	8,289
FUND BALANCES, Beginning	<u>477,445</u>	<u>318,633</u>	<u>796,078</u>	<u>787,789</u>
FUND BALANCES, Ending	<u>\$ 377,878</u>	<u>\$ 325,239</u>	<u>\$ 703,117</u>	<u>\$ 796,078</u>

The accompanying notes are an integral part of the financial statements.

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Activities
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ (92,961)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount includes the payment of bond principal.	<u>97,441</u>
Change in Net Position of Governmental Activities	<u><u>\$ 4,480</u></u>

The accompanying notes are an integral part of the financial statements.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The RiNo Denver General Improvement District (the “District”), is a public or quasi-municipal corporation of the State of Colorado was organized by order and decree of the District Court for the City and County of Denver on June 1, 2015, and is governed pursuant to provisions of the Improvement Districts in Municipalities (1949 Act) of Title 31, Article 25, Part 6 of the Colorado Revised Statutes. The District’s service area is located in the City and County of Denver (the “City”), Colorado. The District was established to provide construction, installation, financing and operation of public improvements.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

The District is reported as a component unit of the City and County of Denver (the “City”).

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of Net Position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments 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*.

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 the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Service fees, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the payment of the District's debt.

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 the immediate operating requirement 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. Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

Accounting Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Capital Assets

Capital assets, which include property and equipment, are reported in the governmental activities column 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 and an estimated useful life in excess of one year. The District also capitalizes all infrastructure costs. Assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

The District does did have any Capital Assets for the year ended December 31, 2022.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type in the Statement of Net Position.

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to the liabilities, the statement of financial position and balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position and fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Net Position

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Investment in Capital Assets is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets.

Restricted Net Position are liquid assets, which have third party limitations on their use.

Unrestricted Net Position represent assets that do not have any third party limitation on their use. While City management may have categorized and segmented portion for various purposes, the City Council has the unrestricted authority to revisit or alter these managerial decisions.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. The District reports prepaid expenses as nonspendable as of December 31, 2022.
- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies. The District has also classified the fund balances in the Debt Service as restricted.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2022.
- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned fund balance.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Comparative Data

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets and Budgetary Accounting

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15, District Management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

Legal Compliance

The actual expenditures of the General Fund exceeded the budgeted amount by \$113,710. This may be a violation of State Statute.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 3: CASH AND INVESTMENTS

Deposits

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2022, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories.

Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2022, the District had deposits with financial institutions with a carrying amount of \$696,700. The bank balances with the financial institutions were \$793,622. Of these balances \$250,000 were covered by federal depository insurance and \$543,622 were covered by collateral held by the authorized escrow agents in the financial institutions name (PDPA).

Investments

Interest Rate Risk

The District does not have a formal investment policy; however, the District follows state statutes regarding investments.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

NOTE 3: CASH AND INVESTMENTS (Continued)

Deposits (Continued)

As of December 31, 2022, the District did not hold any investments.

Restricted Cash and Investments

Cash in the amount of \$325,239 are restricted in the Debt Service Fund for payment of the District's debt.

NOTE 4: LONG-TERM DEBT

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2022:

	Balance <u>12/31/21</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/22</u>	Due In <u>One Year</u>
Series 2016A – Revenue Obligation Notes	<u>\$ 1,801,265</u>	<u>\$ -</u>	<u>\$ 97,441</u>	<u>\$ 1,703,824</u>	<u>\$ 100,957</u>

Series 2016 Revenue Obligation Notes

\$3,000,000 Revenue Obligation Notes, Series 2016, dated June 23, 2016, with interest of 3.55% per annum. The District is required to make monthly payments of principal and interest beginning on July 1, 2016. The notes mature on June 1, 2036. On November 1, 2017, the original loan was reconfigured due to principal reduction payments. The interest rate and maturity date remain the same at 3.55% per annum and June 1, 2036.

Net proceeds of the notes were issued for the purpose of financing improvements to Brighton Boulevard between 29th and 44th Streets. The notes are secured by and payable from Capital Charges assessments collected from property owners fronting Brighton Boulevard within, or partially within the District boundaries and will be imposed each year any of the note that remains outstanding. The Capital Charge will be assessed to property owners based on their linear front footage along the street. Based on the 2022 principal and interest repayment, the Capital Charge assessed for debt service by the District was \$159,811 for collection year 2022.

On November 1, 2018 the District restructured the loan to reduce the monthly payments and keep the original maturity date of June 1, 2036.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 4: LONG-TERM DEBT (Continued)

Future debt service requirements for the notes are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 100,957	\$ 58,854	\$ 159,811
2024	104,600	55,211	159,811
2025	108,374	51,436	159,811
2026	112,285	47,526	159,811
2027	116,336	43,475	159,811
2028-2032	647,761	151,291	799,052
2033-2036	<u>513,511</u>	<u>32,531</u>	<u>546,042</u>
Total	<u>\$ 1,703,824</u>	<u>\$ 440,324</u>	<u>\$ 2,144,148</u>

NOTE 5: RELATED PARTIES

A District Board Member is also a member and has voting rights on the Collegiate Peaks Bank Loan Committee. This member refrains from making and/or voting upon any decisions regarding the financial institution(s) of the District.

NOTE 6: 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 natural disasters. The District carries commercial insurance to cover these risks. For the year ended December 31, 2022, the District did not have any claims that exceeded insurable amounts on the last three years.

NOTE 7: COMMITMENTS AND CONTINGENCIES

Management Agreement

In January of 2018 the District entered into a management agreement with RiNo Art District (RAD) to provide operations, programs, and general management services to the District. During the year ended December 31, 2022, the District paid \$257,508 to RAD under the terms of the management agreements. The management agreement was renewed for 2023 where the District agreed to pay \$330,252 to RAD for services to be provided during that year.

RINO DENVER GENERAL IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 7: COMMITMENTS AND CONTINGENCIES (Continued)

Tax Payer Bill of Rights (TABOR) Amendment (Continued)

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2022, the emergency reserve of \$29,400 was recorded in the General Fund.

NOTE 8: SUBSEQUENT EVENTS

Potential subsequent events were considered through March 20, 2023. It was determined that no events were required to be disclosed through this date.

REQUIRED SUPPLEMENTAL INFORMATION

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

GENERAL FUND
 BUDGETARY COMPARISON SCHEDULE
 Year Ended December 31, 2022

	2022		VARIANCE Positive (Negative)	2021 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 1,385,609	\$ 1,246,605	\$ (139,004)	\$ 927,473
Specific Ownership Taxes	32,000	70,672	38,672	52,917
TOTAL REVENUES	<u>1,417,609</u>	<u>1,317,277</u>	<u>(100,332)</u>	<u>980,390</u>
EXPENDITURES				
Current				
Capital Outlay	984,834	1,119,143	(134,309)	712,791
General Government	305,000	285,579	19,421	265,008
County Treasurer's Fee	13,300	12,122	1,178	9,405
TOTAL EXPENDITURES	<u>1,303,134</u>	<u>1,416,844</u>	<u>(113,710)</u>	<u>987,204</u>
NET CHANGE IN FUND BALANCE	114,475	(99,567)	(214,042)	(6,814)
FUND BALANCE, Beginning	<u>477,445</u>	<u>477,445</u>	-	484,259
FUND BALANCE, Ending	<u>\$ 591,920</u>	<u>\$ 377,878</u>	<u>\$ (214,042)</u>	<u>\$ 477,445</u>

See the accompanying independent auditors' report.

INDIVIDUAL FUND SCHEDULES

RiNo DENVER GENERAL IMPROVEMENT DISTRICT

DEBT SERVICE FUND
 BUDGETARY COMPARISON SCHEDULE
 Year Ended December 31, 2022

	2022		VARIANCE Positive (Negative)	2021 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Capital Charge	\$ 175,000	\$ 167,971	\$ (7,029)	\$ 176,477
Miscellaneous	600	125	(475)	201
TOTAL REVENUES	<u>175,600</u>	<u>168,096</u>	<u>(7,504)</u>	<u>176,678</u>
EXPENDITURES				
Current				
General Government	1,700	1,679	21	1,765
Debt Service				
Principal	97,441	97,441	-	94,047
Interest and Other Fiscal Charges	62,370	62,370	-	65,763
TOTAL EXPENDITURES	<u>161,511</u>	<u>161,490</u>	<u>21</u>	<u>161,575</u>
NET CHANGE IN FUND BALANCE	14,089	6,606	(7,483)	15,103
FUND BALANCE, Beginning		<u>318,633</u>	<u>318,633</u>	<u>303,530</u>
FUND BALANCE, Ending	<u>\$ 14,089</u>	<u>\$ 325,239</u>	<u>\$ 311,150</u>	<u>\$ 318,633</u>

See the accompanying independent auditors' report.

APPENDIX A

RiNo Denver General Improvement District (GID) 2022 Operating Plan

LEGAL AUTHORITY

A GID in Colorado is organized pursuant to Part 6 of Article 25 of Title 31, Colorado Revised Statutes. The RiNo Denver GID was created by adoption of ORD 15-0309 on June 1, 2015.

Following the adoption of the GID ordinance by Denver City Council, a TABOR election must be held to authorize the GID mill levy, assessments, debt and other financial authority. Owners of commercial and residential property within the proposed GID area, as well as residents registered to vote within the proposed GID area, are eligible to vote. A simple majority of voters returning the ballot approve the ballot questions. The RiNo Denver GID was approved by TABOR election in November 2015.

ABOUT THE RINO DENVER GID

RiNo (River North) is an urban area just north of Downtown Denver comprised of industry and warehouses; an eclectic mix of small startups, restaurants, and creative businesses; and a state-certified art district that spans the once industrial corridor. Recently, the area has seen a strong influx of development from both the public and private sectors that is sparking change in the district. Notably, the western half of the RiNo district is on the cusp of seeing significant public sector reinvestment centered around Brighton Boulevard and the South Platte River. The GID is a way to help leverage additional private sector resources to augment infrastructure improvements and maintenance of the area, to ensure that improvements are reflective of the character of the area, and to improve its overall aesthetics, safety and sense of place.

GID BOUNDARIES

The RiNo GID boundaries are generally described as a parcel of land lying in Sections 22, 23, 26, and 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

- Beginning at a point on the southerly right-of-way of I-70 at its intersection with the southeasterly property line of the Burlington Northern railroad, said point lying approximately 600 feet east of the South Platte River;
- Thence easterly, with the southerly right-of-way of I-70, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly, with the northwesterly property line of the Union Pacific railroad, to the southerly corner of the property conveyed to Oxman Holdings, LLP by deed recorded October 11th, 2013 at Reception number 2013150105 also known by address as 2900 Brighton Blvd;

- Thence northwesterly, with the southwesterly line of said property and its extension, to its intersection with the centerline of Brighton Blvd.;
- Thence southwesterly, with the centerline of Brighton Blvd., to its intersection with the centerline of 29th Street;
- Thence northwesterly, with the centerline of 29th Street and its extension, to the centerline of the South Platte River;
- Thence southwesterly, with the centerline of the South Platte River, to its intersection with the southeasterly property line of the Burlington Northern railroad;
- Thence northeasterly, with the southeasterly property lines of the Burlington Northern railroad, to the point of beginning.

The following map illustrates these boundaries:



GID SERVICES AND REVENUE

The GID shall provide services authorized by part 6 of article 25 of Title 31, C.R.S. within and for the General Improvement District, including but not limited to:

Brighton Boulevard

Through the GID, the property owners with frontage on Brighton Boulevard finance enhancements to Brighton Boulevard between 29th Street and 44th Street as part of the reconstruction of the street, bicycle and pedestrian environment. These enhancements include, but are not limited to:

- Lighting improvements focused on pedestrians, landmark lighting to improve safety at key intersections, and other lighting enhancements as deemed appropriate, and the electrical infrastructure needs to support such lighting;
- Trees, plantings and landscaping, and the irrigation infrastructure appropriate to support such improvements; and
- Other enhancements, which may include but not be limited to pavement enhancements and bus shelters, bicycle and pedestrian amenities.

Approved by the voters of the GID, a \$3,000,000 loan was issued, to be paid for only by those owners with properties fronting Brighton Boulevard. The GID uses capital charges on special assessments charged against the linear front footage of property abutting Brighton Boulevard between 29th Street to 44th Street to repay such debt.

District Infrastructure Enhancements and Maintenance

The GID will also fund additional area infrastructure enhancements and improvements, as well as the general maintenance of Brighton Boulevard, and the broader RiNo GID area. Any such enhancements and maintenance will be funded from an ad valorem mill levy not to exceed four (4.000) mills on every taxable property within the GID boundaries.

A portion of this funding will be dedicated to Brighton Boulevard maintenance, including expenses related to operation, maintenance and repair of lighting, landscaping and any other enhancements funded by the GID on Brighton Boulevard.

In addition to this, the priority projects to be funded through the GID ad valorem mill levy include (but are not limited to):

- Lighting enhancements throughout the RiNo GID area;
- Improvements to support safety and connectivity throughout the district;
- South Platte River access and enhancements, to allow for improved use of the waterway;
- Enhancements to the RiNo ArtPark; and
- Other public improvements focused on facilitating livability and incorporating placemaking elements along primary and side streets, the South Platte River, parks and open spaces and pedestrian bridges.

In the future, these GID funds may be used to finance, purchase, construct, install, operate and maintain improvements which are deemed important to the district.

Financial Matters

The limitation on tax revenues shall not be a limitation on other revenues that may be collected and spent by the GID, including gifts, grants, charges, interest, special assessments, and enterprise revenue. The GID may have additional authority to issue debt or other multiple fiscal year financial obligations in the future in amounts as approved by the voters of the GID and the GID Advisory Board.

Future Changes to the GID Mill Levy

In future years, the RiNo Denver GID Advisory Board may decrease (and subsequently increase) the mill levy (so long as it never exceeds 4 mills). In order to do so, the following shall occur:

- The RiNo GID Advisory Board shall send out a notification to each elector in the RiNo Denver GID notifying him or her of the proposed change and of a public meeting to be held.

- The RiNo GID Advisory Board shall then hold a public meeting to present the proposed mill levy change and reasons for the change, and hear comment.
- After that time, the RiNo GID Advisory Board may recommend a proposed mill levy change. This change must occur in line with the annual GID reporting period to Denver City Council and must be approved by City Council before the change occurs.

Each year, the RiNo Denver GID Advisory Board will go through a process to certify the assessment rolls and determine each property owner's yearly mill levy, as well as the total RiNo Denver GID budget. This occurs through the following:

- Each May, the City and County of Denver shall provide very preliminary assessed value data, which the GID may use to preliminarily plan the budget for the coming year.
- By August 25, refined preliminary assessed value data shall be provided to the RiNo Denver GID by the City and County of Denver.
- By September 30, the RiNo Denver GID is expected to file the operating plan and budget with the City and County of Denver for the next year.
- The City and County of Denver has 30 days after receipt of all required information from the GID to approve the operating plan. The City and County of Denver may request further information from the RiNo Denver GID Advisory Board as needed. All final information must be filed and approved no later than December 5.
- By December 10, final assessed value data must be provided to the RiNo Denver GID Advisory Board.
- By December 15, the RiNo Denver GID Advisory Board must complete a public hearing, adoption of the budget and operating plan and final certification of the mill levy.
- The final budget of the RiNo Denver GID must be filed with the State of Colorado by January 31.

Future GID Bonding

The RiNo Denver GID will only issue debt to be paid by capital charges on special assessments against the Brighton Boulevard linear frontage at the outset of GID operations. The RiNo Denver GID will not issue bonds that would pledge the 4 mill levy for payment of debt service. However, as allowed by law, the GID may issue bonds or other multiple year financial obligations if it is authorized to do so by its voters in a future election and a future operating plan. The election must comply with all applicable Federal, State and municipal requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the GID electors.

GID GOVERNANCE

The City Council of the City and County of Denver appoints a RiNo GID Advisory Board consisting of not fewer than five (5) nor more than nine (9) members who are electors of the GID and provide for the duties thereof in a manner substantially similar to the duties of the Advisory Board for Denver 14th Street General Improvement District. The following members are to be included in this mix:

- At least four (4) owners of commercial property
- At least two (2) artist/creative enterprise property owners
- At least two (2) residential representatives

Currently appointed board members of the RiNo Denver General Improvement District Advisory Board are:

NAME	TITLE	GOVERNANCE REPRESENTATION	Initial Term Expires	Consecutive Term Expires
Bernard Hurley	Menalto Development	Commercial Property Owner	2019	2022
Liam Girard	Collegiate Peaks Bank	Commercial Property Owner	2022	2025
Daniel Flaherty	Property Owner	Residential Property Owner	2022	2025
James Roupp	JLL	Commercial Property Owner	2022	2025
Kirsty Greer	McWhinney	Commercial Property Owner	2023	2026
Teresa Ortiz	Property Owner	Residential Property Owner	2023	2026
Edee Anesi	Property Owner	Commercial Property Owner/Artist	2023	2026
Karen Good	City of Denver Public Works Representative	City of Denver Public Works	N/A	N/A
Candi CdeBaca	City Council Representative: Denver District 9	City Council Representative	N/A	N/A

The length of the term is three (3) years and the consecutive term limit shall be two (2) terms. After a member has fulfilled two consecutive terms, that person may not be a member of the RiNo Denver GID Advisory Board for three (3) years before being reappointed.

The GID shall inform the City of Denver of any RiNo Denver GID Advisory Board vacancy that comes to its attention. Appointment to the RiNo Denver GID Advisory Board in future years shall occur as follows:

- The RiNo Denver GID Advisory Board shall accept submissions of interest for the vacancy.
- The RiNo Denver GID Advisory Board shall provide posted notice of a public hearing, hold a public hearing, and thereafter provide the City of Denver with one or more recommended nominees to fill the vacancy, taking into account the qualifications thereof, the desired diversity of the Board, and the nominee's willingness to serve.
- The City shall review the recommendation and may require additional information from the Board or the nominee. The Mayor and City Council will approve all GID Advisory Board appointments.

GID MANAGEMENT STRUCTURE

The RiNo GID expects to contract with the RiNo Art District (RAD) and Keep RiNo Wild (KRW) organizations to deliver its services, and work in partnership with the proposed RiNo Business Improvement District (BID). RAD is a 501(c)(6) membership organization that supports the development of the RiNo Art District and Keep RiNo Wild is a 501(c)(3) non-profit organization.

The RiNo BID provides advocacy, placemaking, marketing and branding and business support services to the district.

Each year the RiNo Denver GID Advisory Board shall develop a work plan and budget for the RiNo Denver GID. Once agreed upon, the RiNo Denver GID Advisory Board would expect to execute a services contract with the RAD and KRW Boards to deliver their services.

The GID may enter into one or more contracts, agreements, or other arrangements with the RiNo Art District, Keep RiNo Wild, and/or the RiNo Business Improvement District regarding the support, planning, design, construction, financing and/or operation of the project known as the RiNo ArtPark Community Hub including the reconstruction and operation of the City's Police Building and Interstate Building.

CITY SERVICES

The proposed services and improvements to be provided by the GID are not intended to duplicate or supplant the operation and maintenance of improvements and services provided by the City and County of Denver within the GID. The GID is being created to provide enhanced operation and maintenance of improvements and services within or for the GID.

ADDITION OF PROPERTIES TO THE GID

Additional property may be added to the GID as allowed by C.R.S. Section 31-25-618 as it may be amended from time to time. At this time, the process begins by a property owner filing a complete petition with the GID Advisory Board requesting the inclusion, published notice of a public hearing, the hearing, and adoption of an ordinance granting the petition.

RiNo GiD Loan Amortization Table

Account number 570178001
 Interest rate 3.55%
 Pmt Amt 13,317.55

Prepared by	Troy Blessing
Date	9/29/2023

Year	Month	Days	Beginning Balance	Payment Due	Interest	Principal	Ending Balance
2023	October	31	\$ 1,636,934.69	\$ 13,317.55	\$ 4,935.47	\$ 8,382.08	\$ 1,628,552.61
2023	November	30	\$ 1,628,552.61	\$ 13,317.55	\$ 4,751.80	\$ 8,565.75	\$ 1,619,986.86
2023	December	31	\$ 1,619,986.86	\$ 13,317.55	\$ 4,884.37	\$ 8,433.18	\$ 1,611,553.69
2024	January	31	\$ 1,611,553.69	\$ 13,317.55	\$ 4,858.94	\$ 8,458.61	\$ 1,603,095.08
2024	February	28	\$ 1,603,095.08	\$ 13,317.55	\$ 4,365.69	\$ 8,951.86	\$ 1,594,143.22
2024	March	31	\$ 1,594,143.22	\$ 13,317.55	\$ 4,806.45	\$ 8,511.10	\$ 1,585,632.12
2024	April	30	\$ 1,585,632.12	\$ 13,317.55	\$ 4,626.57	\$ 8,690.98	\$ 1,576,941.14
2024	May	31	\$ 1,576,941.14	\$ 13,317.55	\$ 4,754.59	\$ 8,562.96	\$ 1,568,378.18
2024	June	30	\$ 1,568,378.18	\$ 13,317.55	\$ 4,576.23	\$ 8,741.32	\$ 1,559,636.85
2024	July	31	\$ 1,559,636.85	\$ 13,317.55	\$ 4,702.41	\$ 8,615.14	\$ 1,551,021.72
2024	August	31	\$ 1,551,021.72	\$ 13,317.55	\$ 4,676.44	\$ 8,641.11	\$ 1,542,380.60
2024	September	30	\$ 1,542,380.60	\$ 13,317.55	\$ 4,500.37	\$ 8,817.18	\$ 1,533,563.42
2024	October	31	\$ 1,533,563.42	\$ 13,317.55	\$ 4,623.80	\$ 8,693.75	\$ 1,524,869.67
2024	November	30	\$ 1,524,869.67	\$ 13,317.55	\$ 4,449.28	\$ 8,868.27	\$ 1,516,001.40
2024	December	31	\$ 1,516,001.40	\$ 13,317.55	\$ 4,570.85	\$ 8,746.70	\$ 1,507,254.70
2025	January	31	\$ 1,507,254.70	\$ 13,317.55	\$ 4,544.48	\$ 8,773.07	\$ 1,498,481.62
2025	February	28	\$ 1,498,481.62	\$ 13,317.55	\$ 4,080.80	\$ 9,236.75	\$ 1,489,244.87
2025	March	31	\$ 1,489,244.87	\$ 13,317.55	\$ 4,490.18	\$ 8,827.37	\$ 1,480,417.49
2025	April	30	\$ 1,480,417.49	\$ 13,317.55	\$ 4,319.57	\$ 8,997.98	\$ 1,471,419.52
2025	May	31	\$ 1,471,419.52	\$ 13,317.55	\$ 4,436.43	\$ 8,881.12	\$ 1,462,538.40
2025	June	30	\$ 1,462,538.40	\$ 13,317.55	\$ 4,267.41	\$ 9,050.14	\$ 1,453,488.26
2025	July	31	\$ 1,453,488.26	\$ 13,317.55	\$ 4,382.37	\$ 8,935.18	\$ 1,444,553.07
2025	August	31	\$ 1,444,553.07	\$ 13,317.55	\$ 4,355.43	\$ 8,962.12	\$ 1,435,590.95
2025	September	30	\$ 1,435,590.95	\$ 13,317.55	\$ 4,188.78	\$ 9,128.77	\$ 1,426,462.18
2025	October	31	\$ 1,426,462.18	\$ 13,317.55	\$ 4,300.88	\$ 9,016.67	\$ 1,417,445.51
2025	November	30	\$ 1,417,445.51	\$ 13,317.55	\$ 4,135.83	\$ 9,181.72	\$ 1,408,263.79
2025	December	31	\$ 1,408,263.79	\$ 13,317.55	\$ 4,246.01	\$ 9,071.54	\$ 1,399,192.26
2026	January	31	\$ 1,399,192.26	\$ 13,317.55	\$ 4,218.66	\$ 9,098.89	\$ 1,390,093.37
2026	February	28	\$ 1,390,093.37	\$ 13,317.55	\$ 3,785.62	\$ 9,531.93	\$ 1,380,561.44
2026	March	31	\$ 1,380,561.44	\$ 13,317.55	\$ 4,162.49	\$ 9,155.06	\$ 1,371,406.38
2026	April	30	\$ 1,371,406.38	\$ 13,317.55	\$ 4,001.50	\$ 9,316.05	\$ 1,362,090.33
2026	May	31	\$ 1,362,090.33	\$ 13,317.55	\$ 4,106.80	\$ 9,210.75	\$ 1,352,879.57
2026	June	30	\$ 1,352,879.57	\$ 13,317.55	\$ 3,947.44	\$ 9,370.11	\$ 1,343,509.47
2026	July	31	\$ 1,343,509.47	\$ 13,317.55	\$ 4,050.77	\$ 9,266.78	\$ 1,334,242.69
2026	August	31	\$ 1,334,242.69	\$ 13,317.55	\$ 4,022.83	\$ 9,294.72	\$ 1,324,947.97
2026	September	30	\$ 1,324,947.97	\$ 13,317.55	\$ 3,865.94	\$ 9,451.61	\$ 1,315,496.37
2026	October	31	\$ 1,315,496.37	\$ 13,317.55	\$ 3,966.31	\$ 9,351.24	\$ 1,306,145.13
2026	November	30	\$ 1,306,145.13	\$ 13,317.55	\$ 3,811.08	\$ 9,506.47	\$ 1,296,638.66
2026	December	31	\$ 1,296,638.66	\$ 13,317.55	\$ 3,909.45	\$ 9,408.10	\$ 1,287,230.56
2027	January	31	\$ 1,287,230.56	\$ 13,317.55	\$ 3,881.09	\$ 9,436.46	\$ 1,277,794.10
2027	February	28	\$ 1,277,794.10	\$ 13,317.55	\$ 3,479.80	\$ 9,837.75	\$ 1,267,956.35
2027	March	31	\$ 1,267,956.35	\$ 13,317.55	\$ 3,822.98	\$ 9,494.57	\$ 1,258,461.78
2027	April	30	\$ 1,258,461.78	\$ 13,317.55	\$ 3,671.95	\$ 9,645.60	\$ 1,248,816.18
2027	May	31	\$ 1,248,816.18	\$ 13,317.55	\$ 3,765.27	\$ 9,552.28	\$ 1,239,263.90
2027	June	30	\$ 1,239,263.90	\$ 13,317.55	\$ 3,615.93	\$ 9,701.62	\$ 1,229,562.28
2027	July	31	\$ 1,229,562.28	\$ 13,317.55	\$ 3,707.21	\$ 9,610.34	\$ 1,219,951.94
2027	August	31	\$ 1,219,951.94	\$ 13,317.55	\$ 3,678.24	\$ 9,639.31	\$ 1,210,312.63
2027	September	30	\$ 1,210,312.63	\$ 13,317.55	\$ 3,531.46	\$ 9,786.09	\$ 1,200,526.54
2027	October	31	\$ 1,200,526.54	\$ 13,317.55	\$ 3,619.67	\$ 9,697.88	\$ 1,190,828.66

Year	Month	Days	Beginning Balance	Payment Due	Interest	Principal	Ending Balance
2027	November	30	\$ 1,190,828.66	\$ 13,317.55	\$ 3,474.61	\$ 9,842.94	\$ 1,180,985.72
2027	December	31	\$ 1,180,985.72	\$ 13,317.55	\$ 3,560.75	\$ 9,756.80	\$ 1,171,228.93
2028	January	31	\$ 1,171,228.93	\$ 13,317.55	\$ 3,531.34	\$ 9,786.21	\$ 1,161,442.71
2028	February	28	\$ 1,161,442.71	\$ 13,317.55	\$ 3,162.94	\$ 10,154.61	\$ 1,151,288.10
2028	March	31	\$ 1,151,288.10	\$ 13,317.55	\$ 3,471.21	\$ 9,846.34	\$ 1,141,441.77
2028	April	30	\$ 1,141,441.77	\$ 13,317.55	\$ 3,330.51	\$ 9,987.04	\$ 1,131,454.72
2028	May	31	\$ 1,131,454.72	\$ 13,317.55	\$ 3,411.41	\$ 9,906.14	\$ 1,121,548.59
2028	June	30	\$ 1,121,548.59	\$ 13,317.55	\$ 3,272.46	\$ 10,045.09	\$ 1,111,503.50
2028	July	31	\$ 1,111,503.50	\$ 13,317.55	\$ 3,351.26	\$ 9,966.29	\$ 1,101,537.21
2028	August	31	\$ 1,101,537.21	\$ 13,317.55	\$ 3,321.21	\$ 9,996.34	\$ 1,091,540.87
2028	September	30	\$ 1,091,540.87	\$ 13,317.55	\$ 3,184.91	\$ 10,132.64	\$ 1,081,408.23
2028	October	31	\$ 1,081,408.23	\$ 13,317.55	\$ 3,260.52	\$ 10,057.03	\$ 1,071,351.20
2028	November	30	\$ 1,071,351.20	\$ 13,317.55	\$ 3,126.00	\$ 10,191.55	\$ 1,061,159.64
2028	December	31	\$ 1,061,159.64	\$ 13,317.55	\$ 3,199.47	\$ 10,118.08	\$ 1,051,041.56
2029	January	31	\$ 1,051,041.56	\$ 13,317.55	\$ 3,168.96	\$ 10,148.59	\$ 1,040,892.98
2029	February	28	\$ 1,040,892.98	\$ 13,317.55	\$ 2,834.65	\$ 10,482.90	\$ 1,030,410.08
2029	March	31	\$ 1,030,410.08	\$ 13,317.55	\$ 3,106.76	\$ 10,210.79	\$ 1,020,199.28
2029	April	30	\$ 1,020,199.28	\$ 13,317.55	\$ 2,976.75	\$ 10,340.80	\$ 1,009,858.48
2029	May	31	\$ 1,009,858.48	\$ 13,317.55	\$ 3,044.79	\$ 10,272.76	\$ 999,585.72
2029	June	30	\$ 999,585.72	\$ 13,317.55	\$ 2,916.60	\$ 10,400.95	\$ 989,184.77
2029	July	31	\$ 989,184.77	\$ 13,317.55	\$ 2,982.46	\$ 10,335.09	\$ 978,849.68
2029	August	31	\$ 978,849.68	\$ 13,317.55	\$ 2,951.30	\$ 10,366.25	\$ 968,483.43
2029	September	30	\$ 968,483.43	\$ 13,317.55	\$ 2,825.85	\$ 10,491.70	\$ 957,991.73
2029	October	31	\$ 957,991.73	\$ 13,317.55	\$ 2,888.41	\$ 10,429.14	\$ 947,562.59
2029	November	30	\$ 947,562.59	\$ 13,317.55	\$ 2,764.81	\$ 10,552.74	\$ 937,009.85
2029	December	31	\$ 937,009.85	\$ 13,317.55	\$ 2,825.15	\$ 10,492.40	\$ 926,517.44
2030	January	31	\$ 926,517.44	\$ 13,317.55	\$ 2,793.51	\$ 10,524.04	\$ 915,993.41
2030	February	28	\$ 915,993.41	\$ 13,317.55	\$ 2,494.51	\$ 10,823.04	\$ 905,170.37
2030	March	31	\$ 905,170.37	\$ 13,317.55	\$ 2,729.15	\$ 10,588.40	\$ 894,581.97
2030	April	30	\$ 894,581.97	\$ 13,317.55	\$ 2,610.22	\$ 10,707.33	\$ 883,874.64
2030	May	31	\$ 883,874.64	\$ 13,317.55	\$ 2,664.94	\$ 10,652.61	\$ 873,222.03
2030	June	30	\$ 873,222.03	\$ 13,317.55	\$ 2,547.89	\$ 10,769.66	\$ 862,452.38
2030	July	31	\$ 862,452.38	\$ 13,317.55	\$ 2,600.35	\$ 10,717.20	\$ 851,735.18
2030	August	31	\$ 851,735.18	\$ 13,317.55	\$ 2,568.04	\$ 10,749.51	\$ 840,985.67
2030	September	30	\$ 840,985.67	\$ 13,317.55	\$ 2,453.83	\$ 10,863.72	\$ 830,121.96
2030	October	31	\$ 830,121.96	\$ 13,317.55	\$ 2,502.87	\$ 10,814.68	\$ 819,307.28
2030	November	30	\$ 819,307.28	\$ 13,317.55	\$ 2,390.58	\$ 10,926.97	\$ 808,380.31
2031	December	31	\$ 808,380.31	\$ 13,317.55	\$ 2,437.32	\$ 10,880.23	\$ 797,500.08
2031	January	31	\$ 797,500.08	\$ 13,317.55	\$ 2,404.52	\$ 10,913.03	\$ 786,587.05
2031	February	28	\$ 786,587.05	\$ 13,317.55	\$ 2,142.10	\$ 11,175.45	\$ 775,411.60
2031	March	31	\$ 775,411.60	\$ 13,317.55	\$ 2,337.92	\$ 10,979.63	\$ 764,431.97
2031	April	30	\$ 764,431.97	\$ 13,317.55	\$ 2,230.47	\$ 11,087.08	\$ 753,344.89
2031	May	31	\$ 753,344.89	\$ 13,317.55	\$ 2,271.39	\$ 11,046.16	\$ 742,298.73
2031	June	30	\$ 742,298.73	\$ 13,317.55	\$ 2,165.89	\$ 11,151.66	\$ 731,147.06
2031	July	31	\$ 731,147.06	\$ 13,317.55	\$ 2,204.46	\$ 11,113.09	\$ 720,033.97
2031	August	31	\$ 720,033.97	\$ 13,317.55	\$ 2,170.95	\$ 11,146.60	\$ 708,887.37
2031	September	30	\$ 708,887.37	\$ 13,317.55	\$ 2,068.40	\$ 11,249.15	\$ 697,638.22
2031	October	31	\$ 697,638.22	\$ 13,317.55	\$ 2,103.43	\$ 11,214.12	\$ 686,424.10
2031	November	30	\$ 686,424.10	\$ 13,317.55	\$ 2,002.85	\$ 11,314.70	\$ 675,109.40
2031	December	31	\$ 675,109.40	\$ 13,317.55	\$ 2,035.50	\$ 11,282.05	\$ 663,827.35
2032	January	31	\$ 663,827.35	\$ 13,317.55	\$ 2,001.48	\$ 11,316.07	\$ 652,511.29
2032	February	28	\$ 652,511.29	\$ 13,317.55	\$ 1,776.98	\$ 11,540.57	\$ 640,970.71
2032	March	31	\$ 640,970.71	\$ 13,317.55	\$ 1,932.57	\$ 11,384.98	\$ 629,585.73
2032	April	30	\$ 629,585.73	\$ 13,317.55	\$ 1,837.01	\$ 11,480.54	\$ 618,105.19
2032	May	31	\$ 618,105.19	\$ 13,317.55	\$ 1,863.63	\$ 11,453.92	\$ 606,651.27

Year	Month	Days	Beginning Balance	Payment Due	Interest	Principal	Ending Balance
2032	June	30	\$ 606,651.27	\$ 13,317.55	\$ 1,770.09	\$ 11,547.46	\$ 595,103.81
2032	July	31	\$ 595,103.81	\$ 13,317.55	\$ 1,794.28	\$ 11,523.27	\$ 583,580.54
2032	August	31	\$ 583,580.54	\$ 13,317.55	\$ 1,759.54	\$ 11,558.01	\$ 572,022.53
2032	September	30	\$ 572,022.53	\$ 13,317.55	\$ 1,669.05	\$ 11,648.50	\$ 560,374.03
2032	October	31	\$ 560,374.03	\$ 13,317.55	\$ 1,689.57	\$ 11,627.98	\$ 548,746.05
2032	November	30	\$ 548,746.05	\$ 13,317.55	\$ 1,601.14	\$ 11,716.41	\$ 537,029.63
2032	December	31	\$ 537,029.63	\$ 13,317.55	\$ 1,619.18	\$ 11,698.37	\$ 525,331.26
2033	January	31	\$ 525,331.26	\$ 13,317.55	\$ 1,583.91	\$ 11,733.64	\$ 513,597.62
2033	February	28	\$ 513,597.62	\$ 13,317.55	\$ 1,398.67	\$ 11,918.88	\$ 501,678.75
2033	March	31	\$ 501,678.75	\$ 13,317.55	\$ 1,512.60	\$ 11,804.95	\$ 489,873.79
2033	April	30	\$ 489,873.79	\$ 13,317.55	\$ 1,429.36	\$ 11,888.19	\$ 477,985.60
2033	May	31	\$ 477,985.60	\$ 13,317.55	\$ 1,441.16	\$ 11,876.39	\$ 466,109.21
2033	June	30	\$ 466,109.21	\$ 13,317.55	\$ 1,360.02	\$ 11,957.53	\$ 454,151.68
2033	July	31	\$ 454,151.68	\$ 13,317.55	\$ 1,369.30	\$ 11,948.25	\$ 442,203.43
2033	August	31	\$ 442,203.43	\$ 13,317.55	\$ 1,333.27	\$ 11,984.28	\$ 430,219.15
2033	September	30	\$ 430,219.15	\$ 13,317.55	\$ 1,255.30	\$ 12,062.25	\$ 418,156.90
2033	October	31	\$ 418,156.90	\$ 13,317.55	\$ 1,260.77	\$ 12,056.78	\$ 406,100.12
2033	November	30	\$ 406,100.12	\$ 13,317.55	\$ 1,184.92	\$ 12,132.63	\$ 393,967.49
2033	December	31	\$ 393,967.49	\$ 13,317.55	\$ 1,187.84	\$ 12,129.71	\$ 381,837.78
2034	January	31	\$ 381,837.78	\$ 13,317.55	\$ 1,151.27	\$ 12,166.28	\$ 369,671.50
2034	February	28	\$ 369,671.50	\$ 13,317.55	\$ 1,006.72	\$ 12,310.83	\$ 357,360.67
2034	March	31	\$ 357,360.67	\$ 13,317.55	\$ 1,077.47	\$ 12,240.08	\$ 345,120.58
2034	April	30	\$ 345,120.58	\$ 13,317.55	\$ 1,007.00	\$ 12,310.55	\$ 332,810.03
2034	May	31	\$ 332,810.03	\$ 13,317.55	\$ 1,003.45	\$ 12,314.10	\$ 320,495.93
2034	June	30	\$ 320,495.93	\$ 13,317.55	\$ 935.15	\$ 12,382.40	\$ 308,113.52
2034	July	31	\$ 308,113.52	\$ 13,317.55	\$ 928.98	\$ 12,388.57	\$ 295,724.95
2034	August	31	\$ 295,724.95	\$ 13,317.55	\$ 891.63	\$ 12,425.92	\$ 283,299.04
2034	September	30	\$ 283,299.04	\$ 13,317.55	\$ 826.61	\$ 12,490.94	\$ 270,808.10
2034	October	31	\$ 270,808.10	\$ 13,317.55	\$ 816.50	\$ 12,501.05	\$ 258,307.05
2034	November	30	\$ 258,307.05	\$ 13,317.55	\$ 753.69	\$ 12,563.86	\$ 245,743.19
2034	December	31	\$ 245,743.19	\$ 13,317.55	\$ 740.93	\$ 12,576.62	\$ 233,166.58
2035	January	31	\$ 233,166.58	\$ 13,317.55	\$ 703.01	\$ 12,614.54	\$ 220,552.04
2035	February	28	\$ 220,552.04	\$ 13,317.55	\$ 600.63	\$ 12,716.92	\$ 207,835.12
2035	March	31	\$ 207,835.12	\$ 13,317.55	\$ 626.64	\$ 12,690.91	\$ 195,144.20
2035	April	30	\$ 195,144.20	\$ 13,317.55	\$ 569.39	\$ 12,748.16	\$ 182,396.05
2035	May	31	\$ 182,396.05	\$ 13,317.55	\$ 549.94	\$ 12,767.61	\$ 169,628.43
2035	June	30	\$ 169,628.43	\$ 13,317.55	\$ 494.94	\$ 12,822.61	\$ 156,805.83
2035	July	31	\$ 156,805.83	\$ 13,317.55	\$ 472.78	\$ 12,844.77	\$ 143,961.06
2035	August	31	\$ 143,961.06	\$ 13,317.55	\$ 434.05	\$ 12,883.50	\$ 131,077.56
2035	September	30	\$ 131,077.56	\$ 13,317.55	\$ 382.46	\$ 12,935.09	\$ 118,142.47
2035	October	31	\$ 118,142.47	\$ 13,317.55	\$ 356.21	\$ 12,961.34	\$ 105,181.13
2035	November	30	\$ 105,181.13	\$ 13,317.55	\$ 306.90	\$ 13,010.65	\$ 92,170.47
2035	December	31	\$ 92,170.47	\$ 13,317.55	\$ 277.90	\$ 13,039.65	\$ 79,130.82
2036	January	31	\$ 79,130.82	\$ 13,317.55	\$ 238.58	\$ 13,078.97	\$ 66,051.86
2036	February	28	\$ 66,051.86	\$ 13,317.55	\$ 179.88	\$ 13,137.67	\$ 52,914.19
2036	March	31	\$ 52,914.19	\$ 13,317.55	\$ 159.54	\$ 13,158.01	\$ 39,756.18
2036	April	30	\$ 39,756.18	\$ 13,317.55	\$ 116.00	\$ 13,201.55	\$ 26,554.63
2036	May	31	\$ 26,554.63	\$ 13,317.55	\$ 80.06	\$ 13,237.49	\$ 13,317.14
2036	June	30	\$ 13,317.14	\$ 13,317.55	\$ 38.86	\$ 13,278.69	\$ 38.45

RiNo Denver General Improvement District Advisory Board 2023

NAME	AFFILIATION	ADDRESS	PHONE	EMAIL	INITIAL TERM EXPIRATION	CONSECUTIVE TERM EXPIRATION
Liam Girard	Collegiate Peaks Bank	3655 Brighton Boulevard, Denver, CO 80216	303-481-1380	canadianliam@gmail.com	2022	2025
James Roupp	JLL	1225 17th Street, Suite 1900, Denver, CO 80202	303-217-7947	james.roupp@am.jll.com	2022	2025
Kirsty Greer	McWhinney	3300 Brighton Boulevard, Denver, CO 80216	347-404-2082	kirsty.greer@mcwhinney.com	2023	2026
Teresa Ortiz	Resident		424-425-9279	tortiz320@gmail.com	2023	2026
Edee Anesi	Flora RiNo	3500 Chestnut Place, Denver, CO 80216	303-818-9886	edee@cavalieredenver.com	2023	2026
Andrew Katz	Katz Development	3495 Wynkoop Street, Denver, CO 80205	513-582-6454	andrew@katz-dev.com	2025	2028
Karen Good	City of Denver Public Works Rep	201 West Colfax Avenue, Denver, CO 80202	720-865-3162	Karen.Good@denvergov.org	N/A	N/A
Darrell Watson	City Council Rep: Denver District 9	2855 Tremont Place, Suite 201, Denver, CO 80205	720-337-7709	darrell.watson@denvergov.org	N/A	N/A