



RE: FILING NO. 09-629-_____

September 30, 2024

City and County of Denver
c/o Paul Lopez, Clerk and Recorder
201 W. Colfax Avenue, Dept. 1010
Denver, CO 80202

Dear Mr. Lopez:

The Denver 14th Street General Improvement District Advisory Board (GID) hereby submits the attached preliminary maintenance and operating budget, capital budget and operating plan for 2025. In addition, the proposed budget, the GID is submitting a copy of the charge calculations for each property for both the maintenance and capital charges. These proposed charges will be billed by the GID in early 2025.

Also included are:

1. The 2024 year-to-date "budget to actual" financial reports, including projected year-end budget, included with 2025 budget.
2. There are no material departures from the 2024 Work Plan.
3. The status of any planned or outstanding indebtedness; **please refer to the audit, page 11, for this information.**
4. A copy of the 2023 GID audit conducted in 2024. Previously submitted, and also attached.
5. Aide in the homelessness resolution is not within the scope of work of the 14th Street GID, with very limited funding to carry out the work outlined in the operating plan. The District boundaries are located within the Downtown Denver BID (DDBID) and managed by the same organization, the Downtown Denver Partnership (DDP); both the DDBID and DDP provide outreach services and partner with social outreach organizations including the City, the Mayor's Office, and HOST, among others.
6. A copy of the current District Advisory Board which included term expiration dates.
7. Proof of notice of and a budget hearing occurring on Tuesday, September 24, 2024.

Please contact me at 303-571-8226 if you have any questions or require additional information.

Sincerely,

Beth Moyski
Executive Director, 14th Street General Improvement District

Cc: Mr. Dennis Wegienek, Budget Analyst
Mr. Ronald Fano, District Legal Counsel, Spence Fane, LLP

FY25 14th Street GID Budget - FY25

SUMMARY

GENERAL FUND

Beginning General Fund Balance

	YTD Actuals FY24 August	BUDGET FY24 Approved	BUDGET FY24 Forecast	BUDGET FY25 Proposed
	460,842	357,615	460,842	459,809
GENERAL FUND REVENUES				
31100 Standard Zone Revenue	-	50,953	50,953	52,481
31110 Premium Zone Revenue	217,891	166,942	166,942	171,950
31120 Banner Rental Income	7,291	30,585	30,585	42,713
31125 Additional Maintenance Revenue	-	31,607	31,607	25,258
32000 Investment Income	5,995	1,500	6,000	1,500
TOTAL REVENUES	231,177	281,587	286,087	293,902

GENERAL FUND ADMIN EXPENSES

61105 Assessment Calculation	2,917	3,500	3,500	3,500
61110 Insurance	12,888	10,900	12,888	13,000
61115 Legal Fees	901	5,000	2,000	5,000
61120 Board Expenses	-	300	150	150
61125 Admin	31,125	44,000	44,000	44,000
61130 Bank Fees	384	500	500	500
61135 Audit	6,500	7,500	6,500	8,000
61140 Emergency Reserve Increment	-	500	500	500
61145 Contingency	-	500	500	500
TOTAL ADMIN EXPENSES	54,715	72,700	70,538	75,150

GENERAL FUND OPERATING EXPENSES

61171 Banner Installations	6,166	7,800	7,800	8,200
61173 Holiday Lights	15,000	33,000	33,000	33,300
61174 Additional Landscape Exempt Properties	17,133	26,339	26,339	21,040
61175 Watering	1,649	4,000	4,000	4,500
61176 Recycling Receptacles	1,611	4,800	4,800	9,744
61177 Seasonal Planting & Maintenance for pots	1,100	-	1,100	3,500
61178 Seasonal Planting and Landscape Work	53,251	74,743	74,743	84,743
61179 Electric	4,213	6,500	6,500	6,500
61184 Monument and Signage	242	6,000	6,000	-
61185 Misc Maintenance and Repairs	3,431	6,000	6,000	6,000
61186 Electircal Repairs	5,028	7,500	7,500	7,500
61200 Periodic Maintenance	22,329	30,000	30,000	25,000
TOTAL OPERATING EXPENSES	131,153	206,682	207,782	210,027

TOTAL EXPENSES

	185,868	279,382	278,320	285,177
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Total Operating Surplus / (Deficit)

	45,309	2,205	7,767	8,725
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Transfer to Debt Service Fund

	-	(88,333)	(8,800)	(8,800)
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Ending General Fund Balance

	506,151	271,487	459,809	459,734
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DEBT SERVICE FUND

Beginning Debt Service Fund Balance

	61,844	155,178	61,844	72,681
DEBT SERVICE REVENUES				
31150 Property Owner - Capital Debt Revenue	307,159	307,140	307,159	310,753
32000 Investment Income	2,019	-	2,019	-
TOTAL REVENUES	309,178	307,140	309,178	310,753

DEBT SERVICE EXPENSES

62000 Bond Interest	41,070	307,141	82,141	75,753
62001 Bond Principal	-	-	225,000	235,000
TOTAL EXPENSES	41,070	307,141	307,141	310,753

Total Debt Service Surplus / (Deficit)

	268,107	(1)	2,037	-
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Total Debt Service Fund Transfer

	-	88,333	8,800	8,800
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Ending Debt Service Fund Balance

	329,951	243,511	72,681	81,481
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Denver 14th Street General Improvement District Work Plan For the year ending December 31, 2025

Work Plan for 2025

- Maintain all streetscape elements along the 14th Street Corridor.
- Contract with appropriate service providers for maintenance and landscape services.
- Bill and collect capital and maintenance charges for 2025.
- Establish charge schedule for property owners for 2025 and establish a budget and operating plan for 2025.
- Maintain insurance.
- Maintain reserve fund.
- Work with the City on maintenance items related to amenities adjacent to City property. GID: curb to building; City: curb to curb.
- Communicate with 14th Street Property Owners when appropriate.
- Hire appropriate contractors for necessary services.

2025 Work Plan:

Operating Plan

Operations and maintenance costs include the cost to operate and maintain the improvements in both Standard Zone and Premium Zone and include administrative costs. The 2025 Maintenance and Operating Budget reflects costs for administrative items, including insurance, legal fees, auditor fees, and District administrative management and budgeted maintenance related items including planting and maintaining the flowerpots, utility costs, costs associated with the banner program and general maintenance. The total amount of the 2025 14th Street General Improvement District operating budget is \$285,177. The revenue from the maintenance charges includes the following: \$52,481 from standard zone properties and standard zone properties who opted to upgrade, combine; \$171,950 from premium zone properties; \$42,713 in revenue from the banner program; and, \$25,258 in revenues from additional maintenance for exempt properties requesting the GID to provide services. The amount allocated to the unrestricted operating reserve is \$25,000.

It should be noted that in 2024 the District installed granite tiles in spaces where the in-grade lights continue to fail. The goal is to find a solution to the in-grade lighting accent that is a nod to the intended design that has much lower maintenance cost impacts over time. It is possible that in the future an in-grade lighting product will be on the market that can weather all seasons, moisture levels, and varied temperatures. Until a permanent

solution has been identified, the District will work to replace the deficient in-grade lights along the corridor as budget permits.

Capital Improvement Plan

In 2010 the District provided \$4.0 million in capital funds through the issuance of bonds to be transferred to the City for use on the 14th Street Initial Improvements in conjunction with \$10.0 million of City general obligation bond dollars. In 2011, the District began billing for the bond payments and the first payment was made in June 2011. In August 2017, the Denver City Council approved a bond re-finance proposal that lowered the interest rate from 7% to 2.839% through 2031. There is a reset period in 2032-2034 that could potentially raise the rates, but in no event, greater than 10%. In 2023, the District will bill \$310,753 to the property owners for the 2025 bond payment.

Intergovernmental Agreements (IGA)

In 2011, the District and the City entered into an IGA relating to project funds, operations and maintenance, and administrative matters including coordination of the construction and maintenance of the improvements. In 2017, the District and the City entered into an IGA relating to landscape installation, care and maintenance of perennial beds and large pots located at the Denver Performing Arts Center (DPAC); the District will continue with the care and maintenance of the landscape in 2023. In 2024, the agreement was updated, approved and has been implemented.

**Denver 14th Street General Improvement District
2025 Maintenance Charges**

Base Maintenance Charge Total	\$	201,919
Base Maintenance Charge Premium Zone	\$	162,133
Base Maintenance Charge Standard Zone	\$	39,786
Upgrade Charges (Standard to Premium Zone)	\$	22,508
Total Maintenance Budget	\$	224,427

14th Street Premium Zone Properties						
Parcel #	Owner	Address	14th St. Front Foot	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02336-08-077-077	RLJ DENVER DT LLC	1110 14TH ST	133	\$ 78.5529	\$ 10,447.53	NA
02336-08-081-081	HOVER HSH LLC	1390 LAWRENCE ST CU1	133	\$ 78.5529	\$ 10,447.53	NA
02336-08-082-082	HOVER HSH LLC	1390 LAWRENCE ST CU-2	0	\$ 78.5529	\$ -	NA
02336-08-083-083*	HOVER HSH LLC	1390 LAWRENCE ST CU-3	0	\$ 78.5529	\$ -	NA
02336-08-085-085	HOVER HSH LLC	1390 LAWRENCE ST CU-S	0	\$ 78.5529	\$ -	NA
02345-36-008-000	AP LARIMER SQUARE LLC	1428 LARIMER ST	0	\$ 78.5529	\$ -	NA
02345-36-024-000	AP LARIMER SQUARE LLC	1400 LARIMER ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-36-025-000	PR 1401 LAWRENCE LLC	1401 LAWRENCE ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-37-016-016	1111 TOWER LLC	1111 14TH ST HTL	191	\$ 78.5529	\$ 15,003.59	NA
02345-37-123-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	75	\$ 78.5529	\$ 5,891.46	NA
02345-37-124-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	0	\$ 78.5529	\$ -	NA
02345-39-010-000	AT & T QWEST CORPORATION	1425 CHAMPA ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-39-011-000	QWEST CORPORATION	931 14TH ST	0	\$ 78.5529	\$ -	NA
02345-39-012-000	U S WEST COMMUNICATIONS INC	931 14TH ST	0	\$ 78.5529	\$ -	NA
02345-39-013-000	U S WEST COMMUNICATIONS INC	931 14TH ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-40-023-000	WEWATTA STREET INVESTMENTS LLC	1401 STOUT ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-41-018-000	WEWATTA STREET INVESTMENTS LLC	1417 CALIFORNIA ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-41-021-000	WALNUT-TWELVE ASSOCIATES	1401 CALIFORNIA ST	0	\$ 78.5529	\$ -	NA
02345-41-023-000	WALNUT-TWELVE ASSOCIATES	701 14TH ST	0	\$ 78.5529	\$ -	NA
02345-41-027-000	CWI 2 DENVER DOWNTOWN HOTEL LLC	1420 STOUT ST	125	\$ 78.5529	\$ 9,819.11	NA
02345-42-027-000	DENVER CONVENTION CENTER HOTEL AUTHORITY	650 15TH ST	266	\$ 78.5529	\$ 20,895.06	NA
02345-43-001-001	5280 AURARIA LLC	1051 14TH ST AURA	89	\$ 78.5529	\$ 6,991.20	NA
02345-43-002-002	TCH PROPERTY LLC	1405 CURTIS ST HOTEL	89	\$ 78.5529	\$ 6,991.20	NA
02345-43-004-004	TCH PROPERTY LLC	1405 CURTIS ST PRK	0	\$ 78.5529	\$ -	NA
02345-43-005-005	5280 AURARIA LLC	1405 CURTIS ST PRK	0	\$ 78.5529	\$ -	NA
02345-43-006-006	RCI HOLDINGS INC	1405 CURTIS ST REST	88	\$ 78.5529	\$ 6,912.65	NA
02345-43-007-007	TCH PROPERTY LLC	1405 CURTIS ST PODM	0	\$ 78.5529	\$ -	NA
Four Seasons 02345-37-019 to 02345-37-122	FOUR SEASONS HOA	1133 14TH ST RESIDENCES	0	\$ 78.5529	\$ -	NA
Spire Condos 02345-44-001 thru 02345-44-604	SPIRE HOA	891 14TH ST RESIDENCES	125	\$ 78.5529	\$ 9,819.11	NA
Total of Premium Zone			2,064	\$ 78.5529	\$ 162,133.09	NA

**Denver 14th Street General Improvement District
2025 Maintenance Charges**

14th Street Standard Zone Properties						
Parcel #	Address	Owner	14th St. Front Foot	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02331-17-009-000	AP 1414 MARKET ST LLC	1414 MARKET ST	0	\$ 18.5311	\$ -	\$ -
02331-17-010-000	KARAGAS,LINDA R	1410 MARKET ST	0	\$ 18.5311	\$ -	\$ -
02331-17-011-000	CONTINUANCE 1400 MARKET LLC	1400 MARKET ST	125	\$ 18.5311	\$ 2,316.38	\$ -
02331-17-012-000	AP LARIMER SQUARE LLC	1317 14TH ST	50	\$ 18.5311	\$ 926.55	\$ -
02331-17-024-000	AP LARIMER SQUARE LLC	1432 MARKET ST	0	\$ 18.5311	\$ -	\$ -
02331-17-026-000	AP LARIMER SQUARE LLC	1423 LARIMER ST	75	\$ 18.5311	\$ 1,389.83	\$ -
02331-21-003-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	218	\$ 18.5311	\$ 4,039.77	\$ -
02331-21-004-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	0	\$ 18.5311	\$ -	\$ -
02331-21-005-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	0	\$ 18.5311	\$ -	\$ -
02331-21-006-000	PARADISE INVESTMENTS PROPERTIES LLC	1385 LARIMER ST	63	\$ 18.5311	\$ 1,167.46	\$ -
02336-01-003-000	RINGSBY TERMINALS INC	1336 GLENARM PL	0	\$ 18.5311	\$ -	\$ -
02336-01-009-000	DUNKELD-14 CO LLC	414 14TH ST	125	\$ 18.5311	\$ 2,316.38	\$ 7,502.72
02336-01-010-000	DENVER DOWNTOWN HOTEL PARTNERS LLC	440 14TH ST	125	\$ 18.5311	\$ 2,316.38	\$ 7,502.72
02336-02-025-000	DENVER ATHLETIC CLUB	1325 GLENARM PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02336-02-026-000	DENVER ATHLETIC CLUB	1325 GLENARM PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-17-010-000	14TH & TREMONT LLC	323 14TH ST	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-17-011-000	1409 COURT LLC	1409 COURT PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-17-012-000	1409 COURT LLC	1411 COURT PL	0	\$ 18.5311	\$ -	\$ -
02346-17-013-000	1409 COURT LLC	1421 COURT PL VCNT	0	\$ 18.5311	\$ -	\$ -
02346-17-026-000	1409 COURT LLC	1425 COURT PL	0	\$ 18.5311	\$ -	\$ -
02346-17-029-000	1424 TREMONT LLC	1424 TREMONT PL	0	\$ 18.5311	\$ -	\$ -
02346-18-004-000	MAKOVSKY,EVAN	1400 GLENARM PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-18-013-000	HPT IHG2 PROPERTIES TRUST	1450 GLENARM PL	0	\$ 18.5311	\$ -	\$ -
02346-18-021-000	KIPPAH LLC	1415 TREMONT PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-18-022-000	BOP REPUBLIC PLAZA I LLC	400 15TH ST	0	\$ 18.5311	\$ -	\$ -
02346-19-031-000	NORTHLAND 1441 GLENARM LLC	1405 GLENARM PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-19-032-000	APPLE TEN SPE DENVER INC	1400 WELTON ST	125	\$ 18.5311	\$ 2,316.38	\$ 7,502.72
02346-19-033-000	NF IV-I DENVER CC LLC	550 15TH ST	0	\$ 18.5311	\$ -	\$ -
02346-21-016-000	1399 COURT LLC	1399 COURT PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-21-021-000	1398 TREMONT LLC	1332 TREMONT PL	125	\$ 18.5311	\$ 2,316.38	\$ -
02346-21-022-000	1398 TREMONT LLC	1332 TREMONT PL	0	\$ 18.5311	\$ -	\$ -
02346-25-001-000	14TH & COURT LLC	240 14TH ST	116	\$ 18.5311	\$ 2,149.60	\$ -
Total Standard Zone Properties			2,147	\$ 18.5311	\$ 39,786.17	\$ 22,508.17

**Denver 14th Street General Improvement District
2025 Maintenance Charges**

14th Street Exempt Properties						
<i>Parcel #/HOA</i>	<i>Owner</i>	<i>Address</i>	<i>Non-Exempt Assessed Value</i>	<i>% in District</i>	<i>Assessed Value In The District</i>	<i>Maintenance Charge</i>
02331-21-007-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	\$ -	0%	\$ -	\$ -
02331-21-008-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	\$ -	0%	\$ -	\$ -
02336-07-013-000	CITY & COUNTY OF DENVER	1040 14TH ST	\$ -	0%	\$ -	\$ -
02336-08-027-000	REGENTS OF THE UNIVERSITY OF COLORADO	1380 LAWRENCE ST	\$ -	0%	\$ -	\$ -
02336-08-083-083*	HOVER HSH LLC	1390 LAWRENCE ST CU-3	\$ -	0%	\$ -	\$ -
02336-08-084-084	HOVER HSH LLC	1390 LAWRENCE ST CU-4	\$ -	0%	\$ -	\$ -
02336-08-090-090	HELEN G BONFILS FOUNDATION	1348 LAWRENCE ST U-A1	\$ -	0%	\$ -	\$ -
02336-09-030-000	CITY & COUNTY OF DENVER	1300 N SPEER BLVD	\$ -	0%	\$ -	\$ -
02336-09-033-000	REGENTS OF THE UNIVERSITY OF COLORADO	1250 14TH ST	\$ -	0%	\$ -	\$ -
02336-24-001-000	CITY & COUNTY OF DENVER	700 14TH ST	\$ -	0%	\$ -	\$ -
02336-24-002-000	CITY & COUNTY OF DENVER	745 W COLFAX AVE	\$ -	0%	\$ -	\$ -
02336-26-001-000	CITY & COUNTY OF DENVER	1324 CHAMPA	\$ -	0%	\$ -	\$ -
02345-41-020-000	REGIONAL TRANSPORTATION DISTRICT	1401 CALIFORNIA ST	\$ -	0%	\$ -	\$ -
02345-41-022-000	REGIONAL TRANSPORTATION DISTRICT	701 14TH ST	\$ -	0%	\$ -	\$ -
02345-45-157-157	SPIRE DENVER LLC (GENERAL COMMON ELEMENTS)	891 14TH ST, PARK 24	\$ -	0%	\$ -	\$ -
02345-45-235-235	SPIRE DENVER LLC (GENERAL COMMON ELEMENTS)	891 14TH ST, PARK 31	\$ -	0%	\$ -	\$ -
02345-45-445-445	SPIRE DENVER LLC (GENERAL COMMON ELEMENTS)	891 14TH ST, PARK 5	\$ -	0%	\$ -	\$ -
02345-45-556-556	SPIRE DENVER LLC (GENERAL COMMON ELEMENTS)	891 14TH ST, PARK 6	\$ -	0%	\$ -	\$ -
02346-21-013-000	CITY & COUNTY OF DENVER	303 W COLFAX AVE	\$ -	0%	\$ -	\$ -
02346-24-005-000	CIVIC CENTER OFFICE BUILDING INC	201 W COLFAX AVE	\$ -	0%	\$ -	\$ -
Total Exempt					-	-

* Partially Exempt

	14th St. Front Foot	Maintenance Charges	
Total of Premium Zone Properties	2,064	Premium Zone	\$ 162,133
Total of Standard Zone Properties	2,147	Standard Zone w/upcharges	\$ 62,294
Total	4,211		\$ 224,427

**Denver 14th Street General Improvement District
2024 Capital Payment Charges**

Years Remaining in 25 year Bond Period (Expires 12/1/2034)

Interest Rate (May Adjust in Future)

Debt Capital Charge

Premium Zone Debt Capital Charge

Standard Zone Debt Capital Charge

	10
	2.839%
\$	310,752.46
\$	230,301.46
\$	80,451.00

14th Street Premium Zone Properties							
Parcel #/HOA	Owner	Address	Assessed Value Used For Calculations	% in District	Assessed Value In The District	2025 Capital Charge	2024 Capital Charge
02336-08-077-077	RLJ DENVER DT LLC	1110 14TH ST	\$ 7,680,870	60%	\$ 4,608,522	\$ 4,397	\$ 4,471
02336-08-081-081	HOVER HSH LLC	1390 LAWRENCE ST CU1	\$ 357,630	60%	\$ 214,578	\$ 205	\$ 196
02336-08-082-082	HOVER HSH LLC	1390 LAWRENCE ST CU-2	\$ 351,070	60%	\$ 210,642	\$ 201	\$ 192
02336-08-083-083*	HOVER HSH LLC	1390 LAWRENCE ST CU-3	\$ 239,130	60%	\$ 143,478	\$ 137	\$ 131
02336-08-085-085	HOVER HSH LLC	1390 LAWRENCE ST CU-S	\$ 134,850	60%	\$ 80,910	\$ 77	\$ 74
02345-36-008-000	AP LARIMER SQUARE LLC	1428 LARIMER ST	\$ 3,323,450	83%	\$ 2,758,464	\$ 2,632	\$ 2,514
02345-36-024-000	AP LARIMER SQUARE LLC	1400 LARIMER ST	\$ 2,095,480	100%	\$ 2,095,480	\$ 1,999	\$ 1,910
02345-36-025-000	PR 1401 LAWRENCE LLC	1401 LAWRENCE ST	\$ 59,011,210	100%	\$ 59,011,210	\$ 56,307	\$ 53,783
02345-37-016-016	1111 TOWER LLC	1111 14TH ST HTL	\$ 30,921,120	76%	\$ 23,500,051	\$ 22,423	\$ 21,418
02345-37-123-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	\$ 1,169,460	83%	\$ 970,652	\$ 926	\$ 885
02345-37-124-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	\$ 95,500	40%	\$ 38,200	\$ 36	\$ 35
02345-39-010-000	AT & T QWEST CORPORATION	1425 CHAMPA ST	\$ 3,051,560	80%	\$ 2,441,248	\$ 2,329	\$ 2,225
02345-39-011-000	QWEST CORPORATION	931 14TH ST	\$ 311,890	80%	\$ 249,512	\$ 238	\$ 227
02345-39-012-000	U S WEST COMMUNICATIONS INC	931 14TH ST	\$ 15,081,710	80%	\$ 12,065,368	\$ 11,512	\$ 10,996
02345-39-013-000	U S WEST COMMUNICATIONS INC	931 14TH ST	\$ 3,051,560	80%	\$ 2,441,248	\$ 2,329	\$ 2,225
02345-40-023-000	WEWATTA STREET INVESTMENTS LLC	1401 STOUT ST	\$ 2,615,910	100%	\$ 2,615,910	\$ 2,496	\$ 2,384
02345-41-018-000	WEWATTA STREET INVESTMENTS LLC	1417 CALIFORNIA ST	\$ 2,336,650	100%	\$ 2,336,650	\$ 2,230	\$ 2,130
02345-41-021-000	WALNUT-TWELVE ASSOCIATES	1401 CALIFORNIA ST	\$ 30	100%	\$ 30	\$ 0	\$ 0
02345-41-023-000	WALNUT-TWELVE ASSOCIATES	701 14TH ST	\$ 30	100%	\$ 30	\$ 0	\$ 0
02345-41-027-000	CWI 2 DENVER DOWNTOWN HOTEL LLC	1420 STOUT ST	\$ 34,674,200	78%	\$ 27,045,876	\$ 25,807	\$ 32,522
02345-42-027-000	DENVER CONVENTION CENTER HOTEL AUTHORITY	650 15TH ST	\$ 81,549,550	50%	\$ 40,774,775	\$ 38,906	\$ 37,162
02345-43-001-001	5280 AURARIA LLC	1051 14TH ST AURA	\$ 3,758,370	100%	\$ 3,758,370	\$ 3,586	\$ 3,461
02345-43-002-002	TCH PROPERTY LLC	1405 CURTIS ST HOTEL	\$ 20,397,020	100%	\$ 20,397,020	\$ 19,462	\$ 18,590
02345-43-004-004	TCH PROPERTY LLC	1405 CURTIS ST PRK	\$ 2,244,700	100%	\$ 2,244,700	\$ 2,142	\$ 2,046
02345-43-005-005	5280 AURARIA LLC	1405 CURTIS ST PRK	\$ 76,950	100%	\$ 76,950	\$ 73	\$ 73
02345-43-006-006	RCI HOLDINGS INC	1405 CURTIS ST REST	\$ 802,680	100%	\$ 802,680	\$ 766	\$ 732
02345-43-007-007	TCH PROPERTY LLC	1405 CURTIS ST PODM	\$ 560	100%	\$ 560	\$ -	\$ -
Four Seasons 02345-37-019 to 02345-37-122	FOUR SEASONS HOA	1133 14TH ST RESIDENCES	\$ 20,937,100	76%	\$ 15,912,196	\$ 15,183	\$ 14,793
Spire Condos 02345-44-001 thru 02345-44-604	SPIRE HOA	891 14TH ST RESIDENCES	\$ 21,741,890	67%	\$ 14,567,066	\$ 13,900	\$ 14,058
Total of Premium Zone			\$ 318,012,130		\$ 241,362,376	\$ 230,301	\$ 229,231

**Denver 14th Street General Improvement District
2024 Capital Payment Charges**

14th Street Standard Zone Properties							
Parcel #/HOA	Address	Owner	Assessed Value Used For Calculations	% in District	Assessed Value In The District	2025 Capital Charge	2024 Capital Charge
02331-17-009-000	AP 1414 MARKET ST LLC	1414 MARKET ST	\$ 270,744	100%	\$ 270,744	\$ 880	\$ 880
02331-17-010-000	KARAGAS,LINDA R	1410 MARKET ST	\$ 271,005	100%	\$ 271,005	\$ 881	\$ 881
02331-17-011-000	CONTINUANCE 1400 MARKET LLC	1400 MARKET ST	\$ 759,974	100%	\$ 759,974	\$ 2,470	\$ 2,470
02331-17-012-000	AP LARIMER SQUARE LLC	1317 14TH ST	\$ 300,643	100%	\$ 300,643	\$ 977	\$ 977
02331-17-024-000	AP LARIMER SQUARE LLC	1432 MARKET ST	\$ 2,374,897	67%	\$ 1,591,181	\$ 5,172	\$ 5,172
02331-17-026-000	AP LARIMER SQUARE LLC	1423 LARIMER ST	\$ 3,085,426	78%	\$ 2,406,632	\$ 7,823	\$ 7,823
02331-21-003-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 315,317	100%	\$ 315,317	\$ 1,025	\$ 1,025
02331-21-004-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 67,860	100%	\$ 67,860	\$ 221	\$ 221
02331-21-005-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 8,671	100%	\$ 8,671	\$ 28	\$ 28
02331-21-006-000	PARADISE INVESTMENTS PROPERTIES LLC	1385 LARIMER ST	\$ 88,827	0%	\$ -	\$ -	\$ -
02336-01-003-000	RINGSBY TERMINALS INC	1336 GLENARM PL	\$ 261,290	100%	\$ 261,290	\$ 849	\$ 849
02336-01-009-000	DUNKELD-14 CO LLC	414 14TH ST	\$ 1,179,430	0%	\$ -	\$ -	\$ -
02336-01-010-000	DENVER DOWNTOWN HOTEL PARTNERS LLC	440 14TH ST	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,300	\$ 3,300
02336-02-025-000	DENVER ATHLETIC CLUB	1325 GLENARM PL	\$ 1,636,470	80%	\$ 1,309,176	\$ 4,256	\$ 4,256
02336-02-026-000	DENVER ATHLETIC CLUB	1325 GLENARM PL	\$ 3,595,217	50%	\$ 1,797,609	\$ 5,843	\$ 5,843
02346-17-010-000	14TH & TREMONT LLC	323 14TH ST	\$ 387,701	100%	\$ 387,701	\$ 1,260	\$ 1,260
02346-17-011-000	1409 COURT LLC	1409 COURT PL	\$ 318,391	100%	\$ 318,391	\$ 1,035	\$ 1,035
02346-17-012-000	1409 COURT LLC	1411 COURT PL	\$ 228,665	100%	\$ 228,665	\$ 743	\$ 743
02346-17-013-000	1409 COURT LLC	1421 COURT PL VCNT	\$ 95,439	100%	\$ 95,439	\$ 310	\$ 310
02346-17-026-000	1409 COURT LLC	1425 COURT PL	\$ 190,617	100%	\$ 190,617	\$ 620	\$ 620
02346-17-029-000	1424 TREMONT LLC	1424 TREMONT PL	\$ 510,052	100%	\$ 510,052	\$ 1,658	\$ 1,658
02346-18-004-000	MAKOVSKY, EVAN	1400 GLENARM PL	\$ 703,250	100%	\$ 703,250	\$ 2,286	\$ 2,286
02346-18-013-000	HPT IHG2 PROPERTIES TRUST	1450 GLENARM PL	\$ 6,974,645	33%	\$ 2,301,633	\$ 7,482	\$ 7,482
02346-18-021-000	KIPPAH LLC	1415 TREMONT PL	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,300	\$ 3,300
02346-18-022-000	BOP REPUBLIC PLAZA I LLC	400 15TH ST	\$ 5,089,964	20%	\$ 1,017,993	\$ 3,309	\$ 3,309
02346-19-031-000	NORTHLAND 1441 GLENARM LLC	1405 GLENARM PL	\$ 441,358	73%	\$ 322,191	\$ 1,047	\$ 1,047
02346-19-032-000	APPLE TEN SPE DENVER INC	1400 WELTON ST	\$ 5,543,060	100%	\$ 5,543,060	\$ 18,018	\$ 18,018
02346-19-033-000	NF IV-I DENVER CC LLC	550 15TH ST	\$ 4,122,060	11%	\$ 453,427	\$ 1,474	\$ 1,474
02346-21-016-000	1399 COURT LLC	1399 COURT PL	\$ 464,290	100%	\$ 464,290	\$ 1,509	\$ 1,509
02346-21-021-000	1398 TREMONT LLC	1332 TREMONT PL	\$ 764,636	100%	\$ 764,636	\$ 2,486	\$ 2,642
02346-21-022-000	1398 TREMONT LLC	1332 TREMONT PL	\$ 57,553	100%	\$ 57,553	\$ 187	\$ -
02346-25-001-000	14TH & COURT LLC	240 14TH ST	\$ 2,354,140	0%	\$ -	\$ -	\$ -
Total Standard Zone Properties			\$ 44,492,172		\$ 24,749,579	\$ 80,451	\$ 80,420

**Denver 14th Street General Improvement District
2024 Capital Payment Charges**

14th Street Exempt Properties						
<i>Parcel #/HOA</i>	<i>Owner</i>	<i>Address</i>	<i>Non-Exempt Assessed Value</i>	<i>% in District</i>	<i>Assessed Value In The District</i>	<i>Capital Charge</i>
02331-21-007-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	\$ -	0%	\$ -	\$ -
02331-21-008-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	\$ -	0%	\$ -	\$ -
02336-07-013-000	CITY & COUNTY OF DENVER	1040 14TH ST	\$ -	0%	\$ -	\$ -
02336-08-027-000	REGENTS OF THE UNIVERSITY OF COLORADO	1380 LAWRENCE ST	\$ -	0%	\$ -	\$ -
02336-08-083-083*	HOVER HSH LLC	1390 LAWRENCE ST CU-3	\$ -	0%	\$ -	\$ -
02336-08-084-084	HOVER HSH LLC	1390 LAWRENCE ST CU-4	\$ -	0%	\$ -	\$ -
02336-08-090-090	HELEN G BONFILS FOUNDATION	1348 LAWRENCE ST U-A1	\$ -	0%	\$ -	\$ -
02336-09-030-000	CITY & COUNTY OF DENVER	1300 N SPEER BLVD	\$ -	0%	\$ -	\$ -
02336-09-033-000	REGENTS OF THE UNIVERSITY OF COLORADO	1250 14TH ST	\$ -	0%	\$ -	\$ -
02336-24-001-000	CITY & COUNTY OF DENVER	700 14TH ST	\$ -	0%	\$ -	\$ -
02336-24-002-000	CITY & COUNTY OF DENVER	745 W COLFAX AVE	\$ -	0%	\$ -	\$ -
02336-26-001-000	CITY & COUNTY OF DENVER	1324 CHAMPA	\$ -	0%	\$ -	\$ -
02345-41-020-000	REGIONAL TRANSPORTATION DISTRICT	1401 CALIFORNIA ST	\$ -	0%	\$ -	\$ -
02345-41-022-000	REGIONAL TRANSPORTATION DISTRICT	701 14TH ST	\$ -	0%	\$ -	\$ -
02345-45-157-157	SPIRE DENVER LLC (GENERAL COMMON ELEMEN	891 14TH ST, PARK 24	\$ -	0%	\$ -	\$ -
02345-45-235-235	SPIRE DENVER LLC (GENERAL COMMON ELEMEN	891 14TH ST, PARK 31	\$ -	0%	\$ -	\$ -
02345-45-445-445	SPIRE DENVER LLC (GENERAL COMMON ELEMEN	891 14TH ST, PARK 5	\$ -	0%	\$ -	\$ -
02345-45-556-556	SPIRE DENVER LLC (GENERAL COMMON ELEMEN	891 14TH ST, PARK 6	\$ -	0%	\$ -	\$ -
02346-21-013-000	CITY & COUNTY OF DENVER	303 W COLFAX AVE	\$ -	0%	\$ -	\$ -
02346-24-005-000	CIVIC CENTER OFFICE BUILDING INC	201 W COLFAX AVE	\$ -	0%	\$ -	\$ -
Total Exempt						-

* Partially Exempt

	<i>Assessed value Used for District</i>	<i>Assessed value In The District</i>	<i>Capital Charge</i>
Total of Premium Zone Properties	\$ 318,012,130	\$ 241,362,376	\$ 230,301
Total of Standard Zone Properties	\$ 44,492,172	\$ 24,749,579	\$ 80,451
Grand Total	\$ 362,504,302	\$ 266,111,955	\$ 310,752

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT
CITY AND COUNTY OF DENVER, COLORADO

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT
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December 31, 2023

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Board of Directors
Denver 14th Street General Improvement District
City and County of Denver, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Denver 14th Street General Improvement District (the "District"), as of and for the year ended December 31, 2023, 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 Denver 14th Street General Improvement District as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the general fund 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 District and to meet our other 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 accounting principles generally accepted in the United States of America (GAAP), 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 judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment 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 in 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 on 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 judgment, 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.

Other Matters

Required Supplementary Information

The management's discussion and analysis information on pages IV through V is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplemental 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. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP
Wipfli LLP
Denver, Colorado

April 18, 2024

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Management's Discussion and Analysis

Management's discussion and analysis of the Denver 14th Street General Improvement District's (GID's) financial performance provides an overview of the GID's financial activities for the year ending on December 31, 2023. This annual report consists of a series of financial statements. The Statement of Net Position (on pages 1) and the Statement of Activities (on page 2) provide information about the activities of the GID as a whole and present a longer-term view of the GID's finances. For governmental activities, these statements explain how these services were financed in the short term, as well as what remains for future spending.

The 2023 GID operating revenues were \$272,512 up by 4% from 2022 operating revenues of \$261,584. Revenues from property owner maintenance charges were lower by \$17,882 and banner and additional maintenance revenues were up \$24,317 from 2022. Investment income was up \$4,493 from 2022.

Operating expenses were \$245,838 in 2023 as compared to operating expenditures in 2022 of \$272,219, a decrease of \$26,381.

The GID Net Position increased by \$230,949 in 2023.

Property owner maintenance charges represent 77% of the total operating revenues for 2023.

A full year of operation for the 14th Street General Improvement District includes routine maintenance of trees and planter landscaping, surface debris removal, trash, and recycling removal. Most expenditures are primarily landscaping work which includes the seasonal fortifying of the perennial beds. In addition, the City and County of Denver contracts with the GID to provide planter installation and maintenance for the Webb Building and the Denver Performing Arts Complex 14th Street perennial beds and planters to the GID exempt property maintenance program.

Budgetary Highlights:

The full year of operation reflects routine maintenance costs that detail specific expenses to include the following:

- Seasonal planting and landscape work
- Electrical repairs/miscellaneous maintenance
- Installation and monitoring an in-grade lighting pilot project
- Monument and signage maintenance and repair
- Utilities expenditures are itemized: water and electric
- Additional landscape from exempt properties
- Periodic repairs and maintenance

Financial Contact:

The Denver 14th Street General Improvement District financial statements are designed to present users with a general overview of the GID's finances and to demonstrate the GID's accountability. If there are any questions about the report or additional information is needed, please contact Denver 14th Street GID, 1515 Arapahoe St., Tower 3, Ste 100, Denver, CO 80202.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

GOVERNMENTAL FUNDS BALANCE SHEET / STATEMENT OF NET POSITION
December 31, 2023

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS:					
Cash and investments	\$ 424,910	\$ -	\$ 424,910	\$ -	\$ 424,910
Cash and investments - restricted	9,100	61,844	70,944	-	70,944
Accounts receivable	32,120	-	32,120	-	32,120
Deferred Outflows of Resources					
Cost of bond refunding	-	-	-	200,598	200,598
Total assets	<u>\$ 466,130</u>	<u>\$ 61,844</u>	<u>\$ 527,974</u>	<u>200,598</u>	<u>728,572</u>
LIABILITIES:					
Accounts payable	\$ 5,288	\$ -	\$ 5,288	-	5,288
Interest payable - Note	-	-	-	6,845	6,845
Long-term liabilities					
Due in one year	-	-	-	225,000	225,000
Due after one year	-	-	-	2,585,846	2,585,846
Total liabilities	<u>5,288</u>	<u>-</u>	<u>5,288</u>	<u>2,817,691</u>	<u>2,822,979</u>
FUND BALANCE / NET POSITION					
Fund Balances:					
Restricted					
Emergencies	9,100	-	9,100	(9,100)	-
Debt Service	-	61,844	61,844	(61,844)	-
Unassigned	451,742	-	451,742	(451,742)	-
Total fund balances	<u>460,842</u>	<u>61,844</u>	<u>522,686</u>	<u>(522,686)</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 466,130</u>	<u>\$ 61,844</u>	<u>\$ 527,974</u>		
NET POSITION					
Restricted for:					
Emergencies				9,100	9,100
Debt service				61,844	61,844
Unrestricted				(2,165,352)	(2,165,352)
Total net position				<u>\$ (2,094,408)</u>	<u>\$ (2,094,408)</u>

See accompanying notes to the financial statements.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT
STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES / STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2023

	Debt Service		Total	Adjustments	Statement of
	General Fund	Fund			Activities
EXPENDITURES / EXPENSES					
Administrative charge	\$ 41,500	\$ -	\$ 41,500	\$ -	\$ 41,500
Audit	7,500	-	7,500	-	7,500
Bank and board charges	650	-	650	-	650
Legal fees	4,947	-	4,947	-	4,947
Insurance	10,872	-	10,872	-	10,872
Seasonal planting and landscape work	73,591	-	73,591	-	73,591
Electrical repairs / miscellaneous maintenance	5,341	-	5,341	-	5,341
Holiday lights	30,000	-	30,000	-	30,000
Assessment calculation	2,894	-	2,894	-	2,894
Banner installations	8,228	-	8,228	-	8,228
Additional landscape exempt properties	29,748	-	29,748	-	29,748
Monument and signage	3,056	-	3,056	-	3,056
Watering	2,502	-	2,502	-	2,502
Recycling receptacles	3,106	-	3,106	-	3,106
Electric	5,377	-	5,377	-	5,377
Periodic maintenance repairs	15,867	-	15,867	-	15,867
Bad debt expense	659	-	659	-	659
Bond interest	-	88,386	88,386	16,404	104,790
Bond principal	-	220,000	220,000	(220,000)	-
Total expenditures/expenses	<u>245,838</u>	<u>308,386</u>	<u>554,224</u>	<u>(203,596)</u>	<u>350,628</u>
REVENUES					
General Revenues					
Property owner maintenance charges	208,507	-	208,507	-	208,507
Property owner capital debt charges	-	306,897	306,897	-	306,897
Investment income	6,038	2,168	8,206	-	8,206
Banner rental income/additional maintenance	57,967	-	57,967	-	57,967
Total revenues	<u>272,512</u>	<u>309,065</u>	<u>581,577</u>	<u>-</u>	<u>581,577</u>
NET CHANGES IN FUND BALANCES	26,674	679	27,353	(27,353)	-
CHANGE IN NET POSITION				230,949	230,949
FUND BALANCE/NET POSITION:					
BEGINNING OF YEAR	434,168	61,165	495,333	(2,820,690)	(2,325,357)
END OF YEAR	<u>\$ 460,842</u>	<u>\$ 61,844</u>	<u>\$ 522,686</u>	<u>\$ (2,617,093)</u>	<u>\$ (2,094,408)</u>

See accompanying notes to the financial statements

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Property owner maintenance charges	\$ 208,512	\$ 208,507	\$ 208,507	\$ -
Banner rental income/additional maintenance	52,943	57,967	57,967	-
Investment income	50	6,038	6,038	-
Total revenues	<u>261,505</u>	<u>272,512</u>	<u>272,512</u>	<u>-</u>
EXPENDITURES / EXPENSES				
Administrative charge	41,500	41,500	41,500	-
Audit	4,500	7,500	7,500	-
Bank and board charges	800	650	650	-
Legal fees	3,300	4,947	4,947	-
Insurance	10,500	10,872	10,872	-
Seasonal planting and landscape work	73,114	73,591	73,591	-
Electrical repairs / miscellaneous maintenance	6,500	5,341	5,341	-
Holiday lights	25,000	30,000	30,000	-
Assessment calculation	3,010	2,894	2,894	-
Banner installations	7,800	8,228	8,228	-
Additional landscape exempt properties	19,330	29,748	29,748	-
Monument and signage	6,000	3,056	3,056	-
Watering	5,000	2,502	2,502	-
Recycling receptacles	3,600	3,106	3,106	-
Electric	7,500	5,377	5,377	-
Periodic repairs and maintenance	42,500	15,867	15,867	-
Bad debt expense	-	659	659	-
Emergency reserve	500	-	-	-
Contingency	500	-	-	-
Total operating and maintenance expenses	<u>260,954</u>	<u>245,838</u>	<u>245,838</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	551	26,674	26,674	-
OTHER FINANCING SOURCES (USES)				
Transfers to other fund	(88,333)	-	-	-
NET CHANGE IN FUND BALANCE	(87,782)	26,674	26,674	-
FUND BALANCE:				
BEGINNING OF YEAR	445,397	434,168	434,168	-
END OF YEAR	<u>\$ 357,615</u>	<u>\$ 460,842</u>	<u>\$ 460,842</u>	<u>\$ -</u>

See accompanying notes to the financial statements.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 1 - DEFINITION OF REPORTING ENTITY

Denver 14th Street General Improvement District (the District), a quasi-municipal subdivision of the State of Colorado and body corporate, was organized by Ordinance 464, Series of 2009 of the City Council of the City and County of Denver (the City Council) and is governed pursuant to provisions of the Improvement District Act, Part 6 of Article 25 of Title 31, C.R.S. The District's service area is located entirely in the City and County of Denver (the City). The City Council constitutes the ex-officio Board of Directors of the District (the Board). The Board established an advisory board (the Advisory Board) to assist with the management of the financial and legal affairs of the District.

The District was established to provide, acquire or finance and operate and maintain street improvements, including but not limited to curbs, gutters, culverts and other drainage facilities, underground conduit, sidewalks, trails, parking, paving, lighting, grading, landscaping, bicycle paths and pedestrian ways, bicycle parking and facilities, retaining walls, fencing, entry monumentation, streetscaping, furniture, benches, trash receptacles, newspaper corrals, bridges, median islands, irrigation, signalization, signing and striping, area identification, and incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is a component unit of the City for financial statement reporting purposes.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 – Special Purpose Governments.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

The statement of net position reports all financial and capital resources of the District. The difference between the assets and liabilities of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

Separate financial statements are provided for the government funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current period. The major sources of revenue susceptible to accrual are charges and interest. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

General Fund – The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Balances

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

Non-spendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.

Restricted fund balance – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board of Directors prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned fund balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned fund balance – The residual portion of fund balance that does not meet any of the above criteria.

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

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2023**

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports two categories of net position, as follows:

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted net assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above component and is available for general use by the District.

The District's unrestricted component of net position as of December 31, 2023, is (\$2,165,352). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

Budgets

In accordance with the Charter of the City, the Board holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The Board can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Investments are carried at fair value.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2023**

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

The initial improvements included within the District are subject to an Intergovernmental Agreement dated March 30, 2010. Provisions of the Agreement provide that the City agrees to cause the installation of sidewalk and streetscape improvements. Consequently, the District's costs related to capital assets have been removed from the District's capital asset records. However, the District has budgeted to maintain certain streetscape improvements within the District at the conclusion of the construction warranty period.

Original Issue Premium

In the government-wide financial statements, bond premiums are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premiums during the current period. The face amount of debt issued and premiums received on debt issuances are reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Restricted Fund Balance

Emergency Reserves of \$9,100 have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado.

The restricted fund balance in the Debt Service Fund of \$61,844 is to be used for future payment of bond principal, interest and related costs.

NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2023 are classified in the accompanying financial statement as follows:

Cash and investments	- unrestricted	\$	424,910
	- restricted		<u>70,944</u>
Total cash and investments		\$	<u>495,854</u>

Cash and investments as of December 31, 2023 consist of the following:

Deposits with financial institutions	\$	439,406
Investments - COLOTRUST		<u>56,448</u>
Total cash and investments	\$	<u>495,854</u>

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool 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 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2023, the District's cash deposits had a bank balance of \$440,994 and a carrying balance of \$439,405.

Investments

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

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM funds Governmental Select series) and money market funds (generally held by Bank Trust Departments in their role as Paying Agent or Trustee), and Colotrust, which record their investments at amortized cost.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investments contracts not purchased with bond proceeds, are limited to maturities of three years or less.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

Colorado State statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities and securities of the World bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market mutual funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2023, the District has the following investment:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2023, the District had \$56,448 invested in COLOTRUST.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2023**

NOTE 4 – LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term obligations for the year ended December 31, 2023:

	<u>Balance at 1/1/2023</u>	<u>Net Issues</u>	<u>Retirements</u>	<u>Balance at 12/31/2023</u>	<u>Current Portion</u>
Series 2017, \$4,000,000 Refunding Note Issued August 17, 2017	\$ 3,015,000	\$ -	\$ 220,000	\$ 2,795,000	\$ 225,000
Premium on note issue	17,297	-	1,451	15,846	-
Total	\$ 3,032,297	\$ -	\$ 221,451	\$ 2,810,846	\$ 225,000

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

Revenue Note

The \$4,000,000 Refunding Revenue Note Series 2017 (Series 2017 Note) dated August 17, 2017 bears interest at 2.83% through December 1, 2031, at which time the interest rate will be reset at the then Federal Home Loan Board of Des Moines, Iowa one year advance rate. Interest is payable semiannually commencing June 1, 2018. Principal is due annually beginning December 1, 2018, with the loan maturing on December 1, 2034. The proceeds of the loan were used to advance refund the General Improvement Districts 2010 Revenue Bonds whose proceeds were used to provide funds to pay the costs and expenses of the 14th Street streetscape and sidewalk improvements. The notes are subject to redemption at the option of the GID on December 1, 2018 and on any date thereafter from any legally available funds at a redemption price equal to the principal amount of each note plus a redemption premium of 1.5% through December 1, 2022, 1% premium from 2023 through December 1, 2027, 0.5% premium from 2028 through December 1, 2032 and no premium from 2033 through 2034. The note is secured by the pledged revenue derived from the imposition of capital charges on property owners within the District. The capital charges constitute a perpetual lien on and against such property, and if capital charges are not paid when due, may be foreclosed the same as a mechanics lien.

The Series 2017 Note will mature as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 225,000	\$ 82,141	\$ 307,141
2025	235,000	75,753	310,753
2026	240,000	69,081	309,081
2027	245,000	62,268	307,268
2028	255,000	55,312	310,312
2029 - 2033	1,310,000	164,837	1,474,837
2034	285,000	9,092	294,092
	<u>\$ 2,795,000</u>	<u>\$ 518,484</u>	<u>\$ 3,313,484</u>

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 3, 2009, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$4,000,000 at an interest rate not to exceed 10% per annum. At December 31, 2023, the District has no remaining authorized but unissued indebtedness.

NOTE 5 – RISK MANAGEMENT

The District is exposed to various risks of loss related to thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees or acts of God. The District maintains commercial insurance for all risks of loss. There have been no claims made under these policies in any of the past three fiscal years.

NOTE 6 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations that apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2023

NOTE 7 – AGREEMENTS

Intergovernmental Agreement

The District has entered into an agreement with the City dated March 30, 2010, whereby the City agrees to fund project obligations as necessary up to a maximum of \$10,000,000 from the Better Denver Bonds along with the District's contribution of \$4,000,000. These funds will be utilized to construct certain sidewalk and streetscape improvements along 14th Street in Denver, Colorado. The project was successfully completed with no deposit funds remaining.

Management Services Agreement

The District has entered into a management services agreement with the Downtown Denver Partnership to retain the Downtown Denver Partnership as a manager of its operations and programs including general administration and maintenance.

NOTE 8 – RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements: 1) cost of bond refunding, net of accumulated amortization, of \$200,598 has been presented; 2) long term liabilities are not due and payable in the current period and therefore are not reported in the funds; 3) amounts reported as fund balance have been reclassified for inclusion in Net Position; and 4) interest payable of \$6,845 has been accrued and reported in the Statement of Net Position, as well as an accrual of the outstanding debt of \$2,810,846.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column comprised of the following adjustments: 1) interest expense of (\$16,404) which represents the change in unpaid interest accrued in 2023 and amortization of bond premium and 2) adjustment of \$220,000 principal paid in 2023.

SUPPLEMENTAL INFORMATION

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Property owner capital debt charges	\$ 308,386	\$ 306,897	\$ 306,897	\$ -
Investment income	-	2,168	2,168	-
Total revenues	<u>308,386</u>	<u>309,065</u>	<u>309,065</u>	<u>-</u>
EXPENDITURES / EXPENSES				
Bond interest	88,386	88,386	88,386	-
Bond principal	220,000	220,000	220,000	-
Total expenditures	<u>308,386</u>	<u>308,386</u>	<u>308,386</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	679	679	-
OTHER FINANCING SOURCES (USES)				
Transfers from other fund	88,333	-	-	-
NET CHANGE IN FUND BALANCE	88,333	679	679	-
FUND BALANCE:				
BEGINNING OF YEAR	66,845	61,165	61,165	-
END OF YEAR	<u>\$ 155,178</u>	<u>\$ 61,844</u>	<u>\$ 61,844</u>	<u>\$ -</u>



The 14th Street General Improvement District
District Advisory Board

2024

(Updated, August 2024)

Karen Good

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Public Works
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First Term ends December 31, 2024

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First Term ends December 31, 2024

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First Term ends December 31, 2024

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First Term ends December 31, 2024

Sal Tripodi

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First Term ends December 31, 2027

D-10 Councilman Chris Hinds

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Vacant (3)

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Legal Advisor

PUBLIC NOTICES

413
BEFORE THE ENERGY AND CARBON MANAGEMENT COMMISSION
OF THE STATE OF COLORADO

CAUSE NO. 112
DOCKET NO. 240800188
TYPE: SPACING

IN THE MATTER OF THE PROMULGATION AND ESTABLISHMENT OF
FIELD RULES TO GOVERN OPERATIONS FOR THE MANCOS FORMATION,
IGNACIO BLANCO FIELD, LA PLATA COUNTY, COLORADO

NOTICE OF HEARING

Hilcorp Energy Company (Operator No. 10133) ("Hilcorp" or "Applicant") filed an Application with the Commission for an order to establish three drilling and spacing units, as well as to set the maximum number of wells that may be drilled in the proposed units on lands identified below ("Application Lands"). This Notice was sent to you because the Applicant believes you may own oil or gas ("mineral") interests within the proposed unit. Generally, spacing is the process whereby an applicant obtains approval to assign certain mineral interests to be developed by a specific number of wells. Importantly, spacing is not pooling, and it is not an application for a drilling permit.

APPLICATION LANDS

Township 32 North, Range 6 West, N.M. P.M.

Section 19: Lots 1, 2, 3, 4, 5, 6, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$

Section 20: Lots 1, 2, 3, 4, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Section 21: Lots 1, 2, 3, 4, S $\frac{1}{2}$ N $\frac{1}{2}$

Section 22: Lots 1, 2, 3, 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 32 North, Range 7 West, N.M. P.M.

Section 23: NE $\frac{1}{4}$ SE $\frac{1}{4}$ equivalent (unnumbered lot), E $\frac{1}{2}$ NE $\frac{1}{4}$

Section 24: N $\frac{1}{2}$ S $\frac{1}{2}$ equivalent (unnumbered lots), N $\frac{1}{2}$

DATE, TIME AND LOCATION OF HEARING

(Subject to change)

The assigned Hearing Officer will hold a hearing only on the above referenced docket number at the following date, time, and location:

Date: November 13, 2024
Time: 9:00 a.m.
Location: Virtual Hearing with Remote Access via Zoom
To participate virtually navigate to <https://ecmc.state.co.us/#/home> and locate the Zoom meeting link on the left side of the webpage
Energy and Carbon Management Commission
The Chancery Buildings
1120 Lincoln Street, Suite 801
Denver, Colorado 80203

PETITIONS

DEADLINE FOR PETITIONS BY AFFECTED PERSONS: October 15, 2024

Any interested party who wishes to participate formally must file a written petition with the Commission no later than the deadline provided above. Please see Commission Rule 507 at <https://ecmc.state.co.us/#/home>, under "Regulation," then select "Rules." Please note that, under Commission Rule 510.1, the deadline for petitions may only be continued for good cause, even if the hearing is continued beyond the date that is stated above. Pursuant to Commission Rule 507, if you do not file a proper petition, the Hearing Officer will not know that you wish to formally participate in this matter and the date and time of the hearing may change without additional notice to you. Parties wishing to file a petition must register online at <https://oitco.hylandcloud.com/DNRCOGExternalAccess/Account/Login.aspx> and select "Request Access to Site." Please refer to our "eFiling Users Guidebook" at https://ecmc.state.co.us/documents/reg/Hearings/External_EfilingSystemGuidebook_2023_FINAL.pdf for more information. Under Commission Rule 508, if no petition is filed, the Application may be approved administratively without a formal hearing.

Any Affected Person who files a petition must be able to participate in a virtual prehearing conference during the week of **October 15, 2024**, if a virtual prehearing conference is requested by the Applicant or by any person who has filed a petition.

ADDITIONAL INFORMATION

For more information, you may review the Application, which was sent to you with this Notice. You may also contact the Applicant at the phone number or email address listed below.

In accordance with the Americans with Disabilities Act, if any party requires special accommodations as a result of a disability for this hearing, please contact Margaret Humecki at Dnr_ECMC_Hearings_Unit@state.co.us, prior to the hearing and arrangements will be made.

ENERGY AND CARBON MANAGEMENT
COMMISSION OF THE STATE OF COLORADO
By _____

Elias J. Thomas, Commission Secretary

Dated: September 11, 2024
Hilcorp Energy Company
c/o Jamie L. Jost and Kelsey H. Wasylenky
Jost Energy Law, P.C.
3511 Ringsby Court, Unit 103
Denver, CO 80216
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FOR LEGAL NOTICES IN
THE DAILY JOURNAL
Call us at **877-260-3621**
daily.journal@construction.com



**14TH STREET GENERAL IMPROVEMENT DISTRICT
DISTRICT ADVISORY BOARD
SEPTEMBER 24, 2024**

NOTICE IS HEREBY GIVEN that a Public Hearing to approve the proposed Denver 14th Street General Improvement District 2025 budget and 2025 capital charges and maintenance charges will be held at a meeting of the Denver 14th Street General Improvement District Advisory Board to be held at **12:00 p.m. on Tuesday, September 24, 2024** at 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado, 80202.

Copies of the proposed budget and special assessments are available for public inspection at the offices of the District, 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado. Any elector of the District may at any time prior to the final budget and special assessment, file or register any objections thereto. Dated this 20th Day of August, 2024. Denver 14th Street General Improvement District

Beth Moyski
Executive Director
Denver 14th Street General Improvement District
303-571-8226

Published: September 17, 2024 in The Daily Journal

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**REQUEST FOR PROPOSALS: INTEGRATED CONSTRUCTION SERVICES
FOR
RED ROCKS INTEGRATED CONTRACT
SOLICITATION NO. 202474907**

The Department of Transportation & Infrastructure ("DOTI"), City and County of Denver ("City"), has issued a Request for Proposals (the "RFP") for Integrated Construction Services ("IC") services for the project named above. A link to the RFP documents can be found at www.work4denver.com. RFP documents will be available for download at www.bidnetdirect.com/cityandcountyofdenverdoti.

Phase 1 Proposals will only be received via the online electronic bid service through www.bidnetdirect.com/cityandcountyofdenverdoti. Phase 1 Proposals are due at **11:00 a.m. on October 22, 2024**. Late submissions will not be accepted.

A Pre-Proposal Meeting will be held on September 25, 2024, at 11:00 a.m. local time, via teleconference. Details to access the meeting can be found on the project page at www.work4denver.com. Interested Contractors are encouraged to attend. Contractors are responsible for any information conveyed at this meeting.

Deadline to Submit Questions: October 11, 2024, at 11:00 a.m. local time.

MWBE Participation: 14%

Prequalification Requirements: 2B General Building - Occupied Buildings at or above the \$25,000,000.00 monetary level.

Prevailing Wage and Minimum Wage: Contracts for construction, reconstruction, and remodeling are subject to the City prevailing wage rate requirements established pursuant to Section 20-76, DRMC. City contracts are subject to payment of City Minimum Wage established pursuant to Section 20-82 through 20-84 DRMC.

As the City's best interests may appear, the Executive Director of Transportation and Infrastructure (DOTI) reserves the right to waive informalities in, and to reject any or all, proposals.

Published: September 17, 18, & 19, 2024 in The Daily Journal

FOR LEGAL NOTICES
IN
**THE
DAILY
JOURNAL**
Call us **877-260-3621**
daily.journal@construction.com