

RE: FILING NO. 09-629-_____

September 28, 2021

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) submits the attached preliminary maintenance and operating budget, capital budget and operating plan for 2022. In addition to the proposed budgets, 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 2022.

Also included are:

- The 2021 year-to-date "budget to actual" financial reports, including projected 2021 year-end budget.
- The status of any planned or outstanding indebtedness; **please refer to the audit for this information.**
- A copy of the 2020 GID audit conducted in 2021; and
- A copy of the current District Advisory Board which includes term expiration dates.
- Proof of notice of and a budget hearing occurring on Tuesday, September 28, 2021.

There have been no material departures from the 2021 Operating Plan.

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

Sincerely,



Beth A. Moyski

Executive Director, 14th Street General Improvement District

cc: Mr. Michael Kerrigan, Sr. Financial Analyst
Mr. Ronald Fano, Spencer Fane, LLP

Attachments

14th Street General Improvement District	Board Approved Budget 2021	YTD Actual July 2021	Reforecast Budget 2021	Advisory Approved Budget 2022
General Fund				
Beginning General Fund Balance	\$ 329,304	\$ 430,448	\$ 430,448	\$ 430,509
Revenues				
31100 Standard Zone Revenue	\$ 57,876	\$ 48,759	\$ 48,759	\$ 48,759
31110 Premium Zone Revenue	150,632	159,753	159,753	159,753
31125 Additional Maintenance Revenue	22,408	-	22,408	22,408
31120 Banner Rental Revenue	17,390	1,943	13,255	26,100
32000 Bank Interest	1,500	45	80	50
Total Revenues (Sources of Funds)	249,806	210,499	244,255	257,070
Expenses				
<i>Operation Expenses</i>				
61105 Contractor Fee to calculate charges	2,650	2,869	2,869	2,870
61110 Insurance Direct	7,100	6,900	6,900	6,900
61115 Legal Fees	3,300	1,031	2,000	3,300
61120 Board & Comm	300	114	300	300
61125 Admin O/H	41,500	20,750	41,500	41,500
61130 Bank Fees	1,000	210	500	500
61135 Audit	4,500	4,100	4,100	4,500
61140 State-mandated Emergency Reserve Increment	500	-	500	500
61145 Contingency	500	-	500	500
Total Operation Expenses	61,350	35,974	59,169	60,870
<i>Maintenance Expenses</i>				
61171 Banner Installations	3,993	726	3,146	6,292
61173 Holiday Light installation	20,500	146	20,500	21,220
61174 Addition Landscape for Exempt Properties	18,673	13,890	18,673	19,330
61175 Water - Utilities	4,120	624	6,000	5,000
61176 Recycling Receptacles	3,407	3,597	6,797	3,600
61177 Seasonal Planting & Maintenance for pots	15,980	-	-	-
61178 Annual Landscape Maintenance	39,493	41,963	57,414	63,114
61179 Utilities Electric	7,995	8,087	7,995	8,500
61184 Monument and signage repairs	6,000	3,867	5,000	6,000
61185 Misc. Maintenance & repairs	7,500	2,502	5,000	7,500
61186 Electrical Repairs	5,000	245	3,500	5,000
Total Maintenance Expenses	132,661	75,647	134,025	145,556
<i>Periodic Maint / Sp Project Reserve</i>				
61200 Periodic Maint / Sp Project Reserve	55,795	389	51,000	45,000
Total Periodic Maint / Sp Project Reserve	55,795	389	51,000	45,000
Total Operating Expenses (Uses of Funds)	249,806	112,009	244,194	251,426
Operating Revenues Over (Under) Expenses	-	98,490	61	5,644
Ending General Fund Balance	\$ 329,304	\$ 528,938	\$ 430,509	\$ 436,153
Debt Service Fund				
Beginning Debt Service Fund Balance	67,333	66,845	66,845	66,845
<i>Sources of Funds</i>				
31150 Capital Revenue	306,010	306,010	306,010	310,240
Total Sources of Funds	306,010	306,010	306,010	310,240
<i>Uses of Funds</i>				
62000 Bond Payment Exp	306,010	55,155	306,010	310,240
Total Uses of Funds	306,010	55,155	306,010	310,240
Debt Service Fund Revenues over (under) Expenses	\$ -	\$ 250,855	\$ -	\$ -
Ending General Fund Balance	\$ 67,333	\$ 317,700	\$ 66,845	\$ 66,845



Denver 14th Street General Improvement District Work Plan For the year ending December 31, 2022

Work Plan for 2022

- 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 2022.
- Establish charge schedule for property owners for 2023 and establish a budget and operating plan for 2023.
- 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 to 14th Street Property Owners when appropriate.
- Hire appropriate contractors for necessary services.

2022 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 2022 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 2022 14th Street General Improvement District operating budget is \$257,070. The revenue from the maintenance charges includes the following: \$48,759 from standard zone properties and standard zone properties who opted to upgrade, combine; \$159,753 from premium zone properties; \$26,100 in revenue from the banner program; and, \$22,408 in revenues from additional maintenance for exempt properties requesting the GID to provide services. The amount allocated to the unrestricted operating reserve is \$45,000.

It should be noted that in 2020 the District installed 4 in-grade lights for an 18-month pilot period in an effort to find a permanent solution to the failing lights that were installed at the time of construction. The goal is to find an in-grade lighting that can withstand all seasons, moisture levels, and varied temperatures. Once a 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 2022, the District will bill \$310,240 to the property owners for the 2022 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 2022.

**Denver 14th Street General Improvement District
2022 Maintenance Charges**

Initial Maintenance Charge Total	\$	187,596
Base Maintenance Charge Premium Zone	\$	150,632
Base Maintenance Charge Standard Zone	\$	36,964
Upgrade Charges (Standard to Premium Zone)	\$	20,912
Total Maintenance Budget	\$	208,508

14th Street Premium Zone Properties						
Parcel #	Address	Owner	14th St. Front Foot	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02336-08-077-077	DENVER HOTEL TEATRO LLC	1110 14TH ST	133	\$ 72.9808	\$ 9,706.45	NA
02336-08-081-081	HOVER HSH LLC	1390 LAWRENCE ST CU1	133	\$ 72.9808	\$ 9,706.45	NA
02336-08-082-082	HOVER HSH LLC	1390 LAWRENCE ST CU-2	0	\$ 72.9808	\$ -	NA
02336-08-083-083	HOVER HSH LLC	1390 LAWRENCE ST CU-3	0	\$ 72.9808	\$ -	NA
02336-08-085-085	HOVER HSH LLC	1390 LAWRENCE ST CU-S	0	\$ 72.9808	\$ -	NA
02345-36-008-000	AP LARIMER SQUARE LLC	1428 LARIMER ST	0	\$ 72.9808	\$ -	NA
02345-36-024-000	AP LARIMER SQUARE LLC	1400 LARIMER ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-36-025-000	HART 1401 LAWRENCE LLC	1401 LAWRENCE ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-37-016-016	1111 TOWER LLC	1111 14TH ST HTL	191	\$ 72.9808	\$ 13,939.33	NA
02345-37-123-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	75	\$ 72.9808	\$ 5,473.56	NA
02345-37-124-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	0	\$ 72.9808	\$ -	NA
02345-39-010-000	AT & T QWEST CORPORATION	1425 CHAMPA ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-39-011-000	QWEST CORPORATION	931 14TH ST	0	\$ 72.9808	\$ -	NA
02345-39-012-000	U S WEST COMMUNICATIONS INC	931 14TH ST	0	\$ 72.9808	\$ -	NA
02345-39-013-000	U S WEST COMMUNICATIONS INC	931 14TH ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-40-023-000	WEWATTA STREET INVESTMENTS LLC	727 14TH ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-41-018-000	WEWATTA STREET INVESTMENTS LLC	1417 CALIFORNIA ST -1431	125	\$ 72.9808	\$ 9,122.60	NA
02345-41-021-000	WALNUT-TWELVE ASSOCIATES	1401 CALIFORNIA ST	0	\$ 72.9808	\$ -	NA
02345-41-023-000	WALNUT-TWELVE ASSOCIATES	701 14TH ST	0	\$ 72.9808	\$ -	NA
02345-41-027-000	CWI 2 DENVER DOWNTOWN HOTEL LLC	1420 STOUT ST	125	\$ 72.9808	\$ 9,122.60	NA
02345-42-027-000	DENVER CONVENTION CENTER HOTEL AUTHORITY	650 15TH ST	266	\$ 72.9808	\$ 19,412.89	NA
02345-43-001-001	5280 AURARIA LLC	1051 14TH ST ARAIA	133	\$ 72.9808	\$ 9,706.45	NA
02345-43-002-002	TCH PROPERTY LLC	1405 CURTIS ST HOTEL	133	\$ 72.9808	\$ 9,706.45	NA
02345-43-003-003	TCH PROPERTY LLC	1405 CURTIS ST PODM1	0	\$ 72.9808	\$ -	NA
02345-43-004-004	TCH PROPERTY LLC	1405 CURTIS ST PRK	0	\$ 72.9808	\$ -	NA
02345-43-005-005	5280 AURARIA LLC	1405 CURTIS ST PODM2	0	\$ 72.9808	\$ -	NA
Four Seasons	FOUR SEASONS CONDO ASSOCIATION	1133 14TH ST	0	\$ 72.9808	\$ -	NA
Spire	SPIRE CONDO ASSOCIATION	891 14TH ST	125	\$ 72.9808	\$ 9,122.60	NA
Total of Premium Zone			2,064	\$ 72.9808	\$ 150,632.37	NA

**Denver 14th Street General Improvement District
2022 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	COURT STREET CAPITAL LLC	1414 MARKET ST	0	\$ 17.2166	\$ -	\$ -
02331-17-010-000	KARAGAS,LINDA R	1410 MARKET ST	0	\$ 17.2166	\$ -	\$ -
02331-17-011-000	FOCUS INVESTMENTS LTD	1400 MARKET ST	125	\$ 17.2166	\$ 2,152	\$ -
02331-17-012-000	AP LARIMER SQUARE LLC	1317 14TH ST	50	\$ 17.2166	\$ 861	\$ -
02331-17-024-000	AP LARIMER SQUARE LLC	1422 MARKET ST -1432	0	\$ 17.2166	\$ -	\$ -
02331-17-026-000	AP LARIMER SQUARE LLC	1423 LARIMER ST	75	\$ 17.2166	\$ 1,291	\$ -
02331-21-003-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	218	\$ 17.2166	\$ 3,753	\$ -
02331-21-004-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	0	\$ 17.2166	\$ -	\$ -
02331-21-005-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	0	\$ 17.2166	\$ -	\$ -
02331-21-006-000	PARADISE INVESTMENTS PROPERTIES LLC	1385 LARIMER ST	63	\$ 17.2166	\$ 1,085	\$ -
02336-01-003-000	RINGSBY TERMINALS INC	1336 GLENARM PL	0	\$ 17.2166	\$ -	\$ -
02336-01-009-000	DUNKELD-14 CO LLC	414 14TH ST	125	\$ 17.2166	\$ 2,152	\$ 6,971
02336-01-010-000	DENVER DOWNTOWN HOTEL PARTNERS LLC	1350 GLENARM PL	125	\$ 17.2166	\$ 2,152	\$ 6,971
02336-02-020-000	DENVER ATHLETIC CLUB	1326 WELTON ST -1380	125	\$ 17.2166	\$ 2,152	\$ -
02336-02-022-000	DENVER ATHLETIC CLUB INC	1325 GLENARM PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-17-010-000	14TH & TREMONT LLC	323 14TH ST	125	\$ 17.2166	\$ 2,152	\$ -
02346-17-011-000	1409 COURT LLC	1409 COURT PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-17-012-000	1409 COURT LLC	1411 COURT PL	0	\$ 17.2166	\$ -	\$ -
02346-17-013-000	1409 COURT LLC	1421 COURT PL VCNT	0	\$ 17.2166	\$ -	\$ -
02346-17-026-000	1409 COURT LLC	1425 COURT PL	0	\$ 17.2166	\$ -	\$ -
02346-17-029-000	BLECKER LLC	1424 TREMONT PL	0	\$ 17.2166	\$ -	\$ -
02346-18-004-000	ADAR SHENI LLC	1400 GLENARM PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-18-013-000	HPT IHG2 PROPERTIES TRUST	1450 GLENARM PL	0	\$ 17.2166	\$ -	\$ -
02346-18-021-000	BROOKFIELD MOUNTAIN INC	1415 TREMONT PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-18-022-000	BOP REPUBLIC PLAZA I LLC	400 15TH ST	0	\$ 17.2166	\$ -	\$ -
02346-19-031-000	NORTHLAND 1441 GLENARM LLC	1405 GLENARM PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-19-032-000	APPLE TEN SPE DENVER INC	1400 WELTON ST	125	\$ 17.2166	\$ 2,152	\$ 6,971
02346-19-033-000	NF IV-I DENVER CC LLC	550 15TH ST	0	\$ 17.2166	\$ -	\$ -
02346-21-016-000	1399 COURT LLC	1399 COURT PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-21-018-000	1398 TREMONT LLC	1332 TREMONT PL	125	\$ 17.2166	\$ 2,152	\$ -
02346-25-001-000	14TH & COURT LLC	270 14TH ST	116	\$ 17.2166	\$ 1,997	\$ -
Total Standard Zone Properties			2,147	\$ 17.2166	\$ 36,964	\$ 20,912

**Denver 14th Street General Improvement District
2022 Maintenance Charges**

14th Street Exempt Properties						
Parcel #	Owner	Address	14th St. Front Foot	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02331-21-007-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	0	NA	\$ -	\$ -
02331-21-008-000	CITY & COUNTY OF DENVER	1301 LARIMER ST UNIT MISC	0	NA	\$ -	\$ -
02336-07-013-000	CITY & COUNTY OF DENVER	1040 14TH ST	0	NA	\$ -	\$ -
02336-08-027-000	REGENTS OF THE UNIVERSITY OF	1380 LAWRENCE ST	0	NA	\$ -	\$ -
02336-08-084-084	HOVER HSH LLC	1390 LAWRENCE ST CU-4	0	NA	\$ -	\$ -
02336-08-090-090	HELEN G BONFILS FOUNDATION	1348 LAWRENCE ST UNIT U-A1	0	NA	\$ -	\$ -
02336-09-030-000	CITY & COUNTY OF DENVER	1300 N SPEER BLVD	0	NA	\$ -	\$ -
02336-09-033-000	REGENTS OF THE UNIVERSITY OF	1250 14TH ST	0	NA	\$ -	\$ -
02336-24-001-000	CITY & COUNTY OF DENVER	700 14TH ST	0	NA	\$ -	\$ -
02336-26-001-000	CITY & COUNTY OF DENVER	1324 CHAMPA ST	0	NA	\$ -	\$ -
02345-41-020-000	REGIONAL TRANSPORTATION	1401 CALIFORNIA ST	0	NA	\$ -	\$ -
02345-41-022-000	REGIONAL TRANSPORTATION	701 14TH ST	0	NA	\$ -	\$ -
02346-21-013-000	CITY & COUNTY OF DENVER	303 W COLFAX AVE	0	NA	\$ -	\$ -
02346-24-005-000	CIVIC CENTER OFFICE BUILDING	201 W COLFAX AVE	0	NA	\$ -	\$ -
Total Exempt			-		-	-

	14th St. Front Foot	Maintenance Charges	
Total of Premium Zone Properties	2,064	Premium Zone	\$ 150,632
Total of Standard Zone Properties	2,147	Standard Zone w/upcharges	\$ 57,876
Total	4,211		\$ 208,508

**Denver 14th Street General Improvement District
2022 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

	13
	2.839%
\$	310,240.00
\$	229,921.00
\$	80,319.00

14th Street Premium Zone Properties

Parcel #/HOA	Owner	Address	Assessed Value Used For District	% in District	Charges Value	2022 Capital Charge	2021 Capital Charge
02336-08-077-077	DENVER HOTEL TEATRO LLC	1110 14TH ST	\$ 4,980,720	60%	\$ 2,988,432	\$ 3,580.26	\$ 3,857.76
02336-08-081-081	HOVER HSH LLC	1390 LAWRENCE ST CU1	\$ 390,140	60%	\$ 234,084	\$ 280.44	\$ 247.08
02336-08-082-082	HOVER HSH LLC	1390 LAWRENCE ST CU-2	\$ 382,770	60%	\$ 229,662	\$ 275.14	\$ 243.84
02336-08-083-083	HOVER HSH LLC	1390 LAWRENCE ST CU-3	\$ 260,720	60%	\$ 156,432	\$ 187.41	\$ 166.10
02336-08-085-085	HOVER HSH LLC	1390 LAWRENCE ST CU-S	\$ 145,900	60%	\$ 87,540	\$ 104.88	\$ 94.82
02345-36-008-000	AP LARIMER SQUARE LLC	1428 LARIMER ST	\$ 2,304,900	83%	\$ 1,913,067	\$ 2,291.93	\$ 2,644.31
02345-36-024-000	AP LARIMER SQUARE LLC	1400 LARIMER ST	\$ 1,905,970	100%	\$ 1,905,970	\$ 2,283.43	\$ 1,550.07
02345-36-025-000	HART 1401 LAWRENCE LLC	1401 LAWRENCE ST	\$ 46,834,360	100%	\$ 46,834,360	\$ 56,109.44	\$ 52,606.34
02345-37-016-016	1111 TOWER LLC	1111 14TH ST HTL	\$ 21,738,550	76%	\$ 16,521,298	\$ 19,793.18	\$ 20,459.99
02345-37-123-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	\$ 1,215,560	83%	\$ 1,008,915	\$ 1,208.72	\$ 908.88
02345-37-124-000	1452 LAWRENCE LLC	1452 LAWRENCE ST	\$ 99,270	40%	\$ 39,708	\$ 47.57	\$ 35.77
02345-39-010-000	AT & T QWEST CORPORATION	1425 CHAMPA ST	\$ 3,171,880	80%	\$ 2,537,504	\$ 3,040.03	\$ 2,285.91
02345-39-011-000	QWEST CORPORATION	931 14TH ST	\$ 324,190	80%	\$ 259,352	\$ 310.71	\$ 251.61
02345-39-012-000	U S WEST COMMUNICATIONS INC	931 14TH ST	\$ 12,726,240	80%	\$ 10,180,992	\$ 12,197.24	\$ 9,685.50
02345-39-013-000	U S WEST COMMUNICATIONS INC	931 14TH ST	\$ 3,171,880	80%	\$ 2,537,504	\$ 3,040.03	\$ 2,285.91
02345-40-023-000	WEWATTA STREET INVESTMENTS LLC	727 14TH ST	\$ 2,719,040	100%	\$ 2,719,040	\$ 3,257.52	\$ 2,462.02
02345-41-018-000	WEWATTA STREET INVESTMENTS LLC	1417 CALIFORNIA ST -1431	\$ 2,428,780	100%	\$ 2,428,780	\$ 2,909.78	\$ 2,199.22
02345-41-021-000	WALNUT-TWELVE ASSOCIATES	1401 CALIFORNIA ST	\$ 30	100%	\$ 30	\$ 0.04	\$ 0.03
02345-41-023-000	WALNUT-TWELVE ASSOCIATES	701 14TH ST	\$ 30	100%	\$ 30	\$ 0.04	\$ 0.03
02345-41-027-000	CWI 2 DENVER DOWNTOWN HOTEL LLC	1420 STOUT ST	\$ 23,877,200	78%	\$ 18,624,216	\$ 22,312.56	\$ 27,691.73
02345-42-027-000	DENVER CONVENTION CENTER HOTEL AUTHC	650 15TH ST	\$ 60,123,260	50%	\$ 30,061,630	\$ 36,015.04	\$ 41,664.63
02345-43-001-001	5280 AURARIA LLC	1051 14TH ST ARAIA	\$ 2,380,050	100%	\$ 2,380,050	\$ 2,851.40	\$ 2,630.36
02345-43-002-002	TCH PROPERTY LLC	1405 CURTIS ST HOTEL	\$ 14,247,970	100%	\$ 14,247,970	\$ 17,069.64	\$ 21,471.40
02345-43-003-003	TCH PROPERTY LLC	1405 CURTIS ST PODM1	\$ 766,010	100%	\$ 766,010	\$ 917.71	\$ 1,051.37
02345-43-004-004	TCH PROPERTY LLC	1405 CURTIS ST PRK	\$ 1,589,810	100%	\$ 1,589,810	\$ 1,904.66	\$ 2,544.87
02345-43-005-005	5280 AURARIA LLC	1405 CURTIS ST PODM2	\$ 76,060	100%	\$ 76,060	\$ 91.12	\$ 24.06
Four Seasons	FOUR SEASONS CONDO ASSOCIATION	1133 14TH ST	\$ 20,807,440	76%	\$ 15,813,654	\$ 18,945.39	\$ 12,346.08
Spire	SPIRE CONDO ASSOCIATION	891 14TH ST	\$ 23,540,570	67%	\$ 15,772,182	\$ 18,895.71	\$ 15,377.31
Total of Premium Zone			\$ 252,209,300		\$ 191,914,282	\$ 229,921	\$ 226,787

**Denver 14th Street General Improvement District
2022 Capital Payment Charges**

14th Street Standard Zone Properties							
Parcel #/HOA	Address	Owner	Assessed Value Used For District	% in District	Charges Value	2022 Capital Charge	2021 Capital Charge
02331-17-009-000	COURT STREET CAPITAL LLC	1414 MARKET ST	\$ 270,744	100%	\$ 270,744	\$ 878.64	\$ 866.65
02331-17-010-000	KARAGAS,LINDA R	1410 MARKET ST	\$ 271,005	100%	\$ 271,005	\$ 879.48	\$ 867.48
02331-17-011-000	FOCUS INVESTMENTS LTD	1400 MARKET ST	\$ 759,974	100%	\$ 759,974	\$ 2,466.32	\$ 2,432.66
02331-17-012-000	AP LARIMER SQUARE LLC	1317 14TH ST	\$ 300,643	100%	\$ 300,643	\$ 975.67	\$ 962.35
02331-17-024-000	AP LARIMER SQUARE LLC	1422 MARKET ST -1432	\$ 2,374,897	67%	\$ 1,591,181	\$ 5,163.81	\$ 5,093.34
02331-17-026-000	AP LARIMER SQUARE LLC	1423 LARIMER ST	\$ 3,085,426	78%	\$ 2,406,632	\$ 7,810.16	\$ 7,703.59
02331-21-003-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 315,317	100%	\$ 315,317	\$ 1,023.29	\$ 1,009.32
02331-21-004-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 67,860	100%	\$ 67,860	\$ 220.22	\$ 217.22
02331-21-005-000	PARADISE INVESTMENTS PROPERTIES LLC	1301 LARIMER ST MISC	\$ 8,671	100%	\$ 8,671	\$ 28.14	\$ 27.76
02331-21-006-000	PARADISE INVESTMENTS PROPERTIES LLC	1385 LARIMER ST	\$ 88,827	0%	Maintenance Only	\$ -	\$ -
02336-01-003-000	RINGSBY TERMINALS INC	1336 GLENARM PL	\$ 261,290	100%	\$ 261,290	\$ 847.96	\$ 836.39
02336-01-009-000	DUNKELD-14 CO LLC	414 14TH ST	\$ 1,179,430	0%	Maintenance Onl	\$ -	\$ -
02336-01-010-000	DENVER DOWNTOWN HOTEL PARTNERS LLC	1350 GLENARM PL	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,294.89	\$ 3,249.93
02336-02-020-000	DENVER ATHLETIC CLUB	1326 WELTON ST -1380	\$ 1,636,470	80%	\$ 1,309,176	\$ 4,248.63	\$ 4,190.65
02336-02-022-000	DENVER ATHLETIC CLUB INC	1325 GLENARM PL	\$ 3,595,217	50%	\$ 1,797,609	\$ 5,833.72	\$ 5,754.12
02346-17-010-000	14TH & TREMONT LLC	323 14TH ST	\$ 387,701	100%	\$ 387,701	\$ 1,258.19	\$ 1,241.02
02346-17-011-000	1409 COURT LLC	1409 COURT PL	\$ 318,391	100%	\$ 318,391	\$ 1,033.26	\$ 1,019.16
02346-17-012-000	1409 COURT LLC	1411 COURT PL	\$ 228,665	100%	\$ 228,665	\$ 742.08	\$ 731.95
02346-17-013-000	1409 COURT LLC	1421 COURT PL VCNT	\$ 95,439	100%	\$ 95,439	\$ 309.73	\$ 305.50
02346-17-026-000	1409 COURT LLC	1425 COURT PL	\$ 190,617	100%	\$ 190,617	\$ 618.60	\$ 610.16
02346-17-029-000	BLECKER LLC	1424 TREMONT PL	\$ 510,052	100%	\$ 510,052	\$ 1,655.26	\$ 1,632.67
02346-18-004-000	ADAR SHENI LLC	1400 GLENARM PL	\$ 703,250	100%	\$ 703,250	\$ 2,282.23	\$ 2,251.09
02346-18-013-000	HPT IHG2 PROPERTIES TRUST	1450 GLENARM PL	\$ 6,974,645	33%	\$ 2,301,633	\$ 7,469.41	\$ 7,367.49
02346-18-021-000	BROOKFIELD MOUNTAIN INC	1415 TREMONT PL	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,294.89	\$ 3,249.93
02346-18-022-000	BOP REPUBLIC PLAZA I LLC	400 15TH ST	\$ 5,089,964	20%	\$ 1,017,993	\$ 3,303.66	\$ 3,258.58
02346-19-031-000	NORTHLAND 1441 GLENARM LLC	1405 GLENARM PL	\$ 441,358	73%	\$ 322,191	\$ 1,045.60	\$ 1,031.33
02346-19-032-000	APPLE TEN SPE DENVER INC	1400 WELTON ST	\$ 5,543,060	100%	\$ 5,543,060	\$ 17,988.71	\$ 17,743.24
02346-19-033-000	NF IV-I DENVER CC LLC	550 15TH ST	\$ 4,122,060	11%	\$ 453,427	\$ 1,471.49	\$ 1,451.41
02346-21-016-000	1399 COURT LLC	1399 COURT PL	\$ 464,290	100%	\$ 464,290	\$ 1,506.75	\$ 1,486.18
02346-21-018-000	1398 TREMONT LLC	1332 TREMONT PL	\$ 822,189	100%	\$ 822,189	\$ 2,668.22	\$ 2,631.81
02346-25-001-000	14TH & COURT LLC	270 14TH ST	\$ -	0%	Maintenance Onl	\$ -	\$ -
Total Standard Zone Properties			\$ 42,138,032		\$ 24,749,579	\$ 80,319	\$ 79,223

**Denver 14th Street General Improvement District
2022 Capital Payment Charges**

14th Street Exempt Properties						
<i>Parcel #/HOA</i>	<i>Owner</i>	<i>Address</i>	<i>Exempt Assessed Value</i>	<i>% in District</i>	<i>Charges Value</i>	<i>Capital Charge</i>
02331-21-007-000	CITY & COUNTY OF DENVER	1301 LARIMER ST MISC	\$ 105,420	0%	\$ -	\$ -
02331-21-008-000	CITY & COUNTY OF DENVER	1301 LARIMER ST UNIT MISC	\$ 91,790	0%	\$ -	\$ -
02336-07-013-000	CITY & COUNTY OF DENVER	1040 14TH ST	\$ 40,071,620	0%	\$ -	\$ -
02336-08-027-000	REGENTS OF THE UNIVERSITY OF	1380 LAWRENCE ST	\$ 10,254,830	0%	\$ -	\$ -
02336-08-084-084	HOVER HSH LLC	1390 LAWRENCE ST CU-4	\$ 394,110	0%	\$ -	\$ -
02336-08-090-090	HELEN G BONFILS FOUNDATION	1348 LAWRENCE ST UNIT U-A1	\$ 9,051,190	0%	\$ -	\$ -
02336-09-030-000	CITY & COUNTY OF DENVER	1300 N SPEER BLVD	\$ 30	0%	\$ -	\$ -
02336-09-033-000	REGENTS OF THE UNIVERSITY OF	1250 14TH ST	\$ 10,140,290	0%	\$ -	\$ -
02336-24-001-000	CITY & COUNTY OF DENVER	700 14TH ST	\$ 191,468,060	0%	\$ -	\$ -
02336-26-001-000	CITY & COUNTY OF DENVER	1324 CHAMPA ST	\$ 4,586,290	0%	\$ -	\$ -
02345-41-020-000	REGIONAL TRANSPORTATION	1401 CALIFORNIA ST	\$ 30	0%	\$ -	\$ -
02345-41-022-000	REGIONAL TRANSPORTATION	701 14TH ST	\$ 30	0%	\$ -	\$ -
02346-21-013-000	CITY & COUNTY OF DENVER	303 W COLFAX AVE	\$ 9,108,960	0%	\$ -	\$ -
02346-24-005-000	CIVIC CENTER OFFICE BUILDING	201 W COLFAX AVE	\$ 51,003,170	0%	\$ -	\$ -
Total Exempt			\$ 326,275,820			-

	<i>Assessed Value Used for District</i>		<i>Charges Value</i>	<i>Capital Charge</i>
Total of Premium Zone Properties	\$ 252,209,300		\$ 191,914,282	\$ 229,921
Total of Standard Zone Properties	\$ 42,138,032		\$ 24,749,579	\$ 80,319
Grand Total	\$ 294,347,332		\$ 216,663,861	\$ 310,240

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

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

Independent Auditor's Report

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

Report on the Financial Statements

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, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards general accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Denver 14th Street General Improvement District as of December 31, 2020, 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.

Other Matters

The management's discussion and analysis information on pages III through IV 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.

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 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 of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Sincerely,

A handwritten signature in cursive script that reads "Wipfli LLP".

Wipfli LLP
March 16, 2021

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, 2020. This annual report consists of a series of financial statements. The Statement of Net Position (on page 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 2020 GID operating revenues were \$234,511, down by 22% from 2019 operating revenues of \$299,618. Revenues from property owner maintenance charges were up \$22,313 and banner and additional maintenance revenues were down \$82,918 from 2019. Investment income was down \$5,503 from 2019.

Operating expenses were \$192,962 in 2020 as compared to operating expenses in 2019 of \$240,023, a decrease of \$47,061.

The GID Net Position increased by \$41,549 in 2020.

Property owner maintenance charges represent 98% of the total operating revenues for 2020.

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.

The COVID-19 pandemic impacted the 14th Street GID related to revenues primarily due to the cancellation of conferences and conventions which utilize the 14th Street GID banner program to advertise their events. This correlates directly with banner expense which covers the cost for installation and removal of the banners. Overall, fewer people in the public realm along 14th Street due to COVID restrictions resulted in less maintenance and repair needed throughout the District.

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 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, 2020

	<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	\$ 351,167	\$ -	\$ 351,167	\$ -	\$ 351,167
Cash and investments - restricted	9,100	66,845	75,945	-	75,945
Accounts receivable	80,833	-	80,833	-	80,833
Deferred Outflows of Resources					
Cost of bond refunding	-	-	-	255,723	255,723
Total assets	<u>441,100</u>	<u>66,845</u>	<u>507,945</u>	<u>255,723</u>	<u>763,668</u>
LIABILITIES:					
Accounts payable	10,652	-	10,652	-	10,652
Interest payable - Note	-	-	-	8,359	8,359
Long-term liabilities					
Due in one year	-	-	-	205,000	205,000
Due after one year	-	-	-	3,250,200	3,250,200
Total liabilities	<u>10,652</u>	<u>-</u>	<u>10,652</u>	<u>3,463,559</u>	<u>3,474,211</u>
FUND BALANCE / NET POSITION					
Fund Balances:					
Restricted					
Emergencies	9,100	-	9,100	(9,100)	-
Debt service	-	66,845	66,845	(66,845)	-
Unassigned	<u>421,348</u>	<u>-</u>	<u>421,348</u>	<u>(421,348)</u>	<u>-</u>
Total fund balances	<u>430,448</u>	<u>66,845</u>	<u>497,293</u>	<u>(497,293)</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 441,100</u>	<u>\$ 66,845</u>	<u>\$ 507,945</u>		
NET POSITION					
Restricted for:					
Emergencies				9,100	9,100
Debt service				66,845	66,845
Unrestricted				<u>(2,786,488)</u>	<u>(2,786,488)</u>
Total net position				<u>\$ (2,710,543)</u>	<u>\$ (2,710,543)</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, 2020

	General	Debt Service			Statement of
	Fund	Fund	Total	Adjustments	Net Position
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EXPENDITURES / EXPENSES					
Administrative charge	\$ 41,500	\$ -	\$ 41,500	\$ -	\$ 41,500
Audit	3,575	-	3,575	-	3,575
Bank and board charges	875	731	1,606	-	1,606
Legal fees	2,903	-	2,903	-	2,903
Insurance	6,910	-	6,910	-	6,910
Seasonal planting and landscape work	55,011	-	55,011	-	55,011
Electrical repairs / miscellaneous maintenance	5,118	-	5,118	-	5,118
Holiday lights	20,000	-	20,000	-	20,000
Assessment calculation	300	-	300	-	300
Banner installations	1,694	-	1,694	-	1,694
Additional landscape exempt properties	19,027	-	19,027	-	19,027
Monument and signage	2,450	-	2,450	-	2,450
Watering	7,451	-	7,451	-	7,451
Recycling receptacles	2,432	-	2,432	-	2,432
Electric	7,212	-	7,212	-	7,212
Periodic maintenance repairs	16,504	-	16,504	-	16,504
Bond interest	-	106,130	106,130	16,439	122,569
Bond principal	-	205,000	205,000	(205,000)	-
Total expenditures/expenses	<u>192,962</u>	<u>311,861</u>	<u>504,823</u>	<u>(188,561)</u>	<u>316,262</u>
REVENUES					
General Revenues					
Property owner maintenance charges	228,552	-	228,552	-	228,552
Property owner capital debt charges	-	311,130	311,130	-	311,130
Investment income	469	243	712	-	712
Banner rental income/additional maintenance	5,490	-	5,490	-	5,490
Total revenues	<u>234,511</u>	<u>311,373</u>	<u>545,884</u>	<u>-</u>	<u>545,884</u>
NET CHANGES IN FUND BALANCES	41,549	(488)	41,061	(41,061)	-
CHANGE IN NET POSITION				229,622	229,622
FUND BALANCE/NET POSITION:					
BEGINNING OF YEAR	388,899	67,333	456,232	(3,396,397)	(2,940,165)
END OF YEAR	<u>\$ 430,448</u>	<u>\$ 66,845</u>	<u>\$ 497,293</u>	<u>\$ (3,207,836)</u>	<u>\$ (2,710,543)</u>

See accompanying notes to the financial statements.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2020**

	Original	Actual	Variance with
	Budget	Amounts	Final Budget
			Positive
			(Negative)
REVENUES			
Property owner maintenance charges	\$ 231,792	\$ 228,552	\$ (3,240)
Banner rental income/additional maintenance	34,780	5,490	(29,290)
Investment revenue	<u>1,500</u>	<u>469</u>	<u>(1,031)</u>
Total revenues	<u>268,072</u>	<u>234,511</u>	<u>(33,561)</u>
EXPENDITURES / EXPENSES			
Administrative charge	41,500	41,500	-
Audit	3,750	3,575	175
Bank and board charges	1,450	875	575
Legal fees	3,250	2,903	347
Insurance	6,850	6,910	-
Seasonal planting and landscape work	54,747	55,011	1
Electrical repairs / miscellaneous maintenance	15,500	5,118	10,382
Holiday lights	20,500	20,000	500
Assessment calculation	2,650	300	2,350
Banner installations	7,986	1,694	6,292
Additional landscape exempt properties	19,403	19,027	376
Monument and signage	6,000	2,450	3,550
Watering	4,120	7,451	19
Recycling receptacles	3,407	2,432	975
Electric	7,995	7,212	783
Periodic repairs and maintenance	66,464	16,504	46,285
Emergency reserve	500	-	500
Contingency	<u>2,000</u>	<u>-</u>	<u>2,000</u>
Total operating and maintenance expenses	<u>268,072</u>	<u>192,962</u>	<u>75,110</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	41,549	41,549
FUND BALANCE/NET POSITION:			
BEGINNING OF YEAR	<u>388,899</u>	<u>388,899</u>	<u>-</u>
END OF YEAR	<u>\$ 388,899</u>	<u>\$ 430,448</u>	<u>\$ 41,549</u>

See accompanying notes to the financial statements.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2020

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, 2020

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net assets 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 assets reports all financial and capital resources of the District. The difference between the assets and liabilities of the District is reported as net assets.

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, 2020

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.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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, 2020**

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, 2020, is (\$2,786,488). 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. The District amended its Debt Service Fund Budget.

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, 2020**

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.

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 \$66,845 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, 2020 are classified in the accompanying financial statement as follows:

Statement of net assets:

Cash and investments	- unrestricted	\$	351,167
	- restricted		<u>75,945</u>
Total cash and investments		\$	<u>427,112</u>

Cash and investments as of December 31, 2020 consist of the following:

Deposits with financial institutions	\$	374,334
Investments - COLOTRUST		<u>52,778</u>
Total cash and investments	\$	<u>427,112</u>

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2020

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 equal to 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.

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, 2020

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, 2020, the District has the following investments:

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, 2020, the District had \$52,778 invested in COLOTRUST.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2020**

NOTE 4 – LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term obligations for the year ended December 31, 2020:

	Balance at 1/1/2020	Net Issues	Retirements	Balance at 12/31/2020	Current Portion
Series 2017, \$4,000,000 Refunding Note Issued August 17, 2017	\$ 3,640,000	\$ -	\$ 205,000	\$ 3,435,000	\$ 205,000
Premium on note issue	21,651	-	1,451	20,200	-
Total	<u>\$ 3,661,651</u>	<u>\$ -</u>	<u>\$ 206,451</u>	<u>\$ 3,455,200</u>	<u>\$ 205,000</u>

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.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2020**

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Note (continued)

The Series 2017 Note will mature as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 205,000	\$ 100,310	\$ 305,310
2022	215,000	94,490	309,490
2023	220,000	88,386	308,386
2024	225,000	82,141	307,141
2025	235,000	75,753	310,753
2026-2030	1,265,000	275,424	1,540,424
2031-2034	1,070,000	85,165	1,155,165
	<u>\$ 3,435,000</u>	<u>\$ 801,669</u>	<u>\$ 4,236,669</u>

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, 2020, 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.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

Notes to Financial Statements December 31, 2020

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.

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.

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**Notes to Financial Statements
December 31, 2020**

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) long term liabilities are not due and payable in the current period and therefore are not reported in the funds; 2) amounts reported as fund balance have been reclassified for inclusion in Net Position; and 3) interest payable of \$8,359 has been accrued and reported in the Statement of Net Position, as well as an accrual of the outstanding debt of \$3,455,200.

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 (\$16,439) which represents the change in unpaid interest accrued in 2020 and amortization of bond premium and 2) adjustment of \$205,000 principal paid in 2020.

SUPPLEMENTAL INFORMATION

DENVER 14TH STREET GENERAL IMPROVEMENT DISTRICT

**DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2020**

	<u>Original Budget</u>	<u>Total Amended Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Property owner capital debt charges	\$ 311,130	\$ 311,130	\$ 311,130	\$ -
Interest revenue	-	243	243	-
Total revenues	<u>311,130</u>	<u>311,373</u>	<u>311,373</u>	<u>-</u>
EXPENDITURES / EXPENSES				
Bond interest	106,130	106,130	106,130	-
Bond principal	205,000	205,000	205,000	-
Trustee fees	-	731	731	-
Total expenditures	<u>311,130</u>	<u>311,861</u>	<u>311,861</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	(488)	(488)	-
FUND BALANCE/NET POSITION:				
BEGINNING OF YEAR	<u>67,333</u>	<u>67,333</u>	<u>67,333</u>	<u>-</u>
END OF YEAR	<u>\$ 67,333</u>	<u>\$ 66,845</u>	<u>\$ 66,845</u>	<u>\$ (488)</u>



The 14th Street General Improvement District
District Advisory Board
2021

Creighton Ward

Centennial Realty Advisors, LLC
891 14th Street
Denver, CO 80202
720-457-7562
cward@centennialrealtyadvisors.com
Second Term ends December 31, 2021

Ron Fano

Spencer Fane Britt and Browne
1700 Lincoln Suite 2000
Denver CO 80203
303-839-3704 w
303-839-3838 f
rfano@spencerfane.com
Legal Advisor

Mark Katz

NAI Shames Makovsky
1400 Glenarm Pl., Suite 100
Denver, CO 80202
303-534-5005
mkatz@shamesmakovsky.com
President
Second Term ends December 31, 2021

Lance Zanett

Colorado Convention Center
700 14th Street
Denver, CO 80202
303-228-8000
lzanett@denverconvention.com
Second Term ends December 31, 2021

Michael Kerrigan

City and County of Denver
201 W. Colfax
Denver, CO 80202
720-913-5550
michael.kerrigan@denvergov.org
Treasurer

Karen Good

City and County of Denver
Public Works
201 W. Colfax, Dept. 509
Denver CO 80202
720-865-3162
karen.good@denvergov.org
Vice President

[Vacant \(5\)](#)

