CITY AND COUNTY OF BROOMFIELD, COLORADO



BROOMFIELD URBAN RENEWAL AUTHORITY

2011 ANNUAL BUDGET

BROOMFIELD URBAN RENEWAL AUTHORITY

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BUDGET MESSAGE

TO: Broomfield Urban Renewal Authority

FROM: George Di Ciero, Executive Director

SUBJECT: 2011 Budget for the Broomfield Urban Renewal Authority

DATE: January 1, 2011

The Broomfield Urban Renewal Authority (BURA) was organized to finance various improvement projects within the Authority's boundaries. Incremental tax revenues, both sales and property, are the primary funding source for BURA. Currently, BURA is authorized to collect property tax incremental revenue from five taxing areas within its boundaries, and sales tax incremental revenue from two taxing areas.

West 120th Avenue Gateway Corridor (Wal-Mart/Barbers, Villager Square, Broomfield Town Center)

This area includes the retail centers along 120th Avenue between Lowell and Main. The Barber property has been acquired for re-development by Wal-Mart. Wal-Mart broke ground in July 2009 and opened in May 2010. The agreement with Wal-Mart and the Barber family commits BURA to share in the sales tax revenue to fund acquisition of the property from the Barber family and installation of public infrastructure built by the developer. Additionally, the property adjacent to the Barber property is being developed for retail and commercial uses. Several establishments opened for business in 2008 and 2009, including Noodles, Qdoba Mexican Grill, Chase Bank, Great Clips, Carl's Jr. and others.

West Midway Extension (Hunter Douglas Project)

Improvements in this area, including an extension of Midway Boulevard to provide a west access to the area, were originally financed with the issuance of the Series 1988A BURA Revenue Bonds. Debt service on these bonds was completed in 2008. Property tax increment revenues from this taxing area supported the debt service payments, as well as providing for continuing infrastructure improvements within BURA. Additional improvements planned in this taxing area are to connect Midway Boulevard to Industrial Lane at approximately Hoyt Street providing vehicular, pedestrian and bicycle connections. This portion of the project will improve the traffic options in that area, and includes plans to cross the railroad tracks to provide additional access to the area. The design process is currently on hold as criteria for the railroad crossing design is being sought from Burlington Northern Santa Fe railroad. The inclusion of the corridor in the Fastracks program has caused some uncertainty as to the ultimate trackage in the corridor and thus the bridge span necessary to cross the railroad Right-of Way. It is unknown at this time when the decision on the necessary bridge span will be made. Available balances in the West Midway project fund is being used for short term advances to other urban renewal areas to finance their early development periods when revenues are growing. These loans are non interest bearing and will be repaid as the development in the borrowing area generate sufficient revenues.

Broomfield Shopping Center

Improvements to the existing area will be explored to update and improve the area. Improvements could include new building facades, additional or improved landscaping and changes to the traffic flow.

96th Street Gateway (U.S. 36-South 96th Street Interchange)

One of the original goals of the Authority was to assist in the development of this area through the attraction of capital investment and new retail businesses, thus providing employment and strengthening

Broomfield's economic base. The completion of this interchange provided improved traffic flow into the Interlocken Business Center, and access from U.S. Highway 36 into the Flatirons Crossing retail center. Property tax incremental revenues and a portion of the sales taxes generated by the Omni resort complex (hotel/conference center/golf course) provide funds to pay debt service on the 1994 BURA Revenue Bonds, which were issued to fund the infrastructure improvements in this area. The bonds were paid in full in 2008 and the remaining balance will be used to improve and enhance the roadways in the area.

Wadsworth Interchange Project (Arista/Broomfield Events Center)

In June of 2005 this taxing area was created to facilitate the Arista transit oriented development project. Included was the issuance of \$61 million in bonds and notes to finance construction of the Broomfield Events Center. Revenue sources for this taxing area include property tax incremental revenue and a portion of the sales taxes generated from retail operations within the planned Arista development. The bond issue included capitalized interest to make debt service payments through June 2009. Development in Arista has not progressed as planned and ongoing current revenue is not sufficient to cover debt service requirements. Transfers from the Debt Service Reserve will be needed to pay current debt service. The below chart illustrates the Sources of Funds available to make current Event Center Bond payments.

BURA Event Center Bonds	2009	2010	2011
	Actual	Revised	Budget
P & I Payment	\$2,892,587	\$4,424,452	\$4,635,567
Available Revenues			
Capitalized Interest Reserve	\$1,163,806	\$ -	\$ -
Reserve Fund	122,502	-	-
Interest Fund	609,444	290,919	-
Property Tax (Net of Co-op			
Agreements)	885,029	1,253,989	1,173,839
Sales Tax Allocation from City	10,279	17,947	17,947
Transfer from Bond Reserve	-	264,000	264,000
Transfer from West Midway	101,527	2,597,597	3,179,781
Total Available	\$2,892,587	\$4,424,452	\$4,635,567
BURA Event Center Bond Reserve			
Bond Reserve Beginning Balance	\$6,101,003	\$5,978,501	\$5,978,501
Transfer for 2009	(122,502)	-	-
Ending Balance	\$5,978,501	\$5,978,501	\$5,978,501

The contract with the new operator, Peak Entertainment, calls for BURA to cover up to \$450,000 (cumulative) of potential operating losses incurred during the first three years. Additionally, BURA will annually advance, in January, \$300,000 to the ARISTA Metro District for parking revenues. Peak Entertainment will reimburse BURA the \$300,000 in October each year. Short term advances from the West Midway Urban Renewal Area are proposed to balance available cash to expenditures. BURA is participating in property tax sharing agreements with the Arista Metro District and the North Metro Fire and Rescue District. These agreements ensure that both districts can fulfill their obligations to provide facilities and services in this area.

North Park West Project

In April of 2004 the council approved the North Park West Urban Renewal Plan. This area is currently in the preliminary stages with several developers. The Plan's objectives include implementation of the Master Plan and the I-25 Sub-Area Plan, create a gateway image, eliminate and prevent blight, promote economic growth, and upgrade public infrastructure in the area. In October, 2008, Children's Hospital opened an Ambulatory Surgery Center and Clinic in the project area. BURA funds were used to pay for sewer and water license fees for the Children's Hospital facility.

BURA is participating in property tax sharing agreements with the North Park West Metro District and the North Metro Fire and Rescue District. These agreements ensure that both districts can fulfill their obligations to provide facilities and services in this area.

Conclusion

The Broomfield Urban Renewal Authority is meeting its goal of improving the image of Broomfield's gateways and expanding diversification into a solid retail base. Going forward, the projects outlined above will continue to provide valuable assets to the Broomfield community.

Respectfully submitted;

George Di Ciero Executive Director

TABLE 1 BROOMFIELD URBAN RENEWAL AUTHORITY ASSESSED VALUATION, MILL LEVIES, AND PROPERTY TAX INCREMENT REVENUES

ASSESSED VALUATION										
						Revised			Budget	% Chg
Assessed Valuation		Amended		Budget		Budget		Budget	10 Original	10 Revised
by Urban Renewal Area (BURA)		2009		2010		2010		2011	2011	2011
96th Street Gateway	\$	-	\$	-	\$	-	\$	-	NA	NA
North Park West		3,959,479		4,533,450		4,310,993		4,255,600	-6.13%	-1.28%
Wadsworth Interchange (Event Center)		8,172,497		18,908,800		13,999,421		16,184,793	-14.41%	15.61%
West 120th Ave Gateway Corridor		24,174,927		39,395,954		24,743,062		27,005,000	-31.45%	9.14%
West Midway Extended		21,626,606		22,375,810		21,809,527		22,095,200	-1.25%	1.31%
	\$	57,933,509	\$	85,214,014	\$	64,863,003	\$	69,540,593	-18.39%	7.21%

MILL LEVY											
			Revised		Budget	% Chg					
Mill Levy	Amended	Budget	Budget	Budget	10 Original	10 Revised					
by Urban Renewal Area (BURA)	2009	2010	2010	2011	2011	2011					
96th Street Gateway	-			-	NA	NA					
North Park West	79.101	79.101	91.269	91.269	15.38%	NA					
Wadsworth Interchange (Event Center)	123.600	123.600	139.960	139.960	13.24%	NA					
West 120th Avenue Gateway Corridor	87.387	87.387	89.080	89.080	1.94%	NA					
West Midway Extended	80.877	79.101	81.782	81.782	3.39%	NA					

PROPERTY TAX INCREMENT REVENUE											
						Revised			Budget	% Chg	
Property Tax Increment Revenue	1	Amended		Budget		Budget		Budget	10 Original	10 Revised	
by Urban Renewal Area (BURA)		2009		2010		2010		2011	2011	2011	
96th Street Gateway	\$	-	\$	-	\$	-		-	NA	NA	
North Park West		313,200		358,600		393,462		388,404	8.31%	-1.29%	
Wadsworth Interchange (Event Center)		1,010,117		2,337,128		1,959,358		2,265,224	-3.08%	15.61%	
West 120th Avenue Gateway Corridor		2,112,586		3,442,694		2,204,109		2,405,605	-30.12%	9.14%	
West Midway Extended		1,749,095		1,809,688		1,783,627		1,806,990	-0.15%	1.31%	
Property Tax Revenue	\$	5,184,998	\$	7,948,110	\$	6,340,556	\$	6,866,223	-13.61%	8.29%	

TABLE 2 BROOMFIELD URBAN RENEWAL AUTHORITY TOTAL BUDGET SUMMARY - ALL URBAN RENEWAL AREAS

	T		Original			Revised			Budget % Chg		
Sources and		Actual		Budget		Estimate		Budget	10 Original	10 Revised	
Uses of Funds	ــــــ	2009		2010		2010		2011	2011	2011	
Sources of Funds											
Beginning Balance	+										
96th Street Gateway BURA	\$	1,085,627	\$	1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Broomfield Shopping Center BURA		313,355		313,355		313,355		-	-100.00%	-100.00%	
General BURA Services		74,486		-		-		-	NA	N/	
North Park West BURA		-		35,230		88,800		140,131	297.76%	57.81%	
Wadsworth Interchange BURA - Event Center		322,420		-		-		-	NA	N/	
West 120th Avenue Gateway Corridor BURA		2,758,501		988,174		1,098,605		2,243,652	127.05%	104.23%	
West Midway Extended BURA		9,340,688		7,195,925		8,173,113		5,328,807	-25.95%	-34.80%	
Total Beginning Balance	\$	13,895,077	\$	9,613,561	\$	10,639,456	\$	7,712,590	-19.77%	-27.51%	
Revenues											
96th Street Gateway BURA	\$	(115,294)	æ		\$		\$		NA	N/	
Broomfield Shopping Center BURA	Ψ	(113,234)	Ψ	_	Ψ		Ψ		NA NA	N/	
General BURA Services		1,117,538		1,718,460		1,718,460		1,724,460	0.35%	0.35%	
North Park West BURA		255,743		358,600		393,462		390,604	8.92%	-0.73%	
Wadsworth Interchange BURA - Event Center		5,377,612		5,501,866		7,421,221		6,528,952	18.67%	-12.02%	
West 120th Avenue Gateway Corridor BURA		2,574,162		5,372,363		2,956,179		3,098,173	-42.33%	4.80%	
West Midway Extended BURA		1,749,674		1,986,052		2,259,991		1,806,990	-9.02%	-20.04%	
Total Revenues	$+\!-$	10,959,435		14,937,341		14,749,313		13,549,179	-9.02 / ₀	-8.14%	
Total Nevellues	+	10,333,433		14,337,341		14,743,313		13,343,173	-3.23 /0	-0.147	
Total Sources of Funds											
96th Street Gateway BURA	\$	970,333	\$	1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Broomfield Shopping Center BURA		313,355		313,355		313,355		-	-100.00%	-100.00%	
General BURA Services		1,192,024		1,718,460		1,718,460		1,724,460	0.35%	0.35%	
North Park West BURA		255,743		393,830		482,262		530,735	34.76%	10.05%	
Wadsworth Interchange BURA - Event Center		5,700,032		5,501,866		7,421,221		6,528,952	18.67%	-12.02%	
West 120th Avenue Gateway Corridor BURA		5,332,663		6,360,537		4,054,784		5,341,825	-16.02%	31.74%	
West Midway Extended BURA	<u> </u>	11,090,362		9,181,977		10,433,104		7,135,797	-22.28%	-31.60%	
Total Sources of Funds	┿	24,854,512		24,550,902		25,388,769		21,261,769	-13.40%	-16.26%	
Use of Funds											
Expenditures											
96th Street Gateway BURA	\$	4,750	\$	1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Broomfield Shopping Center BURA		-		313,355		313,355		-	-100.00%	-100.00%	
General BURA Services		1,192,024		1,718,460		1,718,460		1,724,460	0.35%	0.35%	
North Park West BURA		166,943		344,964		342,131		161,765	-53.11%	-52.72%	
Wadsworth Interchange BURA - Event Center		5,700,032		5,501,866		7,421,221		6,528,952	18.67%	-12.02%	
West 120th Avenue Gateway Corridor BURA		4,234,058		3,079,243		1,811,132		2,654,293	-13.80%	46.55%	
West Midway Extended BURA		2,917,249		2,374,127		5,104,297		4,165,645	75.46%	-18.39%	
Total Use of Funds		14,215,056		14,412,892		17,676,179		15,235,115	5.70%	-13.81%	
Ending Polence											
Ending Balance	\$	005 500	¢.		•		\$		NIA.	NI.	
96th Street Gateway BURA Broomfield Shopping Center BURA	Þ	965,583	\$	-	\$	-	Ф	-	NA NA	N/	
programeia shooddha Cenier Burka	1	313,355	l	-		-	l	-	NA	N/	
11 0		-		-	l	-	Ī	-	NA	N/	
General BURA Services		00.000		40.000		440 404		200 070	0000	400 000	
General BURA Services North Park West BURA		88,800		48,866		140,131		368,970	655.06%	163.30%	
General BURA Services North Park West BURA Wadsworth Interchange BURA - Event Center		-		-		-		-	NA	N/	
General BURA Services North Park West BURA		88,800 - 1,098,605 8,173,113		48,866 - 3,281,294 6,807,850		140,131 - 2,243,652 5,328,807		368,970 - 2,687,532 2,970,152			

TABLE 3 BROOMFIELD URBAN RENEWAL AUTHORITY 96TH STREET GATEWAY URBAN RENEWAL AREA SOURCES AND USES OF FUNDS

		Revised					Budget % Chg		
Sources and	Actual	Budget		Estimate		Budget	10 Original	10 Revised	
Uses of Funds	2009	2010		2010	2011		2011	2011	
Sources of Funds									
Beginning Balance	\$ 1,085,627	\$ 1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Revenues									
Taxes									
Property Tax Increment	\$ (115,294)	\$ -	\$	-	\$	-	NA	NA	
Sales Tax Allocation from City - Pledged	-	-		-		-	NA	NA	
Sales Tax Allocation from City - Unpledged	-	-		-		-	NA	NA	
Total Taxes	\$ (115,294)	\$ -	\$	-	\$	-	NA	NA	
Total Revenues	\$ (115,294)	\$ -	\$	-	\$	-	NA	NA	
Total Sources of Funds	\$ 970,333	\$ 1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Uses of Funds									
Expenditures									
Infrastructure Improvements	\$ -	\$ 1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Total Expenditures	\$ -	\$ 1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Interfund Activities									
Transfer to Debt Service Fund	\$ 4,750	\$ -	\$	-	\$	-	NA	NA	
Total Interfund Activities	\$ 4,750	\$ -	\$	-	\$	-	NA	NA	
Total Uses of Funds	\$ 4,750	\$ 1,080,877	\$	965,583	\$	-	-100.00%	-100.00%	
Ending Balance	\$ 965,583	\$ -	\$	-	\$	-	NA	NA	

TABLE 4 BROOMFIELD URBAN RENEWAL AUTHORITY BROOMFIELD SHOPPING CENTER URBAN RENEWAL AREA - TARGET RETAIL CENTER PROJECT SOURCES AND USES OF FUNDS

			Original		Revised			Budget	: % Chg
Sources and	Actual		Budget		Estimate		Budget	10 Original	10 Revised
Uses of Funds	2009		2010	2010			2011	2011	2011
Sources of Funds									
Beginning Balance	\$ 313,355	\$	313,355	\$	313,355	\$	-	-100.00%	-100.00%
Revenues									
Total Sources of Funds	\$ 313,355	\$	313,355	\$	313,355	\$	-	-100.00%	-100.00%
Uses of Funds									
Expenditures									
Target Retail Center Area Project	\$ -	\$	313,355	\$	313,355	\$	-	-100.00%	-100.00%
Total Expenditures	\$ -	\$	313,355	\$	313,355	\$	-	-100.00%	-100.00%
Total Uses of Funds	\$ -	\$	313,355	\$	313,355	\$	-	-100.00%	-100.00%
Ending Balance	\$ 313,355	\$	-	\$	-	\$	-	NA	NA

TABLE 5 BROOMFIELD URBAN RENEWAL AUTHORITY GENERAL BURA SOURCES AND USES OF FUNDS

				Revised			Budget	% Chg
Sources and	Actual	Budget			Estimate	Budget	10 Original	10 Revised
Uses of Funds	2009		2010		2010	2011	2011	2011
Sources of Funds								
Beginning Balance	\$ 74,486	\$	-	\$	-	\$ -	NA	NA
Revenues								
Interest Earnings & Miscellaneous Revenues								
Allocation for General BURA	\$ 1,083,592	\$	1,659,960	\$	1,700,660	\$ 1,706,660	2.81%	0.35%
Interest Earnings	33,946		58,500		17,800	17,800	-69.57%	NA
Total Interest Earnings & Misc. Revenues	\$ 1,117,538	\$	1,718,460	\$	1,718,460	\$ 1,724,460	0.35%	0.35%
Total Revenues	\$ 1,117,538	\$	1,718,460	\$	1,718,460	\$ 1,724,460	0.35%	0.35%
Total Sources of Funds	\$ 1,192,024	\$	1,718,460	\$	1,718,460	\$ 1,724,460	0.35%	0.35%
Uses of Funds								
Expenditures								
Professional Services	\$ 192,024	\$	154,000	\$	154,000	\$ 160,525	4.24%	4.24%
Payment to City for Services Rendered	1,000,000		1,450,000		1,450,000	1,450,000	NA	NA
Property Tax Reimbursements	-		64,460		64,460	63,935	-0.81%	-0.81%
Urban Renewal Projects - Other	-		50,000		50,000	50,000	NA	NA
Total Expenditures	\$ 1,192,024	\$	1,718,460	\$	1,718,460	\$ 1,724,460	0.35%	0.35%
Total Uses of Funds	\$ 1,192,024	\$	1,718,460	\$	1,718,460	\$ 1,724,460	0.35%	0.35%
Ending Balance	\$ 	\$	-	\$		\$ -	NA	NA

TABLE 6 BROOMFIELD URBAN RENEWAL AUTHORITY NORTH PARK WEST URBAN RENEWAL AREA SOURCES AND USES OF FUNDS

				Original		Revised			Budget % Chg		
Sources and		Actual		Budget		Estimate		Budget	10 Original	10 Revised	
Uses of Funds	2009 2010		2010		2010		2011	2011	2011		
Sources of Funds											
Beginning Balance	\$	-	\$	35,230	\$	88,800	\$	140,131	297.76%	57.81%	
Revenues											
Taxes											
Property Tax Increment	\$	248,600	\$	358,600	\$	393,462	\$	388,404	8.31%	-1.29%	
Use Tax Allocation from City		7,143		-		-		-	NA	NA	
Total Taxes	\$	255,743	\$	358,600	\$	393,462	\$	388,404	8.31%	-1.29%	
Interest Earnings and Miscellaneous Revenues											
Advance from West Midway BURA	\$	-	\$	-	\$	-	\$	-	NA	NA	
Interest Earnings		-		-		-		2,200	100.00%	100.00%	
Total Interest Earnings and Other Revenues		-		-		-		2,200	100.00%	100.00%	
Total Revenues	\$	255,743	\$	358,600	\$	393,462	\$	390,604	8.92%	-0.73%	
Total Sources of Funds	\$	255,743	\$	393,830	\$	482,262	\$	530,735	34.76%	10.05%	
Uses of Funds											
Expenditures											
Property Tax Cooperation Agreement -NMFD	\$	31,763	\$	168,600	\$	29,205	\$	28,892	-82.86%	-1.07%	
Property Tax Cooperation Agreement- Palisade		-		,		136,562	'	132,873	100.00%	-2.70%	
Reimbursement to West Midway BURA		-		176,364		176,364			-100.00%	-100.00%	
Reimburse Developer for Infrastructure Improvements		135,180		· -		· -		-	NA	NA	
Total Expenditures	\$	166,943	\$	344,964	\$	342,131	\$	161,765	-53.11%	-52.72%	
Total Uses of Funds	\$	166,943	\$	344,964	\$	342,131	\$	161,765	-53.11%	-52.72%	
Ending Balance	\$	88,800	\$	48,866	\$	140,131	\$	368,970	655.06%	163.30%	

TABLE 7A BROOMFIELD URBAN RENEWAL AUTHORITY WADSWORTH INTERCHANGE URBAN RENEWAL AREA - EVENT CENTER PROJECT SOURCES AND USES OF FUNDS

						Revised			Budget % Chg		
Sources and		Actual		Budget		Estimate		Budget	10 Original	10 Revised	
Uses of Funds		2009		2010		2010		2011	2011	2011	
Sources of Funds											
Beginning Balance	\$	322,420	\$	-	\$	-	\$	-	NA	NA	
Revenues											
Taxes											
Property Tax Increment	\$	1,347,676	Ф	2,337,128	\$	1,959,358	\$	2,265,224	-3.08%	15.61%	
Sales Tax Allocation from City	Ψ	10,279	Ψ	17,947	Ψ	17,947	Ψ	17,947	-3.06 % NA	13.01 /c	
Total Taxes	\$	1,357,955	\$	2,355,075	\$	1,977,305	\$	2,283,171	-3.05%	15.47%	
Total Taxes	Ψ.	1,337,333	Ψ	2,333,073	Ψ	1,377,303	Ψ	2,203,171	-3.03 /6	13.47 /	
Interest Earnings & Miscellaneous Revenue											
Advance from West Midway BURA	\$	2,123,905	\$	752,400	\$	4,339,000	\$	3,431,781	356.11%	-20.91%	
Repayment of Parking Advance	1	-,	*	300,000	*	300,000	*	300,000	NA	NA NA	
Signage Revenue		-		45,000		-		-	-100.00%	NA	
Transfer from 2005 Bond Capitalized Interest Reserve		1,163,806		-		-		-	NA	NA	
Transfer from 2005 Bond Interest Fund		731,946		-		290,916			NA	-100.00%	
Transfer from 2005 Bond Reserve		, -		1,799,391		264,000		264,000	-85.33%	NA	
Tri-Party Obligation - Payment from Developer		-		150,000		, <u> </u>		´-	-100.00%	NA	
Tri-Party Obligation - Return of Broomfield Advance		-		100,000		250,000		250,000	150.00%	NA	
Total Interest Earnings & Miscellaneous Revenue	\$	4,019,657	\$	3,146,791	\$	5,443,916	\$	4,245,781	34.92%	-22.01%	
Total Revenues	\$	5,377,612	\$	5,501,866	\$	7,421,221	\$	6,528,952	18.67%	-12.02%	
Total Sources of Funds	\$	5,700,032	\$	5,501,866	\$	7,421,221	\$	6,528,952	18.67%	-12.02%	
Uses of Funds	Ť	-,,		-,,	·	, ,	·	.,,			
Expenditures											
Acquisition of Assets	\$	1,954,957	\$	-	\$	-	\$	-	NA	NA	
Advance for Parking		70,000		300,000		300,000		300,000	NA	NA	
Capital Improvement Projects - Event Center		-		-		500,000		-	NA	-100.00%	
Capital Improvement Projects - Parking Lot		-		-		397,000		-	NA	-100.00%	
Coverage for Possible Peak Entertainment Net Loss		-		450,000		450,000		-	-100.00%	-100.00%	
Payment to Compass Bank for Event Center Parking				45 000		45,000		45,000	NIA.	NA	
, ,		-		45,000		,		,	NA		
Parking Lot - Light Rental Fees		-		45,000		47,000		47,000	100.00%		
, ,		- 69,852		45,000 - 200,000		,		,		NA	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement		-		200,000 847,827		47,000 200,000 705,369		47,000 160,000 1,091,385	100.00% -20.00% 28.73%	NA -20.00% 54.73%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation		- 69,852		200,000 847,827 250,000		47,000 200,000 705,369 250,000		47,000 160,000	100.00% -20.00% 28.73% NA	NA -20.00% 54.73% NA	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency		- 69,852 462,647 250,000 -		200,000 847,827 250,000 100,000		47,000 200,000 705,369 250,000 100,000		47,000 160,000 1,091,385 250,000	100.00% -20.00% 28.73% NA -100.00%	NA -20.00% 54.73% NA -100.00%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures	\$	- 69,852 462,647	\$	200,000 847,827 250,000	\$	47,000 200,000 705,369 250,000	\$	47,000 160,000 1,091,385	100.00% -20.00% 28.73% NA	NA -20.00% 54.73% NA	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities		69,852 462,647 250,000 - 2,807,456	Ť	200,000 847,827 250,000 100,000 2,192,827	·	47,000 200,000 705,369 250,000 100,000 2,994,369	Ť	47,000 160,000 1,091,385 250,000 - 1,893,385	100.00% -20.00% 28.73% NA -100.00% -13.66%	NA -20.00% 54.73% NA -100.00% -36.77%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities Transfer to Debt Service Fund		- 69,852 462,647 250,000 -	Ť	200,000 847,827 250,000 100,000 2,192,827 3,306,639	\$	47,000 200,000 705,369 250,000 100,000 2,994,369 4,424,452	Ť	47,000 160,000 1,091,385 250,000	100.00% -20.00% 28.73% NA -100.00% -13.66%	NA -20.00% 54.73% NA -100.00% -36.77% 4.77%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities Transfer to Debt Service Fund Transfer to Debt Service Fund - Paying Agent Fee	\$	69,852 462,647 250,000 - 2,807,456 2,892,576	\$	200,000 847,827 250,000 100,000 2,192,827 3,306,639 2,400	\$	47,000 200,000 705,369 250,000 100,000 2,994,369 4,424,452 2,400	\$	47,000 160,000 1,091,385 250,000 - 1,893,385 4,635,567	100.00% -20.00% 28.73% NA -100.00% -13.66% 40.19% -100.00%	NA -20.00% 54.73% NA -100.00% -36.77% 4.77% -100.00%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities Transfer to Debt Service Fund		69,852 462,647 250,000 - 2,807,456	Ť	200,000 847,827 250,000 100,000 2,192,827 3,306,639	·	47,000 200,000 705,369 250,000 100,000 2,994,369 4,424,452	\$	47,000 160,000 1,091,385 250,000 - 1,893,385	100.00% -20.00% 28.73% NA -100.00% -13.66%	NA -20.00% 54.73% NA -100.00% -36.77% 4.77% -100.00%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities Transfer to Debt Service Fund Transfer to Debt Service Fund - Paying Agent Fee Total Interfund Activities	\$	69,852 462,647 250,000 - 2,807,456 2,892,576 - 2,892,576	\$	200,000 847,827 250,000 100,000 2,192,827 3,306,639 2,400 3,309,039	\$	47,000 200,000 705,369 250,000 100,000 2,994,369 4,424,452 2,400 4,426,852	\$	47,000 160,000 1,091,385 250,000 - 1,893,385 4,635,567 4,635,567	100.00% -20.00% 28.73% NA -100.00% -13.66% 40.19% -100.00%	NA -20.00% 54.73% NA -100.00% -36.77% 4.77% -100.00%	
Parking Lot - Light Rental Fees Professional Services Property Tax Cooperation Agreement Tri-Party Obligation Contingency Total Expenditures Interfund Activities Transfer to Debt Service Fund Transfer to Debt Service Fund - Paying Agent Fee	\$	69,852 462,647 250,000 - 2,807,456 2,892,576	\$	200,000 847,827 250,000 100,000 2,192,827 3,306,639 2,400	\$	47,000 200,000 705,369 250,000 100,000 2,994,369 4,424,452 2,400	\$	47,000 160,000 1,091,385 250,000 - 1,893,385 4,635,567	100.00% -20.00% 28.73% NA -100.00% -13.66% 40.19% -100.00%	NA -20.00% 54.73% NA -100.00% -36.77% 4.77% -100.00%	

TABLE 7B BROOMFIELD URBAN RENEWAL AUTHORITY WADSWORTH INTERCHANGE URBAN RENEWAL AREA - EVENT CENTER PROJECT ADVANCES FROM WEST MIDWAY BURA

				Original		Revised			Budget	% Chg	
Advance and		Actual		Budget		Estimate		Budget	10 Original	10 Revised	
Repayment of Funds		2009		2010	2010		2011		2011	2011	
Beginning Balance	\$		\$	2,997,055	\$	2,123,905	\$	6,462,905	115.64%	204.29%	
beginning balance	Ψ		Ψ	2,331,033	Ψ	2,123,303	Ψ	0,402,303	113.0470	204.2370	
Additions											
Advance from West Midway BURA	\$	2,123,905	\$	752,400	\$	4,339,000	\$	3,431,781	356.11%	-20.91%	
Total Additions	\$	2,123,905	\$	752,400	\$	4,339,000	\$	3,431,781	356.11%	-20.91%	
Total Advance from Other Funds	\$	2,123,905	\$	3,749,455	\$	6,462,905	\$	9,894,686	163.90%	53.10%	
Repayment											
Repayment											
Repayment to West Midway BURA	\$	-	\$	-	\$	-	\$	-	NA	NA	
Total Repayment to Other Funds	\$	-	\$	-	\$	-	\$	-	NA	NA	
Ending Balance	\$	2,123,905	\$	3,749,455	\$	6,462,905	\$	9,894,686	163.90%	53.10%	

Background Data (Advance from West Midway BURA)	
2009 Advance	\$ 2,123,905
2010 Advance	4,339,000
2011 Advance	3,431,781
Balance at 12/31/11	\$ 9,894,686

TABLE 8A BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA SUMMARY SOURCES AND USES OF FUNDS

						Revised				t % Chg
Sources and		Actual		Budget		Estimate		Budget	10 Original	10 Revised
Uses of Funds		2009		2010		2010		2011	2011	2011
Sources of Funds										
Sources of Funds										
Beginning Balance	\$	2,758,501	\$	988,174	\$	1,098,605	\$	2,243,652	127.05%	104.23%
Revenues										
Taxes										
Building Use Tax	\$	190,351	\$	-	\$	2,975	\$	-	NA	-100.00%
Property Tax Increment		2,047,063		3,442,694		2,204,109		2,405,605	-30.12%	9.14%
Sales Tax		36,695		872,328		749,095		692,568	-20.61%	-7.55%
Total Taxes	\$	2,274,109	\$	4,315,022	\$	2,956,179	\$	3,098,173	-28.20%	4.80%
Interest Earnings & Miscellaneous Revenue										
Advance from West Midway BURA	\$	300,000	\$	1,057,341	\$	-	\$	-	-100.00%	NA
Interest		53		-		-		-	NA	NA
Total Interest Earnings & Miscellaneous Revenue	\$	300,053	\$	1,057,341	\$	-	\$	-	-100.00%	NA
Total Revenue	\$	2,574,162	\$	5,372,363	\$	2,956,179	\$	3,098,173	-42.33%	4.80%
Total Sources of Funds	•	E 222 CC2	•	C 200 F27	•	4.054.704	•	E 244 00E	-16.02%	24.740/
Total Sources of Funds	\$	5,332,663	\$	6,360,537	\$	4,054,784	\$	5,341,825	-16.02%	31.74%
Uses of Funds										
Expenditures										
Allocation to General BURA	\$	590,248	\$	1,095,574	\$	935,363	\$	972,796	-11.21%	4.00%
Allocation - Repayment Advance from W. Midway		-		-		300,000		-	NA	-100.00%
Broomfield Town Centre		912,210		-		-		-	NA	NA
Civic Center Vision Development - CIP projects		-		50,000		50,000		50,000	NA	NA
Infrastructure Improvements - 120th Ave Gateway Impr.		-		1,413,175		-		1,138,000	-19.47%	100.00%
Payment to Developer (Broomfield Corner)		36,748		55,661		58,191		59,354	6.63%	2.00%
Professional Services		4,501		4,000		4,000		12,000	200.00%	
Transfer to Reserve		2,690,351		460,833		463,578	L	422,143	-8.40%	-8.94%
Total Expenditures	\$	4,234,058	\$	3,079,243	\$	1,811,132	\$	2,654,293	-13.80%	46.55%
Total Uses of Funds	\$	4,234,058	\$	3,079,243	\$	1,811,132	\$	2,654,293	-13.80%	46.55%
Total OSCS Of Fullus	Ψ	7,237,030	Ψ	3,013,243	Ψ	1,011,132	Ψ	2,007,233	-13.00/0	70.33 /0
Ending Balance	\$	1,098,605	\$	3,281,294	\$	2,243,652	\$	2,687,532	-18.10%	19.78%

TABLE 8B - PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA GENERAL SOURCES AND USES OF FUNDS

				Original		Revised			Budget	% Chg
Sources and		Actual		Budget		Estimate		Budget	10 Original	10 Revised
Uses of Funds		2009		2010		2010		2011	2011	2011
Sources of Funds										
Beginning Balance	\$	478,006	\$	988,174	\$	1,018,110	\$	2,232,856	125.96%	119.31%
Revenues										
Taxes										
Property Tax Increment	\$	2,047,063	\$	3,442,694	\$	2,204,109	\$	2,405,605	-30.12%	9.14%
Total Taxes	\$	2,047,063	\$	3,442,694	\$	2,204,109	\$	2,405,605	-30.12%	9.14%
Total Revenue	\$	2,047,063	\$	3,442,694	\$	2,204,109	\$	2,405,605	-30.12%	9.14%
Total Sources of Funds	\$	2,525,069	\$	4,430,868	\$	3,222,219	\$	4,638,461	4.69%	43.95%
Total Sources of Fullus	Ф	2,323,009	Φ	4,430,000	Ф	3,222,219	P	4,030,401	4.09%	43.93%
Uses of Funds										
Expenditures										
Allocation to General BURA	\$	590,248	\$	1,095,574	\$	935,363	\$	972,796	-11.21%	4.00%
Broomfield Town Centre		912,210		-		-		-	NA	NA
Civic Center Vision Development - CIP projects		-		50,000		50,000		50,000	NA	NA
Infrastructure Improvements - 120th Ave Gateway Impr.								1,138,000	100.00%	100.00%
Professional Services		4,501		4,000		4,000		12,000	200.00%	200.00%
Property Acquisition		-		-					NA	NA
Transfer for Barber Payment Note B		-		-					NA	NA
Total Expenditures	\$	1,506,959	\$	1,149,574	\$	989,363	\$	2,172,796	89.01%	119.62%
Total Uses of Funds	\$	1,506,959	\$	1,149,574	\$	989,363	\$	2,172,796	89.01%	119.62%
Ending Balance	\$	1,018,110	•	3,281,294	\$	2,232,856	\$	2,465,665	-24.86%	10.43%

Table 8B is continued on the next page.

TABLE 8B-PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - GENERAL DEVELOPMENT AGREEMENT PAYMENTS - TOWN CENTER PROJECT

			Origi	nal	Rev	/ised			Budge	% Chg
Sources and Uses of Funds		Actual 2009		Budget 2010		Estimate 2010		Budget 2011	10 Original 2011	10 Revised 2011
Sources of Funds										
Beginning Balance	\$	912,210	\$	•	\$	-	\$	-	NA	NA
Additions										
Sales Taxes paid in lieu of TIF	\$	-	\$	-	\$	-	\$	-	NA	NA
Total Additions	\$	-	\$	•	\$	•	\$	-	NA	NA
Total Sources of Funds	\$	912,210	\$	-	\$	-	\$	-	NA	NA
Uses of Funds										
Expenditures										
Repayments to City										
City General Fund	\$	486,482	\$	-	\$	-	\$	-	NA	NA
Capital Improvements Fund		364,884		-		-		-	NA	NA
Open Space Fund		60,844		-		-		-	NA	NA
Total Expenditures		912,210		-		-		-	NA	NA
Total Uses of Funds	\$	912,210	\$	-	\$	-	\$	-	NA	NA
										NA
Ending Balance	\$	-	\$	-	\$	-	\$	-	NA	NA

Background Data	
Sales Taxes Paid to Developer Pending Court Decision	\$ 5,103,576
BURA TIF collections used to repay Broomfield - 2005	(1,355,820)
BURA TIF collections used to repay Broomfield - 2006	(859,066)
BURA TIF collections used to repay Broomfield - 2007	(947,422)
BURA TIF collections used to repay Broomfield - 2008	(1,029,058)
BURA TIF collections used to repay Broomfield - 2009	(912,210)
Balance at 12/31/09	\$ -

Note: When Broomfield entered into the development agreement for the Broomfield Town Centre, the ability to utilize property tax TIF revenues as a source of reimbursements to the developer for public infrastructure was blocked by a court case. The agreement was written so that a portion of sales taxes that would have been recorded as revenues in the City General Fund, the Sales & Use Tax CIP Fund and the Open Space Fund could be used to make the developer reimbursements pending the settlement of the court case. When the court case was decided in favor of BURA, and property tax TIF collections were implemented in that area, BURA began repayments to the general governmental funds to make them whole for sales tax revenues they advanced to pay for the public infrastructure. It is anticipated that the entire balance advanced will be repaid to the governmental funds by 2009.

Repayment to City - Summary	
Initial Amount to be Repaid	\$ 5,103,576
Amount Repaid in 2005	1,355,820
Balance 12/31/05	3,747,756
Amount Repaid in 2006	859,066
Balance 12/31/06	2,888,690
Amount Repaid in 2007	947,422
Balance 12/31/07	1,941,268
Amount Repaid in 2008	1,029,058
Balance 12/31/08	912,210
Amount Repaid in 2009	912,210
Balance 12/31/09	-

TABLE 8C - PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - WALMART PROJECT SOURCES AND USES OF FUNDS

	1					Revised	1		Budget	% Chg
Sources and		Actual		Budget	l	Estimate		Budget	10 Original	10 Revised
Uses of Funds		2009		2010		2010		2011	2011	2011
Sources of Funds										
Beginning Balance	\$	2,280,495	\$	-	\$	80,495	\$	10,796	100.00%	-86.59%
Revenues										
Taxes										
Building Use Tax Allocation from City	\$	190,351	\$	-	\$	2,975	\$	-	NA	-100.00%
Sales Tax		-		816,667		690,904		633,214	-22.46%	-8.35%
Total Taxes	\$	190,351	\$	816,667	\$	693,879	\$	633,214	-22.46%	-8.74%
Interest Earnings & Miscellaneous Revenue										
Advance from W. Midway BURA	\$	300,000	\$	1,057,341	\$	-	\$	-	-100.00%	NA
Total Interest Earnings & Miscellaneous Revenue	\$	300,000	\$	1,057,341	\$	-	\$	-	-100.00%	NA
Total Revenue	\$	490,351	\$	1,874,008	\$	693,879	\$	633,214	-66.21%	-8.74%
Total Revenue	Ψ	430,331	Ψ	1,074,000	Ψ	093,079	Ψ	033,214	-00.21/8	-0.7470
Total Sources of Funds	\$	2,770,846	\$	1,874,008	\$	774,374	\$	644,010	-65.63%	-16.83%
Uses of Funds										
Expenditures										
Infrastructure Improvements - 120th Ave	\$	_	\$	1.413.175	\$	-	\$	_	-100.00%	NA
Transfer to Note A Reserve	1	190.351	Ψ	460,833	Ψ.	463,578	Ψ	422,143	-8.40%	-8.94%
Transfer to Note B Reserve		2,500,000		-		-		-	NA	NA
Allocation - Repayment Advance from W. Midway		-		-		300,000		-	NA	-100.00%
Total Expenditures	\$	2,690,351	\$	1,874,008	\$	763,578	\$	422,143	-77.47%	-44.72%
Total Uses of Funds	\$	2,690,351	\$	1,874,008	\$	763,578	\$	422,143	-77.47%	-44.72%
Ending Balance	\$	80,495	\$	_	\$	10,796	\$	221,867	100.00%	1955.07%

Table 8C is continued on the next page.

TABLE 8C - PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA BARBER PAYMENTS NOTE A - RESERVE

		(Original		Revised		Budget % Chg		
Sources and	Actual		Budget	l	Estimate	Budget	10 Original	10 Revised	
Uses of Funds	2009		2010		2010	2011	2011	2011	
Sources of Funds									
Beginning Balance	\$ -	\$	190,364	\$	190,351	\$ 409,844	115.29%	115.31%	
Additions									
Use Tax	\$ 190,351	\$	-	\$	2,975	\$ -	NA	-100.00%	
Sales Tax	-		460,833		463,578	422,143	-8.40%	-8.94%	
Total Additions	\$ 190,351	\$	460,833	\$	466,553	\$ 422,143	-8.40%	-9.52%	
Total Sources of Funds	\$ 190,351	\$	651,197	\$	656,904	\$ 831,987	27.76%	26.65%	
Uses of Funds									
Expenditures									
Payment of Note A	\$ -	\$	-	\$	247,060	\$ 719,664	100.00%	191.29%	
Total Uses of Funds	\$ -	\$	-	\$	247,060	\$ 719,664	100.00%	191.29%	
Ending Balance	\$ 190,351	\$	651,197	\$	409,844	\$ 112,323	-82.75%	-72.59%	

Note A Reserve: The acquisition and disposition agreement between BURA, Wal-Mart and the Barber family to allow for redevelopment of the retail site along W. 120th Avenue provides for a \$4,850,000 payment from BURA to the Barber family for relocation of their business. This obligation is evidenced by a document titled "Note A" with a maturity date of December 1, 2023. The funding source for repayment of this note is 67% of half the sales tax (3.5% portion) on sales up to \$67,000,000 annually and 100% of the sales tax (3.5% portion) on sales greater than \$67,000,000 annually and all of the use tax collected from the development. This will be paid, including interest at 7.95%, over the term of the note. Interest accrued on the principal from January 2008 until the Certificate of Occupancy was issued on May 17, 2010. This new principal amount, \$5766,811 plus interest of 7.95%, is being amortized over the remaining term of the note with level debt payments, payable semiannually on June 1st and December 1st of each year.

Payments to Barber Business - Sumn	Payments to Barber Business - Summary										
Initial Amount to be Repaid	\$	4,850,000									
Allocated Revenue in 2009	\$	190,351									
Allocated Revenue in 2010	\$	466,553									
Allocated Revenue in 2011	\$	422,143									
Total Allocated Revenue 12/31/11	\$	1,079,047									
Payment 2010	\$	247,060									
Payment 2011	\$	719,664									
Balance	\$	112,323									

Table 8C is continued on the next page.

TABLE 8C - PAGE 3 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA NOTE B - RESERVE

		Original	Revised		Budget	% Chg
Sources and	Actual	Budget	Estimate	Budget	10 Original	10 Revised
Uses of Funds	2009	2010	2010	2011	2011	2011
Sources of Funds						
Beginning Balance	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	-100.00%	-100.00%
Additions						
Transfer from 120th Walmart Project	2,500,000	-	-	-	NA	NA
Total Additions	\$ 2,500,000	\$ -	\$ -	\$ -	NA	NA
Total Sources of Funds	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ -	-100.00%	-100.00%
Uses of Funds						
Expenditures						
Payment to Developer	-	-	2,500,000	-	NA	-100.00%
Total Uses of Funds	\$ -	\$ -	\$ 2,500,000	\$ -	NA	-100.00%
Ending Balance	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	-100.00%	NA

Payment to Walmart for Infrastructure Improvements Summary								
Initial Amount to be Repaid	\$	2,500,000						
Payments in 2009	\$	-						
Payments in 2010	\$	2,500,000						
	\$	-						
Balance 12/31/11	\$	-						

Note B Reserve: The Acquisition and Disposition Agreement between BURA, Walmart and the Barber family to allow for redevelopment of the retail site along 120th Avenue calls for a \$2,500,000 reimbursement from BURA to Walmart for public infrastructure to be built at the site. This obligation is evidenced by a document titled "Note B". This note carries an interest rate of 4.50%, interest to start accruing on the date that the developer begins construction of the public improvements. This reserve holds the allocated funds available for payment of the reimbursement that will be used to make payments for the infrastructure upon receipt of certified costs from the developer and acceptance of the public improvements.

Table 8C is continued on the next page.

TABLE 8C - PAGE 4 BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - WALMART PROJECT ADVANCE FROM WEST MIDWAY BURA

			Revised		Budget	: % Chg
Advance and	Actual	Budget	Estimate	Budget	10 Original	10 Revised
Repayment of Funds	2009	2010	2010	2011	2011	2011
Advance From Other Funds						
Beginning Balance	\$ -	\$ 369,505	\$ 300,000	\$ -	-100.00%	-100.00%
Additions						
Advance from West Midway BURA	\$ 300,000	\$ 1,057,341	\$ -	\$ -	-100.00%	NA
Total Additions	\$ 300,000	\$ 1,057,341	\$ -	\$ -	-100.00%	NA
Total Advance from Other Funds	\$ 300,000	\$ 1,426,846	\$ 300,000	\$ -	-100.00%	-100.00%
Repayment						
Repayment						
Repayment to West Midway	\$ -	\$ -	\$ 300,000	\$ -	NA	-100.00%
Total Repayment to Other Funds	\$ -	\$ -	\$ 300,000	\$ -	NA	-100.00%
Ending Balance	\$ 300,000	\$ 1,426,846	\$ -	\$ -	-100.00%	NA

Repayment to West Midway URA	
Background Data (Advance from West Midway)	\$ -
2009 Advance	\$ 300,000
2010 Repayment of Advance	\$ (300,000)
	-
Balance 12/31/11	\$ -

TABLE 8D BROOMFIELD URBAN RENEWAL AUTHORITY WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - BROOMFIELD CORNER PROJECT SOURCES AND USES OF FUNDS

				Revised					Budget % Chg		
Sources and Uses of Funds		Actual 2009		Budget 2010		Estimate 2010	Budget 2011		10 Original 2011	10 Revised 2011	
Sources of Funds											
Beginning Balance	\$	-	\$	-	\$	-	\$	-	NA	NA	
Revenues											
Taxes											
Sales Tax	\$	36,695	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Total Taxes	\$	36,695	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Interest Earnings & Miscellaneous Revenue											
Allocated Interest	\$	53	\$	-	\$	-	\$	-	NA	NA	
Total Interest Earnings & Miscellaneous Revenue	\$	53	\$	-	\$	-	\$	-	NA	100.00%	
Total Revenue	\$	36,748	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Total Sources of Funds	\$	36,748	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Uses of Funds											
Expenditures											
Payment to Developer for Infrastructure Improvements	\$	36,748	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Total Expenditures	\$	36,748	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Total Uses of Funds	\$	36,748	\$	55,661	\$	58,191	\$	59,354	6.63%	2.00%	
Ending Balance	\$	-	\$	_	\$	-	\$	-	NA	NA	

Broomfield Corners Account 60-81100-59110

Inception Date: September, 2007

Developer is to build improvements to 120th Avenue, Vrain Street, 1st Avenue, storm drainage and relocate existing sanitary sewer line. Developer will be reimbursed for the imporvements, plus interest, (not to exceed 8.5%) on the cost of these improvements from 50% of the 3.5% sales tax collected in the development area. This agreement terminates when the reimbursement is paid in full or 23 years from September 2007, which ever occurs first.

						Actual	R	Revised		ı			
	Pro	ject N	Maximum 💮		ı	nception to	Ε	stimate	Budget	Inception to			emaining
Infrastructue	Origii	nal		Current		12/31/2009		2010	2011	12/31/2011			Obligation
Beginning Balance	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-
Revenue													
Sales Tax	6,046	5,106		6,046,106	•	36,695		58,191	59,354		154,240		5,891,866
Interest		-		53	•	53		-	-		53		-
	\$ 6,046	5,106	\$	6,046,159	\$	36,748	\$	58,191	\$ 59,354	\$	154,293	\$	5,891,866
Expenditure													
Infrastructure improvements	\$ 6,046	5,106	\$	6,046,159		36,748	\$	58,191	\$ 59,354	\$	154,293	\$	5,891,866
	\$ 6,046	5,106	\$	6,046,159	\$	36,748	\$	58,191	\$ 59,354	\$	154,293	\$	5,891,866
	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-

TABLE 9A BROOMFIELD URBAN RENEWAL AUTHORITY WEST MIDWAY EXTENDED URBAN RENEWAL AREA SOURCES AND USES OF FUNDS

						Revised		Budget	: % Chg	
Sources and		Actual		Budget		Estimate	Budget	10 Original	10 Revised	
Uses of Funds		2009		2010		2010	2011	2011	2011	
Sources of Funds										
Beginning Balance	\$	9,340,688	\$	7,195,925	\$	8,173,113	\$ 5,328,807	-25.95%	-34.80%	
Revenues										
Taxes										
Property Tax Increment	\$	1,749,674	\$	1,809,688	\$	1,783,627	\$ 1,806,990	-0.15%	1.31%	
Total Taxes	\$	1,749,674	\$				\$ 1,806,990	-0.15%	1.31%	
Interest Earnings & Miscellaneous Revenue Advance From Other BURA Districts										
North Park West BURA	\$	-	\$	176,364	\$	176,364	\$ -	-100.00%	-100.00%	
W. 120th Gartway BURA - Walmart Project	'	-		· -	'	300,000	-	NA	-100.00%	
Total Interest Earnings & Miscellaneous Revenue	\$	-	\$	176,364	\$	476,364	\$ -	-100.00%	-100.00%	
Total Fund Revenues	\$	1,749,674	\$	1,986,052	\$	2,259,991	\$ 1,806,990	-9.02%	-20.04%	
Total Sources of Funds	\$	11,090,362	\$	9,181,977	\$	10,433,104	\$ 7,135,797	-22.28%	-31.60%	
Uses of Funds										
Expenditures										
Advance To Other BURA Districts										
W. 120th Gateway BURA - Walmart Project	\$	300,000	\$	1,057,341	\$	-	\$ -	-100.00%	NA	
Wadsworth Interchange BURA - Event Center Project		2,123,905		752,400		4,339,000	3,431,781	356.11%	-20.91%	
Allocation for General BURA		493,344		564,386		765,297	733,864	30.03%	-4.11%	
Total Expenditures	\$	2,917,249	\$	2,374,127	\$	5,104,297	\$ 4,165,645	75.46%	-18.39%	
Total Uses of Funds	\$	2,917,249	\$	2,374,127	\$	5,104,297	\$ 4,165,645	75.46%	-18.39%	
				0.007.075	Ĺ	5 000 00-	0.070.475	F0.0=2	44.500	
Ending Balance	\$	8,173,113	\$	6,807,850	\$	5,328,807	\$ 2,970,152	-56.37%	-44.26%	

TABLE 9B PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY WEST MIDWAY EXTENDED URBAN RENEWAL AREA ADVANCES TO WADSWORTH INTERCHANGE BURA - EVENT CENTER PROJECT

						Revised			Budget % Chg		
Advance and	Actual			Budget	Estimate			Budget	10 Original	10 Revised	
Repayment of Funds		2009		2010		2010		2011	2011	2011	
Advances to Other Funds											
Beginning Balance	\$	-	\$	2,997,055	\$	2,123,905	\$	6,462,905	115.64%	204.29%	
Advances - Additions	\$	2,123,905	\$	752,400	\$	4,339,000	\$	3,431,781	356.11%	-20.91%	
Total Advances	\$	2,123,905	\$	3,749,455	\$	6,462,905	\$	9,894,686	163.90%	53.10%	
Repayments											
Repayment from Event Center Project	\$	-	\$	-	\$	-	\$	-	NA	NA	
Total Repayments	\$	-	\$	-	\$	-	\$	-	NA	NA	
Ending Balance	\$	2,123,905	\$	3,749,455	\$	6,462,905	\$	9,894,686	163.90%	53.10%	

Background Data (Advance to Event Center) 2009 Advance 2010 Advance 2011 Advance	\$ 2,123,905 4,339,000 3,431,781
Balance at 12/31/11	\$ 9.894.686

BROOMFIELD URBAN RENEWAL AUTHORITY WEST MIDWAY EXTENDED URBAN RENEWAL AREA ADVANCES TO 120TH GATEWAY URBAN RENEWAL AREA - WALMART PROJECT

						Revised		Budget	: % Chg
Advance and		Actual	Budget			Estimate	Budget	10 Original	10 Revised
Repayment of Funds		2009	2010			2010	2011	2011	2011
Advances to Other Funds									
Beginning Balance	\$	-	\$	369,505	\$	300,000	\$ -	-100.00%	-100.00%
Advances - Additions	\$	300,000	\$	1,057,341	\$	-	\$ -	-100.00%	NA
Total Advances	\$	300,000	\$	1,426,846	\$	300,000	\$ -	-100.00%	-100.00%
Repayments									
Repayment from Walmart Project	\$	-	\$	-	\$	300,000	\$ -	NA	-100.00%
Total Repayments	\$	-	\$	-	\$	300,000	\$ -	NA	-100.00%
Ending Balance	\$	300,000	\$	1,426,846	\$	-	\$ -	-100.00%	NA

Background Data (Advance to 120th - Walmart Project) 2009 Advance 2010 Repayment of Advance	\$ 300,000 (300,000)
Balance at 12/31/11	\$ -

Table 3B is continued on the next page.

TABLE 9B PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY WEST MIDWAY EXTENDED URBAN RENEWAL AREA ADVANCES TO NORTH PARK WEST URBAN RENEWAL AREA - CHILDREN'S HOSPITAL PROJECT

Advance and Repayment of Funds		Actual 2009	Budget 2010	-	Revised Estimate 2010	Budget 2011	Budget 10 Original 2011	Budget 10 Revised 2011
Advances to Other Funds								
Beginning Balance	\$	176,364	\$ 176,364	\$	176,364	\$ -	-100.00%	-100.00%
Allocation - Advance to North Park West	\$	-	\$ -	\$	_	\$ _	NA	NA
Total Advances	\$	176,364	\$ 176,364	\$	176,364	\$ -	-100.00%	-100.00%
Repayments								
Repayment from Children's Hospital Project	\$	-	\$ 176,364	\$	176,364	\$ -	-100.00%	-100.00%
Total Repayments	\$	-	\$ 176,364	\$	176,364	\$ -	-100.00%	-100.00%
Ending Balance	\$	176,364	\$ -	\$	_	\$ -	NA	NA

Background Data (Advance to North Park West) 2008 Advance 2010 Repayment of Advance	\$ 176,364 (176,364)
Balance at 12/31/11	\$ -

TABLE 10A PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY DEBT SERVICE FUND SOURCES AND USES OF FUNDS

	\Box		Original	Revised		Budget % Chg			
Sources and		Actual	Budget	Estimate	Budget	10 Original	10 Revised		
Uses of Funds		2009	2010	2010	2011	2011	2011		
Sources of Funds									
Beginning Balance	\$	-	\$ -	\$ -	\$ -	NA	NA		
Revenues									
Interfund Activities									
Transfer from BURA	\$	2,897,326	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Total Interfund Activities	\$	2,897,326	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Bond Proceeds & Other Financing Sources									
Interest		11	_	_	-	NA	NA		
Bond Proceeds & Other Financing Sources	\$	11	\$ -	\$ -	\$ -	NA	NA		
Total Revenues	\$	2,897,337	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Total Sources of Funds	\$	2,897,337	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Uses of Funds									
Expenditures									
Bond Fees	\$	4,750	\$ 2,400	\$ 2,400	\$ -	-100.00%	-100.00%		
Tax Increment Revenue Bonds 2005									
Principal	\$	-	\$ 370,000	\$ 370,000	\$ 915,000	147.30%	147.30%		
Interest (1st of each month)		2,892,587	2,936,639	4,054,452	3,720,567	26.69%	-8.24%		
Total	\$	2,892,587	\$ 3,306,639	\$ 4,424,452	\$ 4,635,567	40.19%	4.77%		
Total Expenditures	\$	2,897,337	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Total Uses of Funds	\$	2,897,337	\$ 3,309,039	\$ 4,426,852	\$ 4,635,567	40.09%	4.71%		
Ending Balance	\$	-	\$ -	\$ -	\$ -	NA	NA		

Table 10A is continued on the next page.

TABLE 10A PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY DEBT SERVICE FUND REVENUES AND EXPENDITURES

	20	005 Bond Ca	ıpita	alized Rese	rve						
				Original	ı	Revised			Budget % Chg		
Sources and Uses of Funds		Actual	Budget 2010		E	Stimate	ı	Budget	10 Original	10 Revised	
		2009			2010			2011	2011	2011	
Sources of Funds											
Beginning Balance	\$	1,153,820	\$	-	\$	-	\$	-	NA	NA	
Additions											
Interest Revenue	\$	2,365	\$	-	\$	-	\$	-	NA	N/	
Transfer from Interest Fund		7,827		-		-		-	NA	N/	
Transfer from Cost of Issuance		-		-		-		-	NA	NA	
Total Additions	\$	10,192	\$	-	\$	-	\$	-	NA	NA	
Total Sources of Funds	$oldsymbol{\pm}$	1,164,012		-		-		-	NA	NA	
Uses of Funds											
Expenditures											
Transfer to Wadsworth Interchange BURA - Event											
Center	\$	1,163,806	\$	-	\$	-	\$	-	NA	N/	
Transfer to Interest Fund		206									
Total Uses of Funds	\$	1,164,012	\$	-	\$	-	\$	-	NA	NA	
Ending Balance	\$	-	\$	-	\$	-	\$	-	NA	N/	

		2005 Bo	ond	Reserve					
	T			Original		Revised		Budget	: % Chg
Sources and		Actual	Budget			Estimate	Budget	10 Original	10 Revised
Uses of Funds		2009		2010		2010	2011	2011	2011
Sources of Funds									
Beginning Balance	\$	6,101,003	\$	5,978,500	\$	5,978,501	\$ 5,978,501	0.00%	NA
Additions									
Interest Revenue	\$	292,094	\$	-	\$	264,000	\$ 264,000	100.00%	NA
Funds from Project Developer (Weins)		-		1,799,391		-	-	-100.00%	NA
Total Additions	\$	292,094	\$	1,799,391	\$	264,000	\$ 264,000	-85.33%	NA
Total Sources of Funds		6,393,097		7,777,891		6,242,501	6,242,501	-19.74%	NA
Uses of Funds									
Expenditures									
Transfer to 2005 Interest Fund Transfer to Wadsworth Interchange BURA - Event	\$	414,596	\$	-	\$	-	\$ -	NA	NA
Center		-		1,799,391		264,000	264,000	-85.33%	NA
Total Uses of Funds	\$	414,596	\$	1,799,391	\$	264,000	\$ 264,000	-85.33%	NA
Ending Balance	\$	5,978,501	\$	5,978,500	\$	5,978,501	\$ 5,978,501	0.00%	NA

Table 10A is continued on the next page.

TABLE 10A PAGE 3 BROOMFIELD URBAN RENEWAL AUTHORITY DEBT SERVICE FUND SOURCES AND USES OF FUNDS

	2005 In	tere	st Fund								
			Original	Revised				Budget % Chg			
Sources and	Actual		Budget	Estimate		Budget		10 Original	10 Revised		
Uses of Funds	2009		2010	2010		2011		2011	2011		
Sources of Funds											
Beginning Balance	\$ 613,779	\$	-	\$	290,919	\$	-	NA	-100.00%		
Additions											
Interest Revenue	\$ 2.111	\$	-	\$	_	\$	-	NA	N/		
Transfer from 2005 Capitalized Interest Fund	206	ľ				ľ		NA	N/		
Transfer from 2005 Bond Reserve	414,596		-		-		-	NA	N/		
Total Additions	\$ 416,913	\$	-	\$	-	\$	-	NA	N/		
Total Sources of Funds	1,030,692		-		290,919		-	NA	-100.00%		
Uses of Funds											
Expenditures											
Transfer to Wadsworth Interchange BURA - Event											
Center	\$ 731,946	\$	-	\$	290,919	\$	-	NA	-100.00%		
Transfer to Capitalized Interest Fund	7,827				-			NA	N/		
Total Uses of Funds	\$ 739,773	\$	-	\$	290,919	\$	-	NA	-100.00%		
Ending Balance	\$ 290,919	\$		\$		\$		NA	N/		

ROOMFIELD URBAN RENEWAL AUTHORITY (BURA) Year		Description				
Tax Increment Revenue Bonds	2005	Construction of Broomfield Event Center				
Land Acquisition Note	2005	Land for Broomfield Event Center				

TABLE 10B PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY BONDS/NOTE

SCHEDULE OF REMAINING PRINCIPAL & INTEREST PAYMENTS								
Year/Bonds		Principal		Interest	Т	otal P & I		
2010		•						
Tax Increment Revenue Bonds Series 2005	\$	370,000	\$	4,054,452	\$	4,424,452		
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-		
2010 Total	\$	370,000	\$	4,054,452	\$	4,424,452		
2011		•		, ,		, ,		
Tax Increment Revenue Bonds Series 2005	\$	915,000	\$	2,918,465	\$	3,833,465		
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-		
2011 Total	\$	915,000	\$	2,918,465	\$	3,833,465		
2012	Ť	0.10,000	· ·	_,010,100	_ T	0,000,100		
Tax Increment Revenue Bonds Series 2005	\$	1,545,000	\$	2,873,520	\$	4,418,520		
Tax Increment Revenue Note Series 2005	\$	-	\$	-,0:0,0=0	\$	-		
2012 Total	\$	1,545,000	\$	2,873,520	\$	4,418,520		
2013	Ť	.,0.0,000	_	_,0:0,0_0	Ť	., ,		
Tax Increment Revenue Bonds Series 2005	\$	1,810,000	\$	2,797,630	\$	4,607,630		
Tax Increment Revenue Note Series 2005	\$	622,103	\$	619,795	\$	1,241,898		
2013 Total	\$	2,432,103	\$	3,417,425	\$	5,849,528		
2014	Ψ	2, 102, 100	Ψ	0,117,120	Ψ	0,010,020		
Tax Increment Revenue Bonds Series 2005	\$	1,900,000	\$	2,708,722	\$	4,608,722		
Tax Increment Revenue Note Series 2005	\$	665,651	\$	576,247	\$	1,241,898		
2014 Total	\$	2,565,651	\$	3,284,969	\$	5,850,620		
2015	۳	2,000,001	Ψ	0,204,000	Ψ	0,000,020		
Tax Increment Revenue Bonds Series 2005	\$	1,995,000	\$	2,615,394	\$	4,610,394		
Tax Increment Revenue Note Series 2005	\$	712,246	\$	529,652	\$	1,241,898		
2015 Total	\$	2,707,246	\$	3,145,046	\$	5,852,292		
2016 Total	Ψ	2,707,240	φ	3,145,040	φ	5,052,292		
Tax Increment Revenue Bonds Series 2005	¢	2 005 000	Ф	2 517 400	Ф	4 612 400		
	\$	2,095,000	\$	2,517,400	\$	4,612,400		
Tax Increment Revenue Note Series 2005 2016 Total	\$	2,095,000	\$ \$	2,517,400	\$	4 612 400		
2017	Φ	2,095,000	Φ	2,517,400	Φ	4,612,400		
Tax Increment Revenue Bonds Series 2005	φ.	2 200 000	ф	2 44 4 40 4	¢.	4 64 4 40 4		
	\$ \$	2,200,000	\$	2,414,494	\$ \$	4,614,494		
Tax Increment Revenue Note Series 2005		2 200 200	\$	- 0 444 404	\$	4 04 4 40 4		
2017 Total 2018	\$	2,200,000	\$	2,414,494	Ф	4,614,494		
Tax Increment Revenue Bonds Series 2005	φ.	0.040.000	Φ.	0.000.400	Φ.	4 040 400		
	\$	2,310,000	\$	2,306,430	\$	4,616,430		
Tax Increment Revenue Note Series 2005	\$	- 0.040.000	\$	- 0.000.400	\$	- 4 040 400		
2018 Total	\$	2,310,000	Þ	2,306,430	\$	4,616,430		
2019 Tour la create Payanua Banda Carias 2005	φ.	0.405.000	Φ.	0.400.000	Φ.	4 047 000		
Tax Increment Revenue Bonds Series 2005	\$	2,425,000	\$	2,192,962	\$	4,617,962		
Tax Increment Revenue Note Series 2005	\$	- 0.405.000	\$	- 0.400.000	\$	-		
2019 Total	\$	2,425,000	\$	2,192,962	\$	4,617,962		
2020	_	0.550.000		0.070.040		4 000 040		
Tax Increment Revenue Bonds Series 2005	\$	2,550,000	\$	2,073,846	\$	4,623,846		
Tax Increment Revenue Note Series 2005	\$	<u> </u>	\$	<u> </u>	\$	-		
2020 Total	\$	2,550,000	\$	2,073,846	\$	4,623,846		
2021		0.0== 0.0		4.040		4 000		
Tax Increment Revenue Bonds Series 2005	\$	2,675,000	\$	1,948,590	\$	4,623,590		
Tax Increment Revenue Note Series 2005	\$	-	\$		\$	-		
2021 Total	\$	2,675,000	\$	1,948,590	\$	4,623,590		
2022								
Tax Increment Revenue Bonds Series 2005	\$	2,810,000	\$	1,817,194	\$	4,627,194		
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-		
2022 Total	\$	2,810,000	\$	1,817,194	\$	4,627,194		

Table 10B is continued on the next page.

TABLE 10B PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY BONDS/NOTE

SCHEDULE OF REMAINING PRINCIPAL & INTEREST	T DAVMENTO
SCHEDITE OF REMAINING PRINCIPAL & INTERES	I PAYMENIS

SCHEDULE OF REMAINING PRINCIPAL	ω II V I		LIN		T-4-LD 0 L		
Year/Bonds		Principal		Interest		Total P & I	
2023							
Tax Increment Revenue Bonds Series 2005	\$	2,950,000	\$	1,679,167	\$	4,629,167	
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-	
2023 Total	\$	2,950,000	\$	1,679,167	\$	4,629,167	
2024							
Tax Increment Revenue Bonds Series 2005	\$	3,100,000	\$	1,534,263	\$	4,634,263	
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-	
2024 Total	\$	3,100,000	\$	1,534,263	\$	4,634,263	
2025							
Tax Increment Revenue Bonds Series 2005	\$	3,255,000	\$	1,381,991	\$	4,636,991	
Tax Increment Revenue Note Series 2005	\$, , , , ₋	\$	-	\$	· · ·	
2025 Total	\$	3,255,000	\$	1,381,991	\$	4,636,991	
2026		, ,		, ,		, ,	
Tax Increment Revenue Bonds Series 2005	\$	3,420,000	\$	1,222,106	\$	4,642,106	
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-	
2026 Total	\$	3,420,000	\$	1,222,106	\$	4,642,106	
2027			Ť	, ,	Ť	, , , , , , , , , , , , , , , , , , , ,	
Tax Increment Revenue Bonds Series 2005	\$	3,590,000	\$	1,054,115	\$	4,644,115	
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-	
2027 Total	\$	3,590,000	\$	1,054,115	\$	4,644,115	
2028	Ť	-,,		,, -	•	, - , -	
Tax Increment Revenue Bonds Series 2005	\$	3,770,000	\$	877,775	\$	4,647,775	
Tax Increment Revenue Note Series 2005	\$, , , ₋	\$	-	\$	-	
2028 Total	\$	3,770,000	\$	877,775	\$	4,647,775	
2029		, ,		,		, ,	
Tax Increment Revenue Bonds Series 2005	\$	3,960,000	\$	692,592	\$	4,652,592	
Tax Increment Revenue Note Series 2005	\$, , , , ₋	\$, -	\$	· · ·	
2029 Total	\$	3,960,000	\$	692,592	\$	4,652,592	
2030	Ť	-,,		,		, ,	
Tax Increment Revenue Bonds Series 2005	\$	10,140,000	\$	498,077	\$	10,638,077	
Tax Increment Revenue Note Series 2005	\$	-	\$	-	\$	-	
2030 Total	\$	10,140,000	\$	498,077	_	10,638,077	
Total - All			Ť	,-	Ť	-,,-	
Tax Increment Revenue Bonds Series 2005	\$	59,785,000	\$	42,179,185	\$1	01,964,185	
Tax Increment Revenue Note Series 2005	\$	2,000,000	\$	1,725,694	\$	3,725,694	
Total - All	\$	61,785,000	\$	43,904,879		05,689,879	
1000 700	Ψ	01,700,000	Ψ	13,001,010	ΨΙ	00,000,070	