CITY AND COUNTY OF BROOMFIELD, COLORADO

BROOMFIELD URBAN RENEWAL AUTHORITY

2012 ANNUAL BUDGET

BROOMFIELD URBAN RENEWAL AUTHORITY

As of Budget Adoption on 10/25/11	Current Mayor and Council
Patrick Quinn - Chairperson	Patrick Quinn - Chairperson
Lori Cox	Wayne Anderson
Martha Derda	Martha Derda
Bob Gaiser	Bob Gaiser
Kevin Jacobs	Kevin Jacobs
Dennis McCloskey	David Jurcak
Linda Reynolds	Dennis McCloskey
Todd Schumacher	Todd Schumacher
Walt Spader	Mike Shelton
Greg Stokes	Greg Stokes
Sam Taylor	Sam Taylor

Charles Ozaki – Executive Director

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BUDGET MESSAGE

TO: Broomfield Urban Renewal Authority

FROM: Charles Ozaki, Executive Director

SUBJECT: 2012 Budget for the Broomfield Urban Renewal Authority

DATE: January 1,2012

The Broomfield Urban Renewal Authority (BURA) was organized to finance various improvement projects within the Authority's boundaries. Incremental tax revenues, including sales and use and property, are the primary funding source for BURA. The following are the areas of activity.

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 the 96th Street Gateway 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 construct the infrastructure improvements in this area. The bonds were paid in full in 2008 and the remaining balance of funds collected within the taxing area will be used in 2012 to improve and enhance the roadways in the area.

Broomfield Shopping Center

Improvements to the Broomfield Shopping Center, located at Midway Blvd. and 1st Ave, will be explored in an effort to update and improve the area. Improvements could include new building facades, additional or improved landscaping and changes to the traffic flow.

North Park West Project

In April of 2004, the council approved the North Park West Urban Renewal Plan for the area north of State Highway 7 and west of I-25. This area is currently awaiting development. The Plan's objectives include implementation of the Master Plan and the I-25 Sub-Area Plan, creation of a gateway image, elimination and prevention of blight, promotion of economic growth, and upgrading 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. Construction is also scheduled to begin on the National Archives and Record Administration facility this fall.

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.

North Park Project

In October of 2009, the council approved the North Park Urban Renewal Plan, located south of State Highway 7, west of I-25, and north of the Northwest Parkway. This area is currently in the final planning stages with McWhinney CCOB Land Investments LLC. The plan's objectives include provisions for 17.2 million square feet of mixed use commercial development, an applied research and science park, up to 6,205 residential units, and the development of a 145 acre open land system including parks, public plazas and squares, and a 41 acre athletic practice field facility.

It is proposed that BURA participate in revenue sharing agreements with the Metro Districts for the area and it is anticipated that agreements will also be entered into with North Metro Fire and Rescue District, and Adams

County School District #12. These agreements assist the districts in fulfilling their obligations to provide facilities and services in this area.

Wadsworth Interchange Project (1STBANK Center)

In June of 2005 this project area, located east of Wadsworth Blvd, and south of U.S. 36, 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 1STBANK 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. Transfers from the Debt Service Reserve and advances from the West Midway Urban Renewal Area continue in order to fund current debt service.

The event center operator, Peak Entertainment, continues to show success as they enter the third year of their contract with BURA. In 2010, BURA funded capital improvements for the event center and a parking lot. Additionally, BURA will annually advance approximately $300,000 to the ARISTA Metro District for parking revenues to support the Metro district's bond debt service for the structure. Peak Entertainment will reimburse BURA the $300,000 in October each year. 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 fulfill their obligations to provide facilities and services in this area.

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 land adjacent to the Barber property is being developed for retail and commercial uses. Several establishments have opened for business since 2008, including Noodles, Qdoba Mexican Grill, Chase Bank, Great Clips, and others. The 2012 Budget includes capital projects for drainage improvements along 120th Avenue.

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. An additional improvement planned in this taxing area is 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 the area, and includes a plan 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 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 are being used for short term advances to other urban renewal areas to finance their early development periods when revenues are growing. These advances are non-interest bearing and will be repaid as the development in the borrowing area generate sufficient revenues.

Conclusion

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

Respectfully submitted,

Charles Ozaki
Executive Director

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

ASSESSED VALUATION

Assessed Valuation by Urban Renewal Area (BURA)	Amended 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
North Park	$ -	$ -	$ 13,820	$ 68,531	100.00%	395.88%
North Park West	4,310,993	4,255,600	8,860,973	8,814,067	107.12%	-0.53%
Wadsworth Interchange (Event Center)	13,999,421	16,184,793	16,657,101	15,209,022	-6.03%	-8.69%
West 120th Ave Gateway Corridor	24,743,062	27,005,000	27,117,225	30,593,813	13.29%	12.82%
West Midway Extended	21,809,527	22,095,200	22,016,497	20,189,847	-8.62%	-8.30%
	$ 64,863,003	$ 69,540,593	$ 74,665,616	$ 74,875,280	7.67%	0.28%

MILL LEVY

Mill Levy by Urban Renewal Area (BURA)	Amended 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
North Park			103.980	103.980	100.00%	NA
North Park West	91.269	91.269	110.896	110.896	21.50%	NA
Wadsworth Interchange (Event Center)	139.960	139.960	152.669	152.669	9.08%	NA
West 120th Avenue Gateway Corridor	89.080	89.080	93.588	96.566	8.40%	3.18%
West Midway Extended	81.782	81.782	85.554	85.554	4.61%	NA

PROPERTY TAX INCREMENT REVENUE

Property Tax Increment Revenue by Urban Renewal Area (BURA)	Amended 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
North Park			$ 1,437	$ 7,126	100.00%	395.89%
North Park West	337,970	388,404	982,644	977,442	151.66%	-0.53%
Wadsworth Interchange (Event Center)	1,842,029	2,265,224	2,543,022	2,321,945	2.50%	-8.69%
West 120th Avenue Gateway Corridor	2,315,109	2,405,605	2,537,850	2,954,317	22.81%	16.41%
West Midway Extended	1,783,408	1,806,990	1,883,599	1,727,322	-4.41%	-8.30%
Property Tax Revenue	$ 6,278,516	$ 6,866,223	$ 7,948,552	$ 7,988,152	16.34%	0.50%

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

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance						
96th Street Gateway BURA	$ 965,583	$ -	$ 965,583	$ 965,583	100.00%	NA
Broomfield Shopping Center BURA	313,355	-	313,355	-	NA	-100.00%
General BURA Services	-	-	-	-	NA	NA
North Park BURA	-	-	-	1,437	100.00%	100.00%
North Park West BURA	88,800	140,131	419,037	815,417	481.90%	94.59%
Wadsworth Interchange BURA - Event Center	-	-	-	-	NA	NA
West 120th Avenue Gateway Corridor BURA	1,098,605	2,243,652	2,712,676	3,073,278	36.98%	13.29%
West Midway Extended BURA	8,173,113	5,328,807	5,129,495	3,472,195	-34.84%	-32.31%
Total Beginning Balance	**$ 10,639,456**	**$ 7,712,590**	**$ 9,540,146**	**$ 8,327,910**	**7.98%**	**-12.71%**
Revenues						
96th Street Gateway BURA	$ -	$ -	$ -	$ -	NA	NA
Broomfield Shopping Center BURA	-	-	-	-	NA	NA
General BURA Services	1,697,273	1,724,460	1,739,460	1,904,141	10.42%	9.47%
North Park BURA	-	-	1,437	7,126	100.00%	395.89%
North Park West BURA	338,600	390,604	984,844	977,442	150.24%	-0.75%
Wadsworth Interchange BURA - Event Center	10,070,248	6,528,952	6,672,702	6,345,288	-2.81%	-4.91%
West 120th Avenue Gateway Corridor BURA	2,989,101	3,098,173	3,550,923	3,987,661	28.71%	12.30%
West Midway Extended BURA	1,783,501	1,806,990	2,359,963	1,727,322	-4.41%	-26.81%
Total Revenues	**16,878,723**	**13,549,179**	**15,309,329**	**14,948,980**	**10.33%**	**-2.35%**
Total Sources of Funds						
96th Street Gateway BURA	$ 965,583	$ -	$ 965,583	$ 965,583	100.00%	NA
Broomfield Shopping Center BURA	313,355	-	313,355	-	NA	-100.00%
General BURA Services	1,697,273	1,724,460	1,739,460	1,904,141	10.42%	9.47%
North Park BURA	-	-	1,437	8,563	100.00%	495.89%
North Park West BURA	427,400	530,735	1,403,881	1,792,859	237.81%	27.71%
Wadsworth Interchange BURA - Event Center	10,070,248	6,528,952	6,672,702	6,345,288	-2.81%	-4.91%
West 120th Avenue Gateway Corridor BURA	4,087,706	5,341,825	6,263,599	7,060,939	32.18%	12.73%
West Midway Extended BURA	9,956,614	7,135,797	7,489,458	5,199,517	-27.13%	-30.58%
Total Sources of Funds	**27,518,179**	**21,261,769**	**24,849,475**	**23,276,890**	**9.48%**	**-6.33%**
Use of Funds						
Expenditures						
96th Street Gateway BURA	$ -	$ -	$ -	$ 965,583	100.00%	100.00%
Broomfield Shopping Center BURA	-	-	313,355	-	NA	-100.00%
General BURA Services	1,697,273	1,724,460	1,739,460	1,904,141	10.42%	9.47%
North Park BURA	-	-	-	-	NA	NA
North Park West BURA	8,363	161,765	588,464	406,934	151.56%	-30.85%
Wadsworth Interchange BURA - Event Center	10,070,248	6,528,952	6,672,702	6,345,288	-2.81%	-4.91%
West 120th Avenue Gateway Corridor BURA	1,375,030	2,654,293	3,190,321	2,899,562	9.24%	-9.11%
West Midway Extended BURA	4,827,119	4,165,645	4,017,263	3,865,051	-7.22%	-3.79%
Total Use of Funds	**17,978,033**	**15,235,115**	**16,521,565**	**16,386,559**	**7.56%**	**-0.82%**
Ending Balance						
96th Street Gateway BURA	$ 965,583	$ -	$ 965,583	$ -	NA	-100.00%
Broomfield Shopping Center BURA	313,355	-	-	-	NA	NA
General BURA Services	-	-	-	-	NA	NA
North Park BURA	-	-	1,437	8,563	100.00%	495.89%
North Park West BURA	419,037	368,970	815,417	1,385,925	275.62%	69.97%
Wadsworth Interchange BURA - Event Center	-	-	-	-	NA	NA
West 120th Avenue Gateway Corridor BURA	2,712,676	2,687,532	3,073,278	4,161,377	54.84%	35.41%
West Midway Extended BURA	5,129,495	2,970,152	3,472,195	1,334,466	-55.07%	-61.57%
Total Ending	**9,540,146**	**6,026,654**	**8,327,910**	**6,890,331**	**14.33%**	**-17.26%**

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

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 965,583**	**$ -**	**$ 965,583**	**$ 965,583**	**100.00%**	**NA**
Revenues						
Taxes						
Property Tax Increment	$ -	$ -	$ -	$ -	NA	NA
Total Taxes	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Sources of Funds	**$ 965,583**	**$ -**	**$ 965,583**	**$ 965,583**	**100.00%**	**NA**
Uses of Funds						
Expenditures						
Contribution to CIP Fund for Infrastructure Improvements	$ -	$ -	$ -	$ 965,583		
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 965,583**	**100.00%**	**100.00%**
Total Uses of Funds	**$ -**	**$ -**	**$ -**	**$ 965,583**	**100.00%**	**100.00%**
Ending Balance	**$ 965,583**	**$ -**	**$ 965,583**	**$ -**	**NA**	**-100.00%**

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

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 313,355**	**$ -**	**$ 313,355**	**$ -**	**NA**	**-100.00%**
Revenues						
Taxes						
Sales Tax Increment - Unpledged Revenues	$ -	$ -	$ -	$ -	NA	100.00%
Total Taxes	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**100.00%**
Total Fund Revenues	**$ -**	**$ -**	**$ -**	**$ -**		
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**100.00%**
Total Sources of Funds	**$ 313,355**	**$ -**	**$ 313,355**	**$ -**	**NA**	**-100.00%**
Uses of Funds						
Expenditures						
Target Retail Center Area Project	$ -	$ -	$ 313,355	$ -	NA	-100.00%
Total Expenditures	**$ -**	**$ -**	**$ 313,355**	**$ -**	**NA**	**-100.00%**
Total Uses of Funds	**$ -**	**$ -**	**$ 313,355**	**$ -**	**NA**	**-100.00%**
Ending Balance	**$ 313,355**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

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

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Revenues						
Interest Earnings & Miscellaneous Revenues						
Allocation for General BURA	$ 1,640,872	$ 1,706,660	$ 1,721,660	$ 1,880,243	10.17%	9.21%
Miscellaneous Revenue	34,637	-	-	-	NA	NA
Interest Earnings	21,764	17,800	17,800	23,898	34.26%	34.26%
Total Interest Earnings & Misc. Revenues	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**9.47%**
Total Fund Revenues	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**-100.00%**
Total Revenues	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**9.47%**
Total Sources of Funds	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**9.47%**
Uses of Funds						
Expenditures						
Professional Services	$ 155,251	$ 160,525	$ 175,000	$ 175,000	9.02%	NA
Payment to City for Services Rendered	1,450,000	1,450,000	1,450,000	1,614,681	11.36%	11.36%
Property Tax Reimbursements	59,990	63,935	64,460	64,460	0.82%	NA
Urban Renewal Projects - Other	32,032	50,000	50,000	50,000	NA	NA
Total Expenditures	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**9.47%**
Total Uses of Funds	**$ 1,697,273**	**$ 1,724,460**	**$ 1,739,460**	**$ 1,904,141**	**10.42%**	**9.47%**
Ending Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

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

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ -**	**$ -**	**$ -**	**$ 1,437**	**100.00%**	**100.00%**
Revenues						
Taxes						
Property Tax Increment	$ -	$ -	$ 1,437	$ 7,126	100.00%	395.89%
Total Taxes	**$ -**	**$ -**	**$ 1,437**	**$ 7,126**	**100.00%**	**395.89%**
Total Revenues	**$ -**	**$ -**	**$ 1,437**	**$ 7,126**	**100.00%**	**395.89%**
Total Sources of Funds	**$ -**	**$ -**	**$ 1,437**	**$ 8,563**	**100.00%**	**495.89%**
Uses of Funds						
Expenditures						
Reimburse Developer for Infrastructure Improvements	-	-	-	-	NA	NA
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Uses of Funds	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Ending Balance	**$ -**	**$ -**	**$ 1,437**	**$ 8,563**	**100.00%**	**495.89%**

TABLE 7
BROOMFIELD URBAN RENEWAL AUTHORITY
NORTH PARK WEST URBAN RENEWAL AREA
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 88,800**	**$ 140,131**	**$ 419,037**	**$ 815,417**	**481.90%**	**94.59%**
Revenues						
Taxes						
Property Tax Increment	$ 337,970	$ 388,404	$ 982,644	$ 977,442	151.66%	-0.53%
Use Tax Allocation from City	630	-	-	-	NA	NA
Total Taxes	**$ 338,600**	**$ 388,404**	**$ 982,644**	**$ 977,442**	**151.66%**	**-0.53%**
Interest Earnings and Miscellaneous Revenues						
Interest Earnings	$ -	$ 2,200	$ 2,200	$ -	-100.00%	-100.00%
Total Interest Earnings and Other Revenues	**-**	**2,200**	**2,200**	**-**	**-100.00%**	**-100.00%**
Total Revenues	**$ 338,600**	**$ 390,604**	**$ 984,844**	**$ 977,442**	**150.24%**	**-0.75%**
Total Sources of Funds	**$ 427,400**	**$ 530,735**	**$ 1,403,881**	**$ 1,792,859**	**237.81%**	**27.71%**
Uses of Funds						
Expenditures						
Property Tax Cooperation Agreement -NMFD	$ 7,747	$ 28,892	$ 72,937	$ 72,551	151.11%	-0.53%
Property Tax Cooperation Agreement- Palisade	-	132,873	339,163	334,383	151.66%	-1.41%
Reimbursement to West Midway BURA	-	-	176,364	-	NA	-100.00%
Reimburse Developer for Infrastructure Improvements	616	-	-	-	NA	NA
Total Expenditures	**$ 8,363**	**$ 161,765**	**$ 588,464**	**$ 406,934**	**151.56%**	**-30.85%**
Total Uses of Funds	**$ 8,363**	**$ 161,765**	**$ 588,464**	**$ 406,934**	**151.56%**	**-30.85%**
Ending Balance	**$ 419,037**	**$ 368,970**	**$ 815,417**	**$ 1,385,925**	**275.62%**	**69.97%**

TABLE 8A
BROOMFIELD URBAN RENEWAL AUTHORITY
WADSWORTH INTERCHANGE URBAN RENEWAL AREA - EVENT CENTER PROJECT
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Revenues						
Taxes						
Property Tax Increment	$ 1,842,029	$ 2,265,224	$ 2,543,022	$ 2,321,945	2.50%	-8.69%
Sales Tax Allocation from City	25,588	17,947	25,844	26,102	45.44%	1.00%
Total Taxes	**$ 1,867,617**	**$ 2,283,171**	**$ 2,568,866**	**$ 2,348,047**	**2.84%**	**-8.60%**
Interest Earnings & Miscellaneous Revenue						
Advance from West Midway BURA	$ 4,080,053	$ 3,431,781	$ 3,283,836	$ 3,171,241	-7.59%	-3.43%
Repayment of Parking Advance	300,000	300,000	306,000	312,000	4.00%	1.96%
Transfer from 2005 Bond Interest Fund	3,798,730	-			NA	NA
Transfer from 2005 Bond Reserve	23,848	264,000	264,000	264,000	NA	NA
Tri-Party Obligation - Return of Broomfield Advance	-	250,000	250,000	250,000	NA	NA
Total Interest Earnings & Miscellaneous Revenue	**$ 8,202,631**	**$ 4,245,781**	**$ 4,103,836**	**$ 3,997,241**	**-5.85%**	**-2.60%**
Total Revenues	**$ 10,070,248**	**$ 6,528,952**	**$ 6,672,702**	**$ 6,345,288**	**-2.81%**	**-4.91%**
Total Sources of Funds	**$ 10,070,248**	**$ 6,528,952**	**$ 6,672,702**	**$ 6,345,288**	**-2.81%**	**-4.91%**
Uses of Funds						
Expenditures						
Advance for Parking	$ 306,000	$ 300,000	$ 312,000	$ 318,000	6.00%	1.92%
Capital Improvement Projects - Event Center	500,000	-	107,550		NA	-100.00%
Capital Improvement Projects - Parking Lot	448,416	-	-		NA	NA
Payment to Compass Bank for Event Center Parking	-	45,000	-		-100.00%	NA
Parking Lot - Light Rental Fees	-	47,000	116,200	50,500	7.45%	-56.54%
Professional Services	571,177	160,000	160,000	84,000	-47.50%	-47.50%
Property Tax Cooperation Agreement	814,355	1,091,385	1,091,385	1,222,968	12.06%	12.06%
Tri-Party Obligation	-	250,000	250,000	250,000	NA	NA
Total Expenditures	**$ 2,639,948**	**$ 1,893,385**	**$ 2,037,135**	**$ 1,925,468**	**1.69%**	**-5.48%**
Interfund Activities						
Transfer to Debt Service Fund	$ 3,822,578	$ 4,635,567	$ 4,634,267	$ 4,418,520	-4.68%	-4.66%
Transfer to Debt Service Fund -Arbitrage Compliance	9,250	-	1,300	1,300	100.00%	NA
Transfer to Debt Service Fund - 2005 Bond Reserve	3,596,118	-	-	-	NA	NA
Transfer to Debt Service Fund - 2005 Bond Interest	2,354	-	-	-	NA	NA
Total Interfund Activities	**$ 7,430,300**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Total Uses of Funds	**$ 10,070,248**	**$ 6,528,952**	**$ 6,672,702**	**$ 6,345,288**	**-2.81%**	**-4.91%**
Ending Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

TABLE 8B
BROOMFIELD URBAN RENEWAL AUTHORITY
WADSWORTH INTERCHANGE URBAN RENEWAL AREA - EVENT CENTER PROJECT
ADVANCES FROM WEST MIDWAY BURA

Advance and Repayment of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 2,123,905**	**$ 6,462,905**	**$ 6,203,958**	**$ 9,487,794**	**46.80%**	**52.93%**
Additions						
Advance from West Midway BURA	$ 4,080,053	$ 3,431,781	$ 3,283,836	$ 3,171,241	-7.59%	-3.43%
Total Additions	**$ 4,080,053**	**$ 3,431,781**	**$ 3,283,836**	**$ 3,171,241**	**-7.59%**	**-3.43%**
Total Advance from Other Funds	**$ 6,203,958**	**$ 9,894,686**	**$ 9,487,794**	**$ 12,659,035**	**27.94%**	**33.42%**
Repayment						
Repayment						
Repayment to West Midway BURA	$ -	$ -	$ -	$ -	NA	NA
Total Repayment to Other Funds	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Ending Balance	**$ 6,203,958**	**$ 9,894,686**	**$ 9,487,794**	**$ 12,659,035**	**27.94%**	**33.42%**

Background Data (Advance from West Midway BURA)	
2009 Advance	$ 2,123,905
2010 Advance	4,080,053
2011 Advance	3,283,836
2012 Advance	3,171,241
Balance at 12/31/11	$ 12,659,035

TABLE 9A
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA
SUMMARY
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 1,098,605**	**$ 2,243,652**	**$ 2,712,676**	**$ 3,073,278**	**36.98%**	**13.29%**
Revenues						
Taxes						
Building Use Tax	$ 12,301	$ -	$ -	$ -	NA	NA
Property Tax Increment	2,338,685	2,405,605	2,537,850	2,954,327	22.81%	16.41%
Sales Tax	636,475	692,568	1,013,073	1,033,334	49.20%	2.00%
Total Taxes	**$ 2,987,461**	**$ 3,098,173**	**$ 3,550,923**	**$ 3,987,661**	**28.71%**	**12.30%**
Interest Earnings & Miscellaneous Revenue						
Interest	$ 1,640	$ -	$ -	$ -	NA	NA
Total Interest Earnings & Miscellaneous Revenue	**$ 1,640**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Revenue	**$ 2,989,101**	**$ 3,098,173**	**$ 3,550,923**	**$ 3,987,661**	**28.71%**	**12.30%**
Total Sources of Funds	**$ 4,087,706**	**$ 5,341,825**	**$ 6,263,599**	**$ 7,060,939**	**32.18%**	**12.73%**
Uses of Funds						
Expenditures						
Allocation to General BURA	$ 893,806	$ 972,796	$ 988,233	$ 1,186,433	21.96%	20.06%
Allocation - Repayment Advance from W. Midway	-	-	300,000	-	NA	-100.00%
Civic Center Vision Development - CIP projects	-	50,000	50,000	50,000	NA	NA
Infrastructure Improvements - 120th Ave Gateway Impr.	15,562	1,138,000	1,138,000	935,000	-17.84%	-17.84%
Payment to Developer (Broomfield Corner)	67,680	59,354	80,118	81,720	37.68%	2.00%
Professional Services	2,950	12,000	12,000	12,000	NA	NA
Transfer to Reserve	395,032	422,143	621,970	634,409	50.28%	2.00%
Total Expenditures	**$ 1,375,030**	**$ 2,654,293**	**$ 3,190,321**	**$ 2,899,562**	**9.24%**	**-9.11%**
Total Uses of Funds	**$ 1,375,030**	**$ 2,654,293**	**$ 3,190,321**	**$ 2,899,562**	**9.24%**	**-9.11%**
Ending Balance	**$ 2,712,676**	**$ 2,687,532**	**$ 3,073,278**	**$ 4,161,377**	**54.84%**	**35.41%**

TABLE 9B
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA
GENERAL
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 1,018,110**	**$ 2,232,856**	**$ 2,460,039**	**$ 2,809,656**	**25.83%**	**14.21%**
Revenues						
Taxes						
Property Tax Increment	$ 2,338,685	$ 2,405,605	$ 2,537,850	$ 2,954,327	22.81%	16.41%
Total Taxes	**$ 2,338,685**	**$ 2,405,605**	**$ 2,537,850**	**$ 2,954,327**	**22.81%**	**16.41%**
Total Revenue	**$ 2,338,685**	**$ 2,405,605**	**$ 2,537,850**	**$ 2,954,327**	**22.81%**	**16.41%**
Total Sources of Funds	**$ 3,356,795**	**$ 4,638,461**	**$ 4,997,889**	**$ 5,763,983**	**24.26%**	**15.33%**
Uses of Funds						
Expenditures						
Allocation to General BURA	$ 893,806	$ 972,796	$ 988,233	$ 1,186,433	21.96%	20.06%
Civic Center Vision Development - CIP projects	-	50,000	50,000	50,000	NA	NA
Infrastructure Improvements - 120th Ave Gateway Impr.	-	1,138,000	1,138,000	935,000	-17.84%	-17.84%
Professional Services	2,950	12,000	12,000	12,000	NA	NA
Total Expenditures	**$ 896,756**	**$ 2,172,796**	**$ 2,188,233**	**$ 2,183,433**	**0.49%**	**-0.22%**
Total Uses of Funds	**$ 896,756**	**$ 2,172,796**	**$ 2,188,233**	**$ 2,183,433**	**0.49%**	**-0.22%**
Ending Balance	**$ 2,460,039**	**$ 2,465,665**	**$ 2,809,656**	**$ 3,580,550**	**45.22%**	**27.44%**

TABLE 9C - PAGE 1
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - WALMART PROJECT
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 80,495**	**$ 10,796**	**$ 252,637**	**$ 263,622**	**2341.85%**	**4.35%**
Revenues						
Taxes						
Building Use Tax Allocation from City	$ 12,301	$ -	$ -	$ -	NA	NA
Sales Tax	568,800	633,214	932,955	951,614	50.28%	2.00%
Total Taxes	**$ 581,101**	**$ 633,214**	**$ 932,955**	**$ 951,614**	**50.28%**	**2.00%**
Interest Earnings & Miscellaneous Revenue						
Interest Earnings	$ 1,635	$ -	$ -	$ -	NA	NA
Total Interest Earnings & Miscellaneous Revenue	**$ 1,635**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Revenue	**$ 582,736**	**$ 633,214**	**$ 932,955**	**$ 951,614**	**50.28%**	**2.00%**
Total Sources of Funds	**$ 663,231**	**$ 644,010**	**$ 1,185,592**	**$ 1,215,236**	**88.70%**	**2.50%**
Uses of Funds						
Expenditures						
Infrastructure Improvements - 120th Ave	$ 15,562	$ -	$ -	$ -	NA	NA
Transfer to Note A Reserve	395,032	422,143	621,970	634,409	50.28%	2.00%
Allocation - Repayment Advance from W. Midway	-	-	300,000	-	NA	-100.00%
Total Expenditures	**$ 410,594**	**$ 422,143**	**$ 921,970**	**$ 634,409**	**50.28%**	**-31.19%**
Total Uses of Funds	**$ 410,594**	**$ 422,143**	**$ 921,970**	**$ 634,409**	**50.28%**	**-31.19%**
Ending Balance	**$ 252,637**	**$ 221,867**	**$ 263,622**	**$ 580,827**	**161.79%**	**120.33%**

Table 9C is continued on the next page.

TABLE 9C - PAGE 2
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA
BARBER PAYMENTS
NOTE A - RESERVE

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 190,351**	**$ 409,844**	**$ 338,323**	**$ 240,629**	**-41.29%**	**-28.88%**
Additions						
Use Tax	$ 12,301	$ -	$ -	$ -	NA	NA
Sales Tax	381,096	422,143	621,970	634,409	50.28%	2.00%
Interest Earnings	1,635	-	-	-	NA	NA
Total Additions	**$ 395,032**	**$ 422,143**	**$ 621,970**	**$ 634,409**	**50.28%**	**2.00%**
Total Sources of Funds	**$ 585,383**	**$ 831,987**	**$ 960,293**	**$ 875,038**	**5.17%**	**-8.88%**
Uses of Funds						
Expenditures						
Payment of Note A	$ 247,060	$ 719,664	$ 719,664	$ 719,664	NA	NA
Total Uses of Funds	**$ 247,060**	**$ 719,664**	**$ 719,664**	**$ 719,664**	**NA**	**NA**
Ending Balance	$ 338,323	$ 112,323	$ 240,629	$ 155,374	38.33%	-35.43%

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 - Summary	
Initial Amount to be Repaid	$ 4,850,000
Allocated Revenue in 2009	$ 190,351
Allocated Revenue in 2010	395,032
Allocated Revenue in 2011	621,970
Allocated Revenue in 2012	634,409
Total Allocated Revenue 12/31/12	$ 1,841,762
Payment 2010	$ 247,060
Payment 2011	719,664
Payment 2012	719,664
	-
Total Payments as of 12/31/2012	$ 1,686,388

Table 9C is continued on the next page.

TABLE 9C - PAGE 3
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA
NOTE B - RESERVE

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 2,500,000**	**$ -**	**$ 2,027,968**	**$ -**	**NA**	**-100.00%**
Additions						
Transfer from 120th Walmart Project	-	-	-	-	NA	NA
Total Additions	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Sources of Funds	**$ 2,500,000**	**$ -**	**$ 2,027,968**	**$ -**	**NA**	**-100.00%**
Uses of Funds						
Expenditures						
Payment to Note B	472,032	-	2,027,968	-	NA	-100.00%
Total Uses of Funds	**$ 472,032**	**$ -**	**$ 2,027,968**	**$ -**	**NA**	**-100.00%**
Ending Balance	**$ 2,027,968**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Payment to Walmart for Infrastructure Improvements Summary	
Initial Amount to be Repaid	$ 2,500,000
Payments in 2009	-
Payments in 2010	472,032
Payments in 2011	2,027,968
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 9C is continued on the next page.

TABLE 9C - PAGE 4
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - WALMART PROJECT
ADVANCE FROM WEST MIDWAY BURA

Advance and Repayment of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Advance From Other Funds						
Beginning Balance	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**NA**	**-100.00%**
Additions						
Advance from West Midway BURA	$ -	$ -	$ -	$ -	NA	NA
Total Additions	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Advance from Other Funds	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**NA**	**-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**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Repayment to West Midway URA	
Background Data (Advance from West Midway)	$ -
2009 Advance	$ 300,000
2011 Repayment of Advance	$ (300,000)
	-
Balance 12/31/11	$ -

TABLE 9D
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - BROOMFIELD CORNER PROJECT
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Revenues						
Taxes						
Sales Tax	$ 67,675	$ 59,354	$ 80,118	$ 81,720	37.68%	2.00%
Total Taxes	**$ 67,675**	**$ 59,354**	**$ 80,118**	**$ 81,720**	**37.68%**	**2.00%**
Interest Earnings & Miscellaneous Revenue						
Allocated Interest	$ 5	$ -	$ -	$ -	NA	NA
Total Interest Earnings & Miscellaneous Revenue	**$ 5**	**$ -**	**$ -**	**$ -**	**NA**	**100.00%**
Total Revenue	**$ 67,680**	**$ 59,354**	**$ 80,118**	**$ 81,720**	**37.68%**	**2.00%**
Total Sources of Funds	**$ 67,680**	**$ 59,354**	**$ 80,118**	**$ 81,720**	**37.68%**	**2.00%**
Uses of Funds						
Expenditures						
Payment to Developer for Infrastructure Improvements	$ 67,680	$ 59,354	$ 80,118	$ 81,720	37.68%	2.00%
Total Expenditures	**$ 67,680**	**$ 59,354**	**$ 80,118**	**$ 81,720**	**37.68%**	**2.00%**
Total Uses of Funds	**$ 67,680**	**$ 59,354**	**$ 80,118**	**$ 81,720**	**37.68%**	**2.00%**
Ending Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Broomfield Corners

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 improvements, 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.

Infrastructure	Project Maximum Original	Project Maximum Current	Actual Inception to 12/31/2010	Revised Estimate 2011	Budget 2012	Projected Inception to 12/31/2012	Remaining Obligation
Beginning Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Revenue							
Sales Tax	6,046,106	6,046,106	104,370	80,118	81,720	266,208	5,779,898
Interest	-	58	58	-	-	58	-
	$ 6,046,106	$ 6,046,164	$ 104,428	$ 80,118	$ 81,720	$ 266,266	$ 5,779,898
Expenditure							
Infrastructure improvements	$ 6,046,106	$ 6,046,164	104,428	$ 80,118	$ 81,720	$ 266,266	$ 5,779,898
	$ 6,046,106	$ 6,046,164	$ 104,428	$ 80,118	$ 81,720	$ 266,266	$ 5,779,898
	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TABLE 10A
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST MIDWAY EXTENDED URBAN RENEWAL AREA
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 8,173,113**	**$ 5,328,807**	**$ 5,129,495**	**$ 3,472,195**	**-34.84%**	**-32.31%**
Revenues						
Taxes						
Property Tax Increment	$ 1,783,501	$ 1,806,990	$ 1,883,599	$ 1,727,322	-4.41%	-8.30%
Total Taxes	**$ 1,783,501**	**$ 1,806,990**	**$ 1,883,599**	**$ 1,727,322**	**-4.41%**	**-8.30%**
Interest Earnings & Miscellaneous Revenue						
Advance From Other BURA Districts						
North Park West BURA	$ -	$ -	$ 176,364	$ -	NA	-100.00%
W. 120th Gateway BURA - Walmart Project	-	-	300,000	-	NA	-100.00%
Total Interest Earnings & Miscellaneous Revenue	**$ -**	**$ -**	**$ 476,364**	**$ -**	**NA**	**-100.00%**
Total Fund Revenues	**$ 1,783,501**	**$ 1,806,990**	**$ 2,359,963**	**$ 1,727,322**	**-4.41%**	**-26.81%**
Total Sources of Funds	**$ 9,956,614**	**$ 7,135,797**	**$ 7,489,458**	**$ 5,199,517**	**-27.13%**	**-30.58%**
Uses of Funds						
Expenditures						
Advance To Other BURA Districts						
Wadsworth Interchange BURA - Event Center Project	$ 4,080,053	$ 3,431,781	$ 3,283,836	$ 3,171,241	-7.59%	-3.43%
Allocation for General BURA	747,066	733,864	733,427	693,810	-5.46%	-5.40%
Total Expenditures	**$ 4,827,119**	**$ 4,165,645**	**$ 4,017,263**	**$ 3,865,051**	**-7.22%**	**-3.79%**
Total Uses of Funds	**$ 4,827,119**	**$ 4,165,645**	**$ 4,017,263**	**$ 3,865,051**	**-7.22%**	**-3.79%**
Ending Balance	**$ 5,129,495**	**$ 2,970,152**	**$ 3,472,195**	**$ 1,334,466**	**-55.07%**	**-61.57%**

TABLE 10B PAGE 1
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST MIDWAY EXTENDED URBAN RENEWAL AREA
ADVANCES TO WADSWORTH INTERCHANGE BURA - EVENT CENTER PROJECT

Advance and Repayment of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Advances to Other Funds						
Beginning Balance	**$ 2,123,905**	**$ 6,462,905**	**$ 6,203,958**	**$ 9,487,794**	**46.80%**	**52.93%**
Advances - Additions	$ 4,080,053	$ 3,431,781	$ 3,283,836	$ 3,171,241	-7.59%	-3.43%
Total Advances	**$ 6,203,958**	**$ 9,894,686**	**$ 9,487,794**	**$ 12,659,035**	**27.94%**	**33.42%**
Repayments						
Repayment from Event Center Project	$ -	$ -	$ -	$ -	NA	NA
Total Repayments	$ -	$ -	$ -	$ -	NA	NA
Ending Balance	**$ 6,203,958**	**$ 9,894,686**	**$ 9,487,794**	**$ 12,659,035**	**27.94%**	**33.42%**

Background Data (Advance to Event Center)	
2009 Advance	$ 2,123,905
2010 Advance	4,080,053
2011 Advance	3,283,836
2012 Advance	3,171,241
Balance at 12/31/11	$ 12,659,035

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

Advance and Repayment of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Advances to Other Funds						
Beginning Balance	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**NA**	**-100.00%**
Advances - Additions	$ -	$ -	$ -	$ -	NA	NA
Total Advances	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**NA**	**-100.00%**
Repayments						
Repayment from Walmart Project	$ -	$ -	$ 300,000	$ -	NA	-100.00%
Total Repayments	$ -	$ -	$ 300,000	$ -	NA	-100.00%
Ending Balance	**$ 300,000**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Background Data (Advance to 120th - Walmart Project)	
2009 Advance	$ 300,000
2011 Repayment of Advance	$ (300,000)
Balance at 12/31/11	$ -

Table 10B is continued on the next page.

TABLE 10B 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 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Advances to Other Funds						
Beginning Balance	**$ 176,364**	**$ -**	**$ 176,364**	**$ -**	**NA**	**-100.00%**
Allocation - Advance to North Park West	$ -	$ -	$ -	$ -	NA	NA
Total Advances	**$ 176,364**	**$ -**	**$ 176,364**	**$ -**	**NA**	**-100.00%**
Repayments						
Repayment from Children's Hospital Project	$ -	$ -	$ 176,364	$ -	NA	-100.00%
Total Repayments	$ -	$ -	$ 176,364	$ -	NA	-100.00%
Ending Balance	**$ 176,364**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Background Data (Advance to North Park West)	
2008 Advance	$ 176,364
2011 Repayment of Advance	$ (176,364)
Balance at 12/31/11	$ -

TABLE 11A PAGE 1
BROOMFIELD URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
SOURCES AND USES OF FUNDS

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Revenues						
Interfund Activities						
Transfer from BURA	$ 3,822,578	$ 4,635,567	$ 4,635,567	$ 4,419,820	-4.65%	-4.65%
Transfer from 2005 Bond Arbitrage Compliance	9,250	-	-	-	NA	NA
Total Interfund Activities	**$ 3,831,828**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Total Revenues	**$ 3,831,828**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Total Sources of Funds	**$ 3,831,828**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Uses of Funds						
Expenditures						
Bond Fees	$ -	$ -	$ 300	$ 300	100.00%	NA
Arbitrage Compliance	9,250	-	1,000	1,000	100.00%	NA
Tax Increment Revenue Bonds 2005						
Principal	$ 370,000	$ 915,000	$ 915,000	$ 1,545,000	68.85%	68.85%
Interest (1st of each month)	3,452,578	3,720,567	3,719,267	2,873,520	-22.77%	-22.74%
Total	**$ 3,822,578**	**$ 4,635,567**	**$ 4,634,267**	**$ 4,418,520**	**-4.68%**	**-4.66%**
Total Expenditures	**$ 3,831,828**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Total Uses of Funds	**$ 3,831,828**	**$ 4,635,567**	**$ 4,635,567**	**$ 4,419,820**	**-4.65%**	**-4.65%**
Ending Balance	**$ -**	**$ -**	**$ -**	**$ -**	**NA**	**NA**

Table 11A is continued on the next page.

TABLE 11A PAGE 2
BROOMFIELD URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
REVENUES AND EXPENDITURES

ADDITIONAL INFORMATION

2005 Bond Reserve

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 5,978,501**	**$ 5,978,501**	**$ 5,978,499**	**$ 5,978,499**	**0.00%**	**NA**
Additions						
Interest Revenue	$ 263,793	$ 264,000	$ 264,000	$ 264,000	NA	NA
Receipts from Broomfield	2,194,848	-	-	-	NA	NA
Total Additions	**$ 2,458,641**	**$ 264,000**	**$ 264,000**	**$ 264,000**	**NA**	**NA**
Total Sources of Funds	**8,437,142**	**6,242,501**	**6,242,499**	**6,242,499**	**0.00%**	**NA**
Uses of Funds						
Expenditures						
Transfer to 2005 Interest Fund	$ 2,434,795	$ -	$ -	$ -	NA	NA
Transfer to Wadsworth Interchange BURA - Event Center	23,848	264,000	264,000	264,000	NA	NA
Total Uses of Funds	**$ 2,458,643**	**$ 264,000**	**$ 264,000**	**$ 264,000**	**NA**	**NA**
Ending Balance	**$ 5,978,499**	**$ 5,978,501**	**$ 5,978,499**	**$ 5,978,499**	**0.00%**	**NA**

2005 Interest Fund

Sources and Uses of Funds	Actual 2010	Original Budget 2011	Revised Estimate 2011	Budget 2012	Budget % Chg 11 Original 2012	Budget % Chg 11 Revised 2012
Sources of Funds						
Beginning Balance	**$ 290,919**	**$ -**	**$ 336,285**	**$ 336,285**	**100.00%**	**NA**
Additions						
Interest Revenue	$ 130	$ -	$ -	$ -	NA	NA
Receipts from Broomfield	1,039,174	-			NA	NA
Transfer from 2005 Bond Reserve	2,804,792	-	-	-	NA	NA
Total Additions	**$ 3,844,096**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Total Sources of Funds	**4,135,015**	**-**	**336,285**	**336,285**	**100.00%**	**NA**
Uses of Funds						
Expenditures						
Transfer to Wadsworth Interchange BURA - Event Center	$ 3,798,730	$ -	$ -	$ -	NA	NA
Total Uses of Funds	**$ 3,798,730**	**$ -**	**$ -**	**$ -**	**NA**	**NA**
Ending Balance	**$ 336,285**	**$ -**	**$ 336,285**	**$ 336,285**	**100.00%**	**NA**

BROOMFIELD 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 11B PAGE 1 BROOMFIELD URBAN RENEWAL AUTHORITY BONDS/NOTE SCHEDULE OF REMAINING PRINCIPAL & INTEREST PAYMENTS			
Year/Bonds	Principal	Interest	Total P & I
2010			
Tax Increment Revenue Bonds Series 2005	$ 370,000	$ 3,719,267	$ 4,089,267
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2010 Total	$ 370,000	$ 3,719,267	$ 4,089,267
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			
Tax Increment Revenue Bonds Series 2005	$ 1,545,000	$ 2,873,520	$ 4,418,520
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2012 Total	$ 1,545,000	$ 2,873,520	$ 4,418,520
2013			
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			
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			
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			
Tax Increment Revenue Bonds Series 2005	$ 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			
Tax Increment Revenue Bonds Series 2005	$ 2,200,000	$ 2,414,494	$ 4,614,494
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2017 Total	$ 2,200,000	$ 2,414,494	$ 4,614,494
2018			
Tax Increment Revenue Bonds Series 2005	$ 2,310,000	$ 2,306,430	$ 4,616,430
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2018 Total	$ 2,310,000	$ 2,306,430	$ 4,616,430
2019			
Tax Increment Revenue Bonds Series 2005	$ 2,425,000	$ 2,192,962	$ 4,617,962
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2019 Total	$ 2,425,000	$ 2,192,962	$ 4,617,962
2020			
Tax Increment Revenue Bonds Series 2005	$ 2,550,000	$ 2,073,846	$ 4,623,846
Tax Increment Revenue Note Series 2005	$ -	$ -	$ -
2020 Total	$ 2,550,000	$ 2,073,846	$ 4,623,846
2021			
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 11B PAGE 2 BROOMFIELD URBAN RENEWAL AUTHORITY BONDS/NOTE SCHEDULE OF REMAINING PRINCIPAL & INTEREST PAYMENTS			
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			
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			
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			
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			
Tax Increment Revenue Bonds Series 2005	$ 59,785,000	$ 41,844,000	$101,629,000
Tax Increment Revenue Note Series 2005	$ 2,000,000	$ 1,725,694	$ 3,725,694
Total - All	$ 61,785,000	$ 43,569,694	$105,354,694