



**CITY AND COUNTY OF
BROOMFIELD, COLORADO**

**BROOMFIELD
URBAN RENEWAL
AUTHORITY**

2013 ANNUAL BUDGET



BUDGET MESSAGE

TO: Broomfield Urban Renewal Authority

FROM: Charles Ozaki, Executive Director

SUBJECT: 2013 Budget for the Broomfield Urban Renewal Authority

DATE: January 1, 2013

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. BURA also makes payments to the City and County of Broomfield to cover administration cost and professional services related to the development of urban renewal areas. In the 2013 budget, these administrative and professional services expenditures are projected to be \$1,921,150. Other specific project areas that are addressed in the 2013 budget are outlined below.

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 were budgeted to be used in 2012 to improve and enhance the roadways in the area. There are no expenditures projected for this urban renewal area in 2013.

Broomfield Shopping Center

This retail center has been supported through BURA budgets in prior years, and a residual balance of \$313,355 is still carried as an allocation of resources for improvements to this area. Future improvements to the center, located at Midway Blvd. and 1st Ave, are being evaluated 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. Since a project for this area has not been specifically identified, no project costs have been included in the 2013 budget.

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 on the National Archives and Record Administration facility was completed in 2012.

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. The 2013 expenditure budget for this urban renewal area is limited to these property tax sharing obligations in the amount of \$498,547.

North Park Project

In October of 2009, the council approved the North Park Urban Renewal Plan for property 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. The 2013 budget does not include any costs for this urban renewal area.

Wadsworth Interchange Project (1STBANK Center)

In June of 2005, the Wadsworth Interchange Project, 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 other urban renewal areas (West 120th Ave Gateway and West Midway Extension) are necessary in the short term to fund current debt service. Projected advances from the other areas included in the 2013 budget total \$4,578,388. Debt service payments included in the 2013 budget equal \$5,975,850.

The event center operator, Peak Entertainment, continues to show success as they enter the third year of their contract with BURA. Since 2010, BURA has funded capital improvements for the event center and parking lots. Additionally, BURA annually advances approximately \$300,000 to the Arista Metro District for parking revenues to support the Metro District's bond debt service for that structure. Peak Entertainment reimburses BURA the \$300,000 annually, in October of the following 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. In the 2013 budget, payments under the tax sharing agreements are projected to be \$1,134,353.

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

This area includes the retail centers along 120th Avenue between Lowell and Main. A parcel of land previously identified as the Barber property was acquired for re-development by Walmart in 2009. Walmart broke ground on that parcel for a retail superstore in July 2009 and opened the store in May 2010.

An agreement with Walmart and the Barber family commits BURA to share in the sales tax revenues from that retail store to fund relocation costs of the Barber family's business and installation of public infrastructure built by the developer. Additionally, the land adjacent to the Walmart site is being developed by another development group 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 included capital projects for drainage and other improvements along 120th Avenue which will continue into 2013. Total costs for the improvement projects in the 2013 budget equal \$616,211. Amounts committed by BURA through the sales tax sharing agreement in the 2013 budget are estimated at \$727,031.

Until funds are needed within the project to fund additional improvements identified in the long-range development plan, available balances in the West 120th Avenue Gateway Corridor 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 generates sufficient revenues. In 2013 these advances are projected to be \$2,836,520.

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 repayments 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.

Until funds are needed within the project to fund additional improvements identified in the long-range development plan, 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. In 2013 these advances are projected to be \$1,741,868.

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

BROOMFIELD URBAN RENEWAL AUTHORITY

Current Mayor and Council

Patrick Quinn - Chairperson

Wayne Anderson

Martha Derda

Bob Gaiser

Kevin Jacobs

David Jurcak

Dennis McCloskey

Todd Schumacher

Mike Shelton

Greg Stokes

Sam Taylor

Charles Ozaki – Executive Director

Kevin Standbridge – Assistant 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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
North Park	\$ 13,820	\$ 68,531	\$ 69,397	\$ 52,467	-23.44%	-24.40%
North Park West	8,860,973	8,814,067	9,016,848	9,850,138	11.75%	9.24%
Wadsworth Interchange (Event Center)	16,657,101	15,209,022	15,238,951	14,902,141	-2.02%	-2.21%
West 120th Ave Gateway Corridor	27,117,225	30,593,813	30,756,499	30,258,805	-1.10%	-1.62%
West Midway Extended	22,016,497	20,189,847	20,186,166	17,200,436	-14.81%	-14.79%
	\$ 74,665,616	\$ 74,875,280	\$ 75,267,861	\$ 72,263,987	-3.49%	-3.99%

MILL LEVY						
Mill Levy by Urban Renewal Area (BURA)	Amended 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
North Park	103.980	103.980	105.105	105.105	1.08%	NA
North Park West	110.896	110.896	112.044	112.044	1.04%	NA
Wadsworth Interchange (Event Center)	152.669	152.669	153.013	153.013	0.23%	NA
West 120th Avenue Gateway Corridor	93.588	93.588	97.072	97.072	3.72%	NA
West Midway Extended	85.554	85.554	86.553	86.553	1.17%	NA

PROPERTY TAX INCREMENT REVENUE						
Property Tax Increment Revenue by Urban Renewal Area (BURA)	Amended 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
North Park	\$ 1,437	\$ 7,126	\$ 7,294	\$ 5,515	-22.61%	-24.40%
North Park West	982,644	977,442	1,010,286	1,103,649	12.91%	9.24%
Wadsworth Interchange (Event Center)	2,543,022	2,321,945	2,331,758	2,280,221	-1.80%	-2.21%
West 120th Avenue Gateway Corridor	2,537,850	2,954,327	2,985,581	2,937,283	-0.58%	-1.62%
West Midway Extended	1,883,599	1,727,322	1,747,173	1,488,749	-13.81%	-14.79%
Property Tax Revenue	\$ 7,948,552	\$ 7,988,162	\$ 8,082,092	\$ 7,815,417	-2.16%	-3.30%

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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance						
96th Street Gateway BURA	\$ 965,583	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
Broomfield Shopping Center BURA	313,355	-	313,355	313,355	100.00%	NA
General BURA Services	-	-	-	-	NA	NA
North Park BURA	-	1,437	-	7,294	407.59%	100.00%
North Park West BURA	419,037	815,417	911,645	1,465,560	79.73%	60.76%
Wadsworth Interchange BURA - Event Center	-	-	-	-	NA	NA
West 120th Avenue Gateway Corridor BURA	2,712,676	3,073,278	4,358,471	4,562,983	48.47%	4.69%
West Midway Extended BURA	5,129,495	3,472,195	3,934,243	253,119	-92.71%	-93.57%
Total Beginning Balance	\$ 9,540,146	\$ 8,327,910	\$ 10,483,297	\$ 6,602,311	-20.72%	-37.02%
Revenues						
96th Street Gateway BURA	\$ -	\$ -	\$ -	\$ -	NA	NA
Broomfield Shopping Center BURA	-	-	-	-	NA	NA
General BURA Services	1,621,103	1,904,141	1,867,796	1,921,150	0.89%	2.86%
North Park BURA	1,500	7,126	7,294	61,795	767.17%	747.20%
North Park West BURA	807,111	977,442	1,010,286	1,103,651	12.91%	9.24%
Wadsworth Interchange BURA - Event Center	11,386,483	6,345,288	7,937,950	7,731,335	21.84%	-2.60%
West 120th Avenue Gateway Corridor BURA	3,498,022	3,987,661	4,195,695	4,119,026	3.29%	-1.83%
West Midway Extended BURA	2,360,598	1,727,322	1,747,173	1,488,749	-13.81%	-14.79%
Total Revenues	19,674,817	14,948,980	16,766,194	16,425,706	9.88%	-2.03%
Total Sources of Funds						
96th Street Gateway BURA	\$ 965,583	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
Broomfield Shopping Center BURA	313,355	-	313,355	313,355	100.00%	NA
General BURA Services	1,621,103	1,904,141	1,867,796	1,921,150	0.89%	2.86%
North Park BURA	1,500	8,563	7,294	69,089	706.83%	847.20%
North Park West BURA	1,226,148	1,792,859	1,921,931	2,569,211	43.30%	33.68%
Wadsworth Interchange BURA - Event Center	11,386,483	6,345,288	7,937,950	7,731,335	21.84%	-2.60%
West 120th Avenue Gateway Corridor BURA	6,210,698	7,060,939	8,554,166	8,682,009	22.96%	1.49%
West Midway Extended BURA	7,490,093	5,199,517	5,681,416	1,741,868	-66.50%	-69.34%
Total Sources of Funds	29,214,963	23,276,890	27,249,491	23,028,017	-1.07%	-15.49%
Use of Funds						
Expenditures						
96th Street Gateway BURA	\$ -	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
Broomfield Shopping Center BURA	-	-	-	-	NA	NA
General BURA Services	1,621,103	1,904,141	1,867,796	1,921,150	0.89%	2.86%
North Park BURA	-	-	-	-	NA	NA
North Park West BURA	314,503	406,934	456,371	498,547	22.51%	9.24%
Wadsworth Interchange BURA - Event Center	11,386,483	6,345,288	7,937,950	7,731,335	21.84%	-2.60%
West 120th Avenue Gateway Corridor BURA	1,852,227	2,899,562	3,991,183	6,090,912	110.06%	52.61%
West Midway Extended BURA	3,555,850	3,865,051	5,428,297	1,741,868	-54.93%	-67.91%
Total Use of Funds	18,730,166	16,386,559	20,647,180	17,983,812	9.75%	-12.90%
Ending Balance						
96th Street Gateway BURA	\$ 965,583	\$ -	\$ -	\$ -	NA	NA
Broomfield Shopping Center BURA	313,355	-	313,355	313,355	100.00%	NA
General BURA Services	-	-	-	-	NA	NA
North Park BURA	1,500	8,563	7,294	69,089	706.83%	847.20%
North Park West BURA	911,645	1,385,925	1,465,560	2,070,664	49.41%	41.29%
Wadsworth Interchange BURA - Event Center	-	-	-	-	NA	NA
West 120th Avenue Gateway Corridor BURA	4,358,471	4,161,377	4,562,983	2,591,097	-37.73%	-43.21%
West Midway Extended BURA	3,934,243	1,334,466	253,119	-	-100.00%	-100.00%
Total Ending	10,484,797	6,890,331	6,602,311	5,044,205	-26.79%	-23.60%

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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 965,583	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
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%	-100.00%
<i>Uses of Funds</i>						
Expenditures						
Contribution to CIP Fund for Infrastructure Improvements	\$ -	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
Total Expenditures	\$ -	\$ 965,583	\$ 965,583	\$ -	-100.00%	-100.00%
Total Uses of Funds	\$ -	\$ 965,583	\$ 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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 313,355	\$ -	\$ 313,355	\$ 313,355	100.00%	NA
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	\$ 313,355	100.00%	NA
<i>Uses of Funds</i>						
Expenditures						
Target Retail Center Area Project	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Expenditures	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Uses of Funds	\$ -	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ 313,355	\$ -	\$ 313,355	\$ 313,355	100.00%	NA

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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Revenues						
Interest Earnings & Miscellaneous Revenues						
Allocation for General BURA	\$ 1,581,257	\$ 1,880,243	\$ 1,843,898	\$ 1,911,150	1.64%	3.65%
Miscellaneous Revenue	8,251	-	-	-	NA	NA
Interest Earnings	31,595	23,898	23,898	10,000	-58.16%	-58.16%
Total Interest Earnings & Misc. Revenues	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
Total Fund Revenues	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
Total Revenues	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
Total Sources of Funds	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
<i>Uses of Funds</i>						
Expenditures						
Professional Services	\$ 67,641	\$ 175,000	\$ 125,655	\$ 125,000	-28.57%	-0.52%
Payment to City for Services Rendered	1,450,000	1,614,681	1,614,681	1,696,690	5.08%	5.08%
Property Tax Reimbursements	59,989	64,460	64,460	64,460	NA	NA
Urban Renewal Projects - Other	43,473	50,000	63,000	35,000	-30.00%	-44.44%
Total Expenditures	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
Total Uses of Funds	\$ 1,621,103	\$ 1,904,141	\$ 1,867,796	\$ 1,921,150	0.89%	2.86%
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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ -	\$ 1,437	\$ -	\$ 7,294	407.59%	100.00%
Revenues						
Taxes						
Property Tax Increment	\$ 1,500	\$ 7,126	\$ 7,294	\$ 5,515	-22.61%	-24.40%
Use Tax Allocation from City	-	-	-	56,280	100.00%	100.00%
Total Taxes	\$ 1,500	\$ 7,126	\$ 7,294	\$ 61,795	767.17%	747.20%
Total Revenues	\$ 1,500	\$ 7,126	\$ 7,294	\$ 61,795	767.17%	747.20%
Total Sources of Funds	\$ 1,500	\$ 8,563	\$ 7,294	\$ 69,089	706.83%	847.20%
<i>Uses of Funds</i>						
Expenditures						
Reimburse Developer for Infrastructure Improvements	-	-	-	-	NA	NA
Total Expenditures	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Uses of Funds	\$ -	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ 1,500	\$ 8,563	\$ 7,294	\$ 69,089	706.83%	847.20%

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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 419,037	\$ 815,417	\$ 911,645	\$ 1,465,560	79.73%	60.76%
Revenues						
Taxes						
Property Tax Increment	\$ 807,111	\$ 977,442	\$ 1,010,286	\$ 1,103,651	12.91%	9.24%
Sales Tax Allocation from City	-	-	-	-	NA	NA
Use Tax Allocation from City	-	-	-	-	NA	NA
Total Taxes	\$ 807,111	\$ 977,442	\$ 1,010,286	\$ 1,103,651	12.91%	9.24%
Interest Earnings and Miscellaneous Revenues						
Interest Earnings	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Interest Earnings and Other Revenues	-	-	-	-	NA	NA
Total Revenues	\$ 807,111	\$ 977,442	\$ 1,010,286	\$ 1,103,651	12.91%	9.24%
Total Sources of Funds	\$ 1,226,148	\$ 1,792,859	\$ 1,921,931	\$ 2,569,211	43.30%	33.68%
<i>Uses of Funds</i>						
Expenditures						
Property Tax Cooperation Agreement -NMFD	\$ 42,446	\$ 72,551	\$ 78,028	\$ 127,279	75.43%	63.12%
Property Tax Cooperation Agreement- Palisade	95,693	334,383	378,343	371,268	11.03%	-1.87%
Reimbursement - Children's Hospital	-	-	-	-	NA	NA
Reimbursement to West Midway BURA	176,364	-	-	-	NA	NA
Reimburse Developer for Infrastructure Improvements	-	-	-	-	NA	NA
Total Expenditures	\$ 314,503	\$ 406,934	\$ 456,371	\$ 498,547	22.51%	9.24%
Total Uses of Funds	\$ 314,503	\$ 406,934	\$ 456,371	\$ 498,547	22.51%	9.24%
Ending Balance	\$ 911,645	\$ 1,385,925	\$ 1,465,560	\$ 2,070,664	49.41%	41.29%

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Revenues						
Taxes						
Property Tax Increment	\$ 2,861,741	\$ 2,321,945	\$ 2,331,758	\$ 2,280,222	-1.80%	-2.21%
Sales Tax Allocation from City	26,896	26,102	28,253	29,665	13.65%	5.00%
Total Taxes	\$ 2,888,637	\$ 2,348,047	\$ 2,360,011	\$ 2,309,887	-1.63%	-2.12%
Interest Earnings & Miscellaneous Revenue						
Advance from West Midway BURA	\$ 2,835,926	\$ 3,171,241	\$ 4,747,899	\$ 1,741,868	-45.07%	-63.31%
Advance from West 120Th Avenue Gateway Corridor	-	-	-	2,836,520	100.00%	100.00%
Repayment of Parking Advance	912,170	312,000	316,040	329,060	5.47%	4.12%
Transfer from 2005 Bond Interest Fund	4,749,750	-	-	-	NA	NA
Transfer from 2005 Bond Reserve	-	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	\$ 8,497,846	\$ 3,997,241	\$ 5,577,939	\$ 5,421,448	35.63%	-2.81%
Total Revenues	\$ 11,386,483	\$ 6,345,288	\$ 7,937,950	\$ 7,731,335	21.84%	-2.60%
Total Sources of Funds	\$ 11,386,483	\$ 6,345,288	\$ 7,937,950	\$ 7,731,335	21.84%	-2.60%
Uses of Funds						
Expenditures						
Advance for Parking	\$ 316,404	\$ 318,000	\$ 329,060	\$ 338,932	6.58%	3.00%
Capital Improvement Projects - Event Center	-	-	-	-	NA	NA
Capital Improvement Projects - Parking Lot	-	-	-	-	NA	NA
Capital Improvement Projects - Building Improvements	37,542	-	200,000	-	NA	-100.00%
Capital Improvement Projects - Parking Lot Lights	68,450	-	-	-	NA	NA
Payment to Compass Bank for Event Center Parking	-	-	-	-	NA	NA
Parking Lot - Light Rental Fees	-	50,500	50,500	-	-100.00%	-100.00%
Professional Services	138,518	84,000	56,200	32,200	-61.67%	-42.70%
Property Tax Cooperation Agreement	1,376,621	1,222,968	1,228,370	1,134,353	-7.25%	-7.65%
Tri-Party Obligation	-	250,000	250,000	250,000	NA	NA
Total Expenditures	\$ 1,937,535	\$ 1,925,468	\$ 2,114,130	\$ 1,755,485	-8.83%	-16.96%
Interfund Activities						
Transfer to Debt Service Fund - Bond Payment	\$ 4,749,750	\$ 4,418,520	\$ 5,822,520	\$ 5,975,850	35.25%	2.63%
Transfer to Debt Service Fund - Arbitrage Compliance	1,850	1,300	1,300	-	-100.00%	-100.00%
Transfer to Debt Service Fund - 2005 Bond Reserve	51,647	-	-	-	NA	NA
Transfer to Debt Service Fund - 2005 Bond Interest	4,640,151	-	-	-	NA	NA
Transfer to Debt Service Fund	5,550	-	-	-	NA	NA
Total Interfund Activities	\$ 9,448,948	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
Total Uses of Funds	\$ 11,386,483	\$ 6,345,288	\$ 7,937,950	\$ 7,731,335	21.84%	-2.60%
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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 6,203,957	\$ 9,487,794	\$ 9,039,883	\$ 13,787,782	45.32%	52.52%
Additions						
Advance from West Midway BURA	\$ 2,835,926	\$ 3,171,241	\$ 4,747,899	\$ 1,741,868	-45.07%	-63.31%
Total Additions	\$ 2,835,926	\$ 3,171,241	\$ 4,747,899	\$ 1,741,868	-45.07%	-63.31%
Total Advance from Other Funds	\$ 9,039,883	\$ 12,659,035	\$ 13,787,782	\$ 15,529,650	22.68%	12.63%
Repayment						
Repayment						
Repayment to West Midway BURA	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Repayment to Other Funds	\$ -	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ 9,039,883	\$ 12,659,035	\$ 13,787,782	\$ 15,529,650	22.68%	12.63%

Background Data (Advance from West Midway BURA)	
2009 Advance	\$ 2,123,905
2010 Advance	4,080,052
2011 Advance	2,835,926
2012 Advance	4,747,899
2013 Advance	1,741,868
Balance at 12/31/13	\$ 15,529,650

**TABLE 8C
BROOMFIELD URBAN RENEWAL AUTHORITY
WADSWORTH INTERCHANGE URBAN RENEWAL AREA - EVENT CENTER PROJECT
ADVANCES FROM WEST 120TH AVENUE GATEWAY CORRIDOR**

Advance and Repayment of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Additions						
Advances From West 120Th Avenue Gateway Corridor	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Total Additions	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Total Advance from Other Funds	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Repayment						
Repayment						
Repayment to West 120Th Avenue Gateway Corridor	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Repayment to Other Funds	\$ -	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%

Background Data (Advance from 120th Avenue Corridor BURA)	
2013 Advance	\$ 2,836,520
Balance at 12/31/11	\$ 2,836,520

**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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance	\$ 2,712,676	\$ 3,073,278	\$ 4,358,471	\$ 4,562,983	48.47%	4.69%
Revenues						
Taxes						
Building Use Tax	\$ 72	\$ -	\$ 23,206	\$ -	NA	-100.00%
Property Tax Increment	2,497,678	2,954,327	2,985,581	2,937,269	-0.58%	-1.62%
Sales Tax	1,000,266	1,033,334	1,127,169	1,181,757	14.36%	4.84%
Total Taxes	\$ 3,498,016	\$ 3,987,661	\$ 4,135,956	\$ 4,119,026	3.29%	-0.41%
Interest Earnings & Miscellaneous Revenue						
Transfer from Note B Reserve	\$ -	\$ -	\$ 59,739	\$ -	NA	-100.00%
Interest	6	-	-	-	NA	NA
Total Interest Earnings & Miscellaneous Revenue	\$ 6	\$ -	\$ 59,739	\$ -	NA	-100.00%
Total Revenue	\$ 3,498,022	\$ 3,987,661	\$ 4,195,695	\$ 4,119,026	3.29%	-1.83%
Total Sources of Funds	\$ 6,210,698	\$ 7,060,939	\$ 8,554,166	\$ 8,682,009	22.96%	1.49%
Uses of Funds						
Expenditures						
Advance To Wadsworth Interchange	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Allocation to General BURA	861,333	1,186,433	1,163,500	1,911,150	61.08%	64.26%
Allocation - Repayment Advance from W. Midway	300,000	-	-	-	NA	NA
Civic Center Vision Development - CIP projects	-	50,000	50,000	25,000	-50.00%	-50.00%
Infrastructure Improvements - 120th Ave Gateway Impr.	166,925	935,000	1,961,512	480,000	-48.66%	-75.53%
Payment to Developer (Broomfield Corner)	81,006	81,720	88,554	91,211	11.61%	3.00%
Professional Services	7,207	12,000	12,000	20,000	66.67%	66.67%
Transfer to Reserve	435,756	634,409	715,617	727,031	14.60%	1.59%
Total Expenditures	\$ 1,852,227	\$ 2,899,562	\$ 3,991,183	\$ 6,090,912	110.06%	52.61%
Total Uses of Funds	\$ 1,852,227	\$ 2,899,562	\$ 3,991,183	\$ 6,090,912	110.06%	52.61%
Ending Balance	\$ 4,358,471	\$ 4,161,377	\$ 4,562,983	\$ 2,591,097	-37.73%	-43.21%

**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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance	\$ 2,460,039	\$ 2,809,656	\$ 3,922,252	\$ 3,720,821	32.43%	-5.14%
Revenues						
Taxes						
Property Tax Increment	\$ 2,497,678	\$ 2,954,327	\$ 2,985,581	\$ 2,937,269	-0.58%	-1.62%
Total Taxes	\$ 2,497,678	\$ 2,954,327	\$ 2,985,581	\$ 2,937,269	-0.58%	-1.62%
Total Revenue	\$ 2,497,678	\$ 2,954,327	\$ 2,985,581	\$ 2,937,269	-0.58%	-1.62%
Total Sources of Funds	\$ 4,957,717	\$ 5,763,983	\$ 6,907,833	\$ 6,658,090	15.51%	-3.62%
Uses of Funds						
Expenditures						
Advance To Wadsworth Interchange	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Allocation to General BURA	861,333	1,186,433	1,163,500	1,911,150	61.08%	64.26%
Civic Center Vision Development - CIP projects	-	50,000	50,000	25,000	-50.00%	-50.00%
Infrastructure Improvements - 120th Ave Gateway Impr.	166,925	935,000	1,961,512	480,000	-48.66%	-75.53%
Professional Services	7,207	12,000	12,000	20,000	66.67%	66.67%
Total Expenditures	\$ 1,035,465	\$ 2,183,433	\$ 3,187,012	\$ 5,272,670	141.49%	65.44%
Total Uses of Funds	\$ 1,035,465	\$ 2,183,433	\$ 3,187,012	\$ 5,272,670	141.49%	65.44%
Ending Balance	\$ 3,922,252	\$ 3,580,550	\$ 3,720,821	\$ 1,385,420	-61.31%	-62.77%

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 252,637	\$ 263,622	\$ 436,219	\$ 842,162	219.46%	93.06%
Revenues						
Taxes						
Building Use Tax Allocation from City	\$ 72	\$ -	\$ 23,206	\$ -	NA	-100.00%
Sales Tax	919,266	951,614	1,038,615	1,090,546	14.60%	5.00%
Total Taxes	\$ 919,338	\$ 951,614	\$ 1,061,821	\$ 1,090,546	14.60%	2.71%
Interest Earnings & Miscellaneous Revenue						
Interest Earnings	\$ -	\$ -	\$ -	\$ -	NA	NA
Transfer from Note B Reserve	-	-	59,739	-	NA	-100.00%
Total Interest Earnings & Miscellaneous Revenue	\$ -	\$ -	\$ 59,739	\$ -	NA	-100.00%
Total Revenue	\$ 919,338	\$ 951,614	\$ 1,121,560	\$ 1,090,546	14.60%	-2.77%
Total Sources of Funds	\$ 1,171,975	\$ 1,215,236	\$ 1,557,779	\$ 1,932,708	59.04%	24.07%
<i>Uses of Funds</i>						
Expenditures						
Infrastructure Improvements - 120th Ave	\$ -	\$ -	-	-	NA	NA
Transfer to Note A Reserve	435,756	634,409	715,617	727,031	14.60%	1.59%
Allocation - Repayment Advance from W. Midway	300,000	-	-	-	NA	NA
Total Expenditures	\$ 735,756	\$ 634,409	\$ 715,617	\$ 727,031	14.60%	1.59%
Total Uses of Funds	\$ 735,756	\$ 634,409	\$ 715,617	\$ 727,031	14.60%	1.59%
Ending Balance	\$ 436,219	\$ 580,827	\$ 842,162	\$ 1,205,677	107.58%	43.16%

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 338,323	\$ 240,629	\$ 54,446	\$ 50,398	-79.06%	-7.43%
Additions						
Use Tax	\$ -	\$ -	\$ 23,206	\$ -	NA	-100.00%
Sales Tax	435,756	634,409	692,410	727,031	14.60%	5.00%
Interest Earnings	31	-	-	-	NA	NA
Total Additions	\$ 435,787	\$ 634,409	\$ 715,616	\$ 727,031	14.60%	1.60%
Total Sources of Funds	\$ 774,110	\$ 875,038	\$ 770,062	\$ 777,429	-11.15%	0.96%
<i>Uses of Funds</i>						
Expenditures						
Payment of Note A	\$ 719,664	\$ 719,664	\$ 719,664	\$ 719,664	NA	NA
Total Uses of Funds	\$ 719,664	\$ 719,664	\$ 719,664	\$ 719,664	NA	NA
Ending Balance	\$ 54,446	\$ 155,374	\$ 50,398	\$ 57,765	-62.82%	14.62%

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 2,027,968	\$ -	\$ 59,739	\$ -	NA	-100.00%
Additions						
Transfer from 120th Walmart Project	-	-	-	-	NA	NA
Total Additions	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Sources of Funds	\$ 2,027,968	\$ -	\$ 59,739	\$ -	NA	-100.00%
<i>Uses of Funds</i>						
Expenditures						
Payment to Note B	1,968,229	-	-	-	NA	NA
Transfer to 120th General	-	-	59,739	-	NA	-100.00%
Total Uses of Funds	\$ 1,968,229	\$ -	\$ 59,739	\$ -	NA	-100.00%
Ending Balance	\$ 59,739	\$ -	\$ -	\$ -	NA	NA

Payment to Walmart for Infrastructure Improvements Summary	
Initial Amount to be Repaid	\$ 2,500,000
Payments in 2009	-
Payments in 2010	1,968,229
Payments in 2011	-
Balance 12/31/11	\$ 531,771

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Advance From Other Funds						
Beginning Balance	\$ 300,000	\$ -	\$ -	\$ -	NA	NA
Additions						
Advance from West Midway BURA	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Additions	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Advance from Other Funds	\$ 300,000	\$ -	\$ -	\$ -	NA	NA
Repayment						
Repayment						
Repayment to West Midway	\$ 300,000	\$ -	\$ -	\$ -	NA	NA
Total Repayment to Other Funds	\$ 300,000	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ -	\$ -	\$ -	\$ -	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 9C - PAGE 5
BROOMFIELD URBAN RENEWAL AUTHORITY
WEST 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL AREA - WALMART PROJECT
ADVANCE TO WADSWORTH INTERCHANGE

Advance and Repayment of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Advance From Other Funds						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Additions						
Repayment from Wadsworth Interchange	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Additions	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Advance from Other Funds	\$ -	\$ -	\$ -	\$ -	NA	NA
Repayment						
Advance to Other Funds						
Advance to Wadsworth Interchange	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Total Advance to Other Funds	\$ -	\$ -	\$ -	\$ 2,836,520	100.00%	100.00%
Ending Balance	\$ -	\$ -	\$ -	\$ (2,836,520)	100.00%	100.00%

Advance to Wadsworth Interchange BURA	
Background Data (Advance to Wadsworth Interchang	\$ -
2013 Advance	\$ 2,836,520
Balance 12/31/13	\$ 2,836,520

**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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Revenues						
Taxes						
Sales Tax	\$ 81,000	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Total Taxes	\$ 81,000	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Interest Earnings & Miscellaneous Revenue						
Allocated Interest	\$ 6	\$ -	\$ -	\$ -	NA	NA
Total Interest Earnings & Miscellaneous Revenue	\$ 6	\$ -	\$ -	\$ -	NA	100.00%
Total Revenue	\$ 81,006	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Total Sources of Funds	\$ 81,006	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
<i>Uses of Funds</i>						
Expenditures						
Payment to Developer for Infrastructure Improvements	\$ 81,006	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Total Expenditures	\$ 81,006	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Total Uses of Funds	\$ 81,006	\$ 81,720	\$ 88,554	\$ 91,211	11.61%	3.00%
Ending Balance	\$ -	\$ -	\$ -	\$ -	NA	NA

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

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ 5,129,495	\$ 3,472,195	\$ 3,934,243	\$ 253,119	-92.71%	-93.57%
Revenues						
Taxes						
Property Tax Increment	\$ 1,884,234	\$ 1,727,322	\$ 1,747,173	\$ 1,488,749	-13.81%	-14.79%
Total Taxes	\$ 1,884,234	\$ 1,727,322	\$ 1,747,173	\$ 1,488,749	-13.81%	-14.79%
Interest Earnings & Miscellaneous Revenue						
Advance From Other BURA Districts						
North Park West BURA	\$ 176,364	\$ -	\$ -	\$ -	NA	NA
W. 120th Gateway BURA - Walmart Project	300,000	-	-	-	NA	NA
Total Interest Earnings & Miscellaneous Revenue	\$ 476,364	\$ -	\$ -	\$ -	NA	NA
Total Fund Revenues	\$ 2,360,598	\$ 1,727,322	\$ 1,747,173	\$ 1,488,749	-13.81%	-14.79%
Total Sources of Funds	\$ 7,490,093	\$ 5,199,517	\$ 5,681,416	\$ 1,741,868	-66.50%	-69.34%
<i>Uses of Funds</i>						
Expenditures						
Advance To Other BURA Districts						
Wadsworth Interchange BURA - Event Center Project	\$ 2,835,926	\$ 3,171,241	\$ 4,747,899	\$ 1,741,868	-45.07%	-63.31%
Allocation for General BURA	719,924	693,810	680,398	-	-100.00%	-100.00%
Total Expenditures	\$ 3,555,850	\$ 3,865,051	\$ 5,428,297	\$ 1,741,868	-54.93%	-67.91%
Total Uses of Funds	\$ 3,555,850	\$ 3,865,051	\$ 5,428,297	\$ 1,741,868	-54.93%	-67.91%
Ending Balance	\$ 3,934,243	\$ 1,334,466	\$ 253,119	\$ -	-100.00%	-100.00%

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Advances to Other Funds						
Beginning Balance	\$ 2,123,905	\$ 6,462,905	\$ 4,959,831	\$ 9,707,730	50.21%	95.73%
Advances - Additions	\$ 2,835,926	\$ 3,171,241	\$ 4,747,899	\$ 1,741,868	-45.07%	-63.31%
Total Advances	\$ 4,959,831	\$ 9,634,146	\$ 9,707,730	\$ 11,449,598	18.84%	17.94%
Repayments						
Repayment from Event Center Project	\$ -	\$ -	\$ -	\$ -	NA	NA
Total Repayments	\$ -	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ 4,959,831	\$ 9,634,146	\$ 9,707,730	\$ 11,449,598	18.84%	17.94%

Background Data (Advance to Event Center)	
2009 Advance	\$ 2,123,905
2010 Advance	2,835,926
2011 Advance	4,747,899
2012 Advance	1,741,868
Balance at 12/31/11	\$ 11,449,598

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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
<i>Sources of Funds</i>						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	NA	NA
Revenues						
Interfund Activities						
Transfer from BURA	\$ 4,749,750	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
Transfer from 2005 Bond Arbitrage Compliance	1,850	-	-	-	NA	NA
Total Interfund Activities	\$ 4,751,600	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
Total Revenues	\$ 4,751,600	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
Total Sources of Funds	\$ 4,751,600	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
<i>Uses of Funds</i>						
Expenditures						
Bond Fees	\$ -	\$ 300	\$ 300	\$ 300	NA	NA
Arbitrage Compliance	1,850	1,000	1,000	1,000	NA	NA
Tax Increment Revenue Bonds 2005						
Principal	\$ 915,000	\$ 1,545,000	\$ 1,545,000	\$ 1,810,000	17.15%	17.15%
Interest (1st of each month)	3,834,750	2,873,520	4,277,520	4,164,550	44.93%	-2.64%
Total	\$ 4,749,750	\$ 4,418,520	\$ 5,822,520	\$ 5,974,550	35.22%	2.61%
Total Expenditures	\$ 4,751,600	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
Total Uses of Funds	\$ 4,751,600	\$ 4,419,820	\$ 5,823,820	\$ 5,975,850	35.21%	2.61%
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 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance	\$ 5,978,499	\$ 5,978,499	\$ 5,978,499	\$ 5,978,499	NA	NA
Additions						
Interest Revenue	\$ 291,521	\$ 264,000	\$ 264,000	\$ 264,000	NA	NA
Receipts from Broomfield	51,647	-	-	-	NA	NA
Total Additions	\$ 343,168	\$ 264,000	\$ 264,000	\$ 264,000	NA	NA
Total Sources of Funds	6,321,667	6,242,499	6,242,499	6,242,499	NA	NA
Uses of Funds						
Expenditures						
Transfer to 2005 Interest Fund	\$ 343,168	\$ -	\$ -	\$ -	NA	NA
Transfer to Wadsworth Interchange BURA - Event Center	-	264,000	264,000	264,000	NA	NA
Total Uses of Funds	\$ 343,168	\$ 264,000	\$ 264,000	\$ 264,000	NA	NA
Ending Balance	\$ 5,978,499	\$ 5,978,499	\$ 5,978,499	\$ 5,978,499	NA	NA

2005 Interest Fund

Sources and Uses of Funds	Actual 2011	Original Budget 2012	Revised Estimate 2012	Budget 2013	Budget % Chg	
					12 Original 2013	12 Revised 2013
Sources of Funds						
Beginning Balance	\$ 336,285	\$ 336,285	\$ 570,627	\$ 570,627	69.69%	NA
Additions						
Interest Revenue	\$ 773	\$ -	\$ -	\$ -	NA	NA
Receipts from Broomfield	4,640,151	-	-	-	NA	NA
Transfer from 2005 Bond Reserve	343,168	-	-	-	NA	NA
Total Additions	\$ 4,984,092	\$ -	\$ -	\$ -	NA	NA
Total Sources of Funds	5,320,377	336,285	570,627	570,627	69.69%	NA
Uses of Funds						
Expenditures						
Transfer to Wadsworth Interchange BURA - Event Center	\$ 4,749,750	\$ -	\$ -	\$ -	NA	NA
Total Uses of Funds	\$ 4,749,750	\$ -	\$ -	\$ -	NA	NA
Ending Balance	\$ 570,627	\$ 336,285	\$ 570,627	\$ 570,627	69.69%	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