Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)

INDEPENDENT AUDITOR'S REPORTS, MANAGEMENT'S DISCUSSION AND ANALYSIS, AND FINANCIAL STATEMENTS

December 31, 2023 and 2022

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
December 31, 2023 and 2022

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(A Component Unit of the City and County of Denver)
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April 25, 2024

To the Board of Commissioners of the Denver Urban Renewal Authority:

This report consists of management's representations concerning the finances of the Denver Urban Renewal Authority ("the Authority"). Management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the Authority established a comprehensive internal control framework that is designed both to protect the Authority's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority's financial statements in conformity with Generally Accepted Accounting Principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the Authority's comprehensive framework of internal controls are designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

FORVIS, LLP, Certified Public Accountants audited the Authority's financial statements. The goal of the independent audit is to provide reasonable assurance that the Authority's financial statements for the fiscal years ended December 31, 2023 and 2022 are free of material misstatement. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Based upon the audit, the independent auditor concluded that there is a reasonable basis for rendering an unmodified opinion that the Authority's financial statements for the fiscal years ended December 31, 2023 and 2022 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Authority's MD&A can be found immediately following the report of the independent auditor.

Profile of the Authority

The City and County of Denver ("the City") created the Authority by ordinance in 1958 under Colorado Urban Renewal Law that was enacted by the State Legislature in the same year. The Authority is the redevelopment agency for the City, performing the traditional duties of an urban renewal authority – eliminating blight where it currently exists and helping prevent additional blight from developing. The Authority also has responsibility for implementing multiple housing rehabilitation programs designed to improve the quality of existing single-family homes owned by low to moderate income residents. Through its discretely presented component unit, Denver Neighborhood Revitalization, Inc. (DNRI), the Authority implemented the Neighborhood Stabilization Program as contracted with the City from 2009 until the program terminated in March 2019.

A Board of 13 Commissioners, 11 of whom are appointed by the mayor and confirmed by Denver's City Council, oversees the Authority. The Board of Commissioners appoints the Executive Director who directs the Authority staff and their operations.

Housing Rehabilitation

The Authority has a role in implementing housing rehabilitation programs in the city from the beginning to its conclusion. That role includes helping homeowners fill out applications, obtain required documentation, and before loan and grant underwriting, inspecting the home and developing a work plan. The Authority also provides technical assistance and contractor supervision to assure that work is performed to specified standards.

Under the Single-Family Rehabilitation (SFR) Program, deferred and low-interest loans of up to $50,000 are available to help eligible homeowners make needed repairs and improvements to their homes. The program is designed to assist with major home repairs such as roofing, heating, electrical or plumbing that are necessary to make the home livable and safe.

For emergency situations, the Emergency Home Repair (EHR) Program is available to low-income Denver homeowners. The program provides deferred loans and grants to repair plumbing, heating, electrical, and other problems that pose an immediate danger to a homeowner's health and safety.

The Rental/Homeowner Access Modification Program (RHAMP) is a grant program for persons who reside in Denver and meet the Americans with Disabilities Act definition of disability. Program grant funds provide participants with accessibility improvements to their rental or owner-occupied housing. Program participants' incomes cannot exceed 50% of U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI).

Neighborhood Revitalization

In 2009, the Authority established DNRI, a registered State of Colorado not-for-profit organization, to address neighborhood revitalization needs in the Denver community, including foreclosed and/or abandoned homes. DNRI administered and executed the Neighborhood Stabilization Program (NSP) funds awarded by the City. DNRI activities included the acquisition and rehabilitation of foreclosed residential properties in targeted neighborhoods within the City. These properties were sold to homebuyers with incomes at or below 120% of HUD AMI. The program revenue from the sales was utilized to acquire and rehabilitate additional foreclosed properties for purposes of resale under the program prior to the NSP deadline in 2019. Additionally, DNRI partnered with Habitat for Humanity of Metro Denver to assist homeowners whose incomes were at or below 50% of HUD AMI. The NSP program terminated in March 2019. DURA is evaluating new potential community support and development programs that align with the Authority's long-term strategic plan that may be implemented by DNRI in the future.

Redevelopment

In its redevelopment capacity, the Authority uses an important financing tool called tax increment financing (TIF) to fill the gap between the cost of a redevelopment project and the level of private financing it can support. Prior to the 1970s, Denver and other cities across the nation relied on substantial federal funding to finance neighborhood and downtown revitalization efforts. As federal funding levels for urban renewal vanished in the 1980s, alternative funding had to be found. Colorado passed a law authorizing the use of TIF in response to this dilemma.

Under the tax increment financing mechanism, the Authority calculates the level of property and/or municipal sales tax collections in a project area before redevelopment and estimates the new tax revenues expected to be generated by the redevelopment. The difference between the tax collections before the redevelopment and the increased taxes taken in because of it are used to make debt service on bonds, to help pay for eligible project costs, or to reimburse developers for these costs.

A significant portion of the Authority's revenues come from incremental property and sales taxes. Other revenue sources include interest earnings and project fees. Tax increment revenues are used to pay costs related to eligible improvements in support of a development. Types of project costs reimbursed by the Authority include, but are not limited to, capital costs for demolishing improvements, excavating, grading, landscaping, and constructing improvements within the areas covered by urban renewal plans.

In certain instances, the Authority may issue municipal bonds to fund redevelopment costs. When issued, these bonds are secured by future tax increment revenues and are carried as liabilities in the Authority's financial statements. However, the use of the bond proceeds does not result in equivalent Authority assets. Resulting assets are accounted for and capitalized by the developers and other beneficiaries, not by the Authority.

The Authority, under a Redevelopment Agreement, reimburses the redeveloper, with interest, for project costs incurred in an amount not to exceed the maximum reimbursable project costs set forth within. These reimbursements are payable solely from property, lodgers, and/or sales tax increment revenue generated by the project. Because these amounts are payable only when generated by the project and received by the Authority from the City, unpaid maximum reimbursement obligations are not recorded in these financial statements.

Due to the nature of redevelopment financing described above and the financial reporting requirements established by the Governmental Accounting Standards Board (GASB) under GASB 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, the Authority liabilities normally exceed assets, thus resulting in a deficit in the Authority-wide statement of net position.

As of December 31, 2023, the Authority had two active bond-financed projects: Stapleton, in the area of the city since renamed Central Park and 9th and Colorado. The Stapleton Project involves the redevelopment of the former Stapleton International Airport, a 7.5-square-mile area in Northwest Denver that is one of the largest infill developments in the nation. This project began in 2001 and is being completed in phases over a 25-year period. Once complete, the area is expected to house over 35,000 residents, and have approximately 3 million square feet of retail space, approximately 10 million square feet of commercial space, and over 1,100 acres of parks and open space, in addition to numerous schools and community facilities. This project is nearing completion, and the tax increment area is scheduled to terminate in July, 2025.

The 9th and Colorado Project includes residential (attached, multi-family and senior housing) and commercial (office, retail, restaurants, theater, and services) land uses planned for completion over a multi-year period. Details on the Authority's bond-funded projects and their associated long-term liabilities can be found in Note 7 "Capital Projects" and Note 9 "Long-term Liabilities" in the financial statements that follow the management's discussion and analysis.

Tax Increment Areas established pursuant to an Urban Redevelopment Plan approved by City Council have a statutory life of 25 years unless extended by government action and remain in place with dedicated sales and/or property tax increment until that time or until the obligations of the Redevelopment Agreement have been met. In those instances, the Tax Increment Areas may terminate prior to the maximum of 25 years.

In 2023, the St. Anthony - Sloans Block 7 West Sales Tax Increment area terminated. In 2022, Sloans Block 7 East Sales Tax Increment Area terminated. DURA no longer receives sales tax increment related to these projects.

As of December 31, 2023, the Authority had 18 active reimbursement projects, through which eligible project costs are repaid, up to the maximum amount per each project's redevelopment agreement, as associated tax increment revenues become available. These projects are described more fully in Note 11 "Commitments and Contingencies" in the financial statements that follow the management discussion and analysis.

Colorado Regional Tourism Act – National Western Center Project

In February 2015, the City applied for Regional Tourism Act (RTA) funding from the State of Colorado to assist in the financing of the re-envisioned National Western Center (NWC). Per the application, the RTA funds would go toward planning and implementation of an Equestrian Center, Stockyards/Outdoor Events Pavilion and Livestock Center.

While the City was the applicant for the RTA program, the statute requires the identification of a separate Financing Entity to receive and utilize the state sales tax increment revenue. A Financing Entity may be a Metropolitan District, an Urban Renewal Authority, or any Regional Tourism Authority to be formed consistent with statute. After evaluating the three alternatives, the City requested DURA agree to be designated as the Financing Entity with the understanding that DURA would be required to issue periodic reports to the State and manage the use of state sales tax increment to support the RTA project.

The City was notified in December 2015 of their award of $121.5 million in funding through the RTA. The funding will be generated from the portion of the state sales tax revenue collected within the boundaries of the Regional Tourism Zone that is more than the Base Year Revenue multiplied by 1.83 percent. The aggregate cap amount of $121.5 million will be paid to DURA, the Financing Entity, for payment of eligible NWC project costs to the extent available. Once the cumulative amount dedicated to the NWC project has been reached, all future payments will cease. As of December 31, 2023, DURA has $757,400 in RTA funding available for future disbursement related to the National Western Center project.

The preparation of this report would not have been possible without the efficient and dedicated efforts of the staff of the Authority and especially the members of the Finance Department. We would like to express our appreciation to the Authority's Board of Commissioners for their unfailing support in maintaining the highest standards of professionalism in the management of the Authority's finances.

Tracy Huggins

Tracy Huggins, Executive Director

Charles Garcia

Charles Garcia, CFO

FORVIS

1801 California Street, Suite 2900 / Denver, CO 80202
P 303.861.4545 / F 303.832.5705
forvis.com

Independent Auditor's Report on Financial Statements and Supplementary Information

Board of Commissioners
Denver Urban Renewal Authority
Denver, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of Denver Urban Renewal Authority (the Authority), a component unit of the City and County of Denver, as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the Authority as of December 31, 2023 and 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Other Matter

As discussed in Note 13 to the financial statements, in fiscal year 2023, the Authority adopted new accounting guidance related to subscription-based information technology arrangements. Our opinions are not modified with respect to this matter.

Board of Commissioners
Denver Urban Renewal Authority

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Board of Commissioners
Denver Urban Renewal Authority

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The annual 15c2-12 disclosure and the transmittal letter as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The annual 15c2-12 disclosure is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the annual 15c12 is fairly stated, in all material respects, in relation to the basic financial statements as a whole. The transmittal letter has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Board of Commissioners
Denver Urban Renewal Authority

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 25, 2024, on our consideration of Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

FORVIS, LLP

Denver, Colorado
April 25, 2024

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
December 31, 2023

As management of the Denver Urban Renewal Authority, we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal years ended December 31, 2023 and 2022. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which follow this section.

Financial Highlights

- The Authority's total net position (deficit) of $(9,456,641) improved by $34,760,387, or 78.6%, in 2023.

- Governmental activities represented most of the increase in net position for 2023, as a result of the following activities:

    - The Authority retired principal of $29,275,000 in 2023, or 20.2%, of previously outstanding bond debt, amortized $3,222,630 in premiums on previous bond issues, and amortized $21,885 in discounts on previous bond issuances. The net impact of these activities resulted in a $32.5 million increase in the Authority's net position. As of December 31, 2023, the Authority's outstanding bond debt was $115,375,000.

    - The capital projects fund reported a net increase in fund balance of $1,216,976 from the prior year's fund balance. This fund records the net activity of tax increment financing revenue and associated project expenditures. In 2023, the increase in fund balance reflects the differential in the amount and timing of tax increment receipts and corresponding project expenditures that are paid with those receipts.

    - The debt service fund reported an ending fund balance of $31,626,991, on December 31, 2023, a net increase of $2,805,592. Tax increment revenue dedicated to the payment of debt service on senior and junior debt service obligations increased in 2023. Likewise, both senior and junior subordinate debt service expenditures increased, including an increase in City Retained Taxes paid to the City and County of Denver. Tax increment revenue is dedicated to debt service; however, the timing of revenue receipts and expenditures is mismatched, causing revenue to exceed expenditures in the calendar year. Additionally, increased investment income contributed to the net increase in fund balance.

    - Total fund balance in the general fund on December 31, 2023, was $2,314,812. Per policy, the Authority transferred the excess of revenue over expenditures to the Development Fund resulting in no change in the year over year balance. $2,181,383 of this amount is unassigned and can be used for Authority administration.

    - The Authority's deferred outflows of resources decreased by $2,049,309, due to the scheduled amortization of the deferred loss on previous debt refunding issues.

- Business-type activities, which consist of the Authority's federal, and city-funded revolving rehabilitation loan and grant programs, reported a decrease in net position of $277,209, or 5.6%. In 2022, these activities reported a decrease in net position of $747,654, or 13.1%. The decrease in net position was due to the use of prior earned and available program income to fund program activity that was expensed in 2023.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise three components: (1) Authority-wide (government-wide) financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. This report also contains the required and other supplementary information in addition to the basic financial statements. Notwithstanding the treatment of the Authority's audited financial statements presented in accordance with accounting principles generally accepted in the United States of America (US GAAP), the Authority is not a government and is not subject to the restrictions of the Taxpayer Bill of Rights, Article X, Section 20 of the Constitution of the State of Colorado.

The Financial Reporting Entity consists of the Authority and organizations for which the Authority is financially accountable. Financial accountability exists if the Authority appoints a voting majority of the organization's governing board and can impose its will on the organization, or if the organization provides benefits to, or imposes financial burdens on the Authority. The Authority includes one discretely presented component unit in its financial statements, Denver Neighborhood Revitalization, Inc. (DNRI).

DNRI was formed in 2009 and is a registered Colorado not-for-profit organization, exempt under Section 501(c)(3) of the Internal Revenue Code in a determination letter issued June 2014. DNRI was established to conduct neighborhood revitalization efforts, specifically to administer and execute the Neighborhood Stabilization Program. DNRI was awarded funding in 2009 by the City and County of Denver and continued to execute the program using recycled funds until the program terminated in March 2019. The Authority has elected to present DNRI's financial statements as separate statements within the government-wide presentation.

Authority-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* reports all non-fiduciary financial and capital resources of the Authority. The Authority presents the statement in a format that displays *assets plus deferred outflows of resources minus liabilities minus deferred inflows of resources equal net position.* The Authority's net position displays three components: net investment in capital assets, restricted and unrestricted net position. Assets are restricted when their use is subject to external limits such as bond indentures and legal agreements.

The *Statement of Activities* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods, such as revenues pertaining to uncollected incremental taxes and earned but unused vacation.

The Authority-wide financial statements distinguish functions of the Authority that are principally supported by incremental taxes, intergovernmental revenues, investment income, priority fees and other income *(governmental activities),* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities).* The governmental activities of the Authority include general administration, redevelopment projects and debt service and the business-type activities of the Authority include rehabilitation loan and grant program activity.

Fund financial statements are designed to report information about the grouping of related accounts (funds), that are used to maintain control over resources that have been segregated for specific activities or objectives. The Authority uses *fund accounting* to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority can be divided into two categories: governmental funds and proprietary funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the Authority-wide financial statements. However, unlike the Authority-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the Authority's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the Authority-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the Authority-wide financial statements. By doing so, readers may better understand the long-term impact of the Authority's near-term financing decisions. Both the governmental funds' balance sheet and the governmental funds' statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds and governmental activities.*

Proprietary funds include the enterprise fund, which is used to report the same functions presented as business-type activities in the Authority-wide financial statements.

Notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the Authority-wide and fund financial statements.

Supplementary information: The Annual 15c2-12 Disclosure is provided in addition to the basic financial statements and accompanying notes. This schedule presents information related to the Authority's report required by Rule 15c2-12 under the *Securities Exchange Act of 1934*, as amended, for outstanding bonds issued by the Authority.

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
December 31, 2023

Table 1 reflects the Authority's Net Position (Deficit) as of December 31, 2023, 2022 and 2021:

Denver Urban Renewal Authority's Net Position (Deficit)
(In Thousands)

	Governmental Activities			Business-type Activities			Total Government		
	2023	2022 (Restated)	2021*	2023	2022	2021	2023	2022 (Restated)	2021*
Current and other assets	$ 319,470	$ 284,971	$ 287,132	5,426	$ 5,678	$ 6,343	$ 324,896	$ 290,649	$ 293,475
Total assets	319,470	284,971	287,132	5,426	5,678	6,343	324,896	290,649	293,475
Deferred Outflows	3,942	5,991	8,040	-	-	-	3,942	5,991	8,040
Other liabilities	44,059	52,141	61,269	726	700	618	44,785	52,841	61,887
Long-term liabilities	124,481	157,689	187,647	-	-	-	124,481	157,689	187,647
Total liabilities	168,540	209,830	248,916	726	700	618	169,266	210,530	249,534
Deferred Inflows	169,029	130,326	124,297	-	-	-	169,029	130,326	124,297
Net position									
Investment in capital assets	53	53	84	-	-	-	53	53	84
Restricted for									
Capital projects	32,147	31,817	27,760	-	-	-	32,147	31,817	27,760
Debt service	31,627	28,821	33,549	-	-	-	31,627	28,821	33,549
Housing program loans	-	-	-	4,700	4,978	5,725	4,700	4,978	5,725
Unrestricted (deficit)	(77,984)	(109,886)	(139,434)	-	-	-	(77,984)	(109,886)	(139,434)
Total net position (deficit)	$ (14,157)	$ (49,195)	$ (78,041)	$ 4,700	$ 4,978	$ 5,725	$ (9,457)	$ (44,217)	$ (72,316)

* 2021 not restated for implementation of GASB 96

Current and other assets increased $34,247,862 due to the increase in property tax receivable from the City and County of Denver. The property tax receivable is based on assessed values and mill levies certified in 2023 for collection in 2024. The Denver metro area experienced an unprecedented rise in home values in 2023 resulting in increased assessed values and accordingly, in expected property tax revenue. Total government-wide liabilities and deferred inflows of resources exceeded total government-wide assets and deferred outflows of resources by $9,456,641 (deficit) at the close of fiscal year 2023. Liabilities are greater than assets because of the outstanding debt that the Authority carries without the benefit of the corresponding asset. At the close of fiscal year 2022, total government-wide liabilities and deferred inflows of resources exceeded total government-wide assets and deferred outflows of resources by $44,217,028 (deficit). The Authority's 2022 deficit primarily reflected outstanding bond debt of $144,650,000.

Bond debt is serviced with tax increment receipts (incremental property and sales taxes) generated by redevelopment projects (see Note 1, "Tax Increment Financing" in the financial statements that follow this analysis). Outstanding bond debt was used to finance redevelopment projects located in the City and County of Denver. Resulting assets are accounted for and capitalized by the developers and other beneficiaries, not by the Authority. Types of project costs paid by the Authority include, but are not limited to, capital costs for demolishing improvements, excavating, grading, landscaping, and constructing improvements within the areas covered by Urban Renewal Plans.

The Authority's restricted net position represents funds that are subject to restrictions set forth in Redevelopment Agreements and Bond Indentures and for prepaid items.

Table 2 reflects the Authority's Changes in Net Position (Deficit) for the years ended December 31, 2023, 2022 and 2021:

Denver Urban Renewal Authority's Changes In Net Position (Deficit)
(In Thousands)

	Governmental Activities			Business-type Activities			Total Government		
	2023	2022 (Restated)	2021*	2023	2022	2021	2023	2022 (Restated)	2021*
Revenues									
Intergovernmental - program	$ 261	$ 270	$ 221	1,389	$ 1,146	$ 2,241	$ 1,650	$ 1,416	$ 2,462
General revenues									
Tax increment financing	161,240	155,619	143,035	-	-	-	161,240	155,619	143,035
Investment income (loss)	6,938	(1,455)	(311)	37	12	198	6,975	(1,443)	(113)
Other income	1,576	2,622	1,171	-	-	-	1,576	2,622	1,171
Total revenues	170,015	157,056	144,116	1,426	1,158	2,439	171,441	158,214	146,555
Expenses									
Administration	3,904	3,844	3,636	1,704	1,905	2,654	5,608	5,749	6,290
Redevelopment projects	78,608	71,360	125,133	-	-	-	78,608	71,360	125,133
Project expense - other taxing entities	46,457	45,783	41,987	-	-	-	46,457	45,783	41,987
Debt service									
Interest	6,008	7,223	8,880	-	-	-	6,008	7,223	8,880
Total expenses	134,978	128,210	179,636	1,704	1,905	2,654	136,682	130,115	182,290
Change in net position	35,038	28,846	(35,520)	(278)	(747)	(215)	34,760	28,099	(35,735)
Net position (deficit), beginning of year	(49,195)	(78,041)	(42,521)	4,978	5,725	5,940	(44,217)	(72,316)	(36,581)
Net position (deficit), end of year	$ (14,157)	$ (49,195)	$ (78,041)	$ 4,700	$ 4,978	$ 5,725	$ (9,457)	$ (44,217)	$ (72,316)

* 2021 not restated for implementation of GASB 96

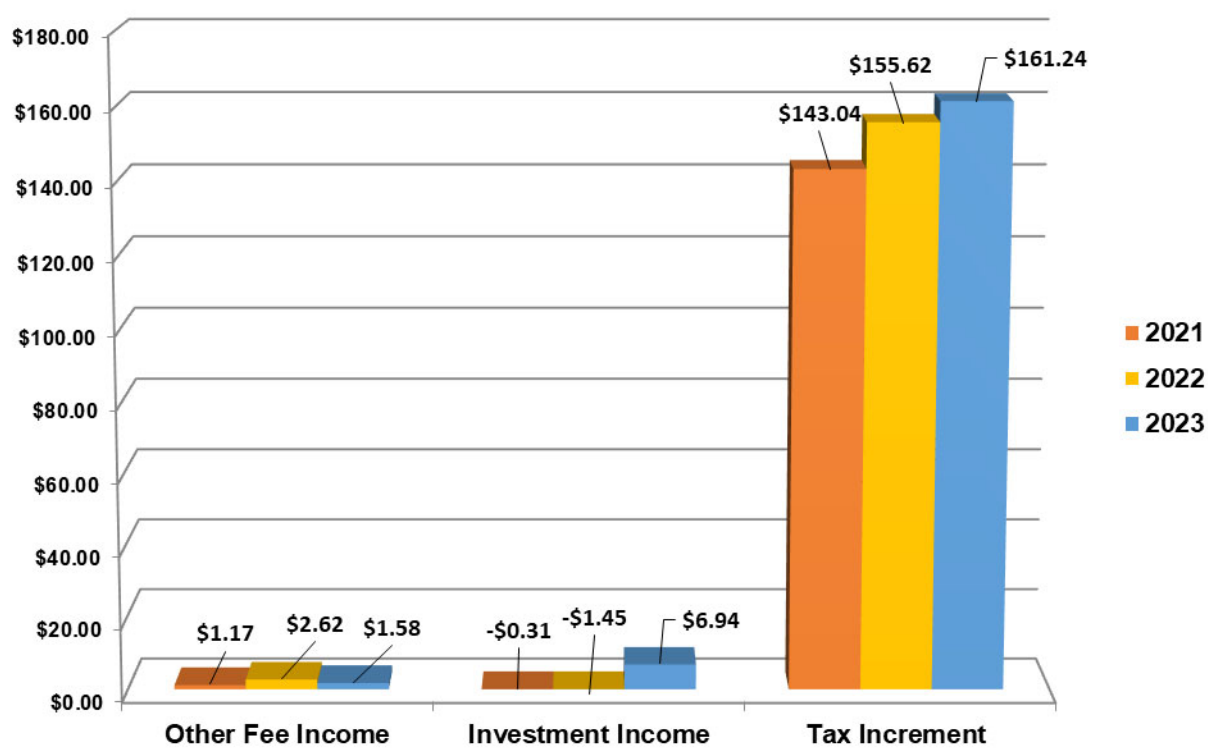
Governmental activities: The Authority's governmental activities net position increased by $35,037,596, or 71.2%, in 2023. A description of the key drivers for this activity is highlighted on page 11. The governmental activities net position increased by $28,847,024, or 37.0%, in 2022.

The Authority's tax increment financing revenues, including incremental property taxes, sales taxes, and lodgers' tax reflected an increase of $5,620,788 from the prior year. Property tax increment revenue increased by $5,570,064 with increases across all tax increment areas based on assessed values and mill levies certified in 2022 and collected in 2023. Sales tax increment revenue decreased by $23,810. The decrease in sales tax increment collections is due to two factors, reduced sales tax collections in certain tax increment areas, and the termination of sales tax collections where sufficient sales tax was collected to repay the associated reimbursement obligation. Lodgers tax increment increased by $74,534.

Overall, redevelopment project expenses increased by $7,248,041 in 2023. Redevelopment expenses are a function of the amount of tax increment financing revenue received. When tax increment receipts increase, redevelopment activity expenses increase as well. Variances between revenue and expenses can occur based on the amount and timing of associated expenditures.

The Authority, pursuant to various Cooperation Agreements, has agreed to provide tax increment revenue to other taxing districts, which include metropolitan districts, business improvement districts, fire districts and general improvement districts, located in various urban renewal areas. The Authority records the remittance of this tax increment revenue as a project expense. Accordingly, the tax increment revenue associated with other taxing entities corresponds with the increase in project expenses. In 2023, project expenses for other taxing entities increased by $674,602.

Revenue Governmental Activities



2023

Tax increment financing is composed primarily of property and sales tax increment revenue that made up 94.8% of total governmental activities revenue in 2023. Tax increment financing increased by $5,620,788, or 3.6%.

- Property tax increment increased in all areas as a result of property value increases and associated mill levies certified in 2022 and collected in 2023.

- The Central Park (Stapleton), 9th & Colorado, St. Anthony, Globeville, and Marycrest tax increment areas experienced the largest increase in tax increment based on dollars collected. On a percentage basis, Marycrest, the Point, Emily Griffith, and I-25 & Broadway projects experienced the largest increase in tax increment revenue receipts.

- Sales tax increment revenue decreased $23,810. Sales tax increment declined in both the Central Park (Stapleton) and 9th & Colorado tax increments areas. Central Park area revenues declined by $235,609 and 9th & Colorado revenues declined by $245,239.

- Of the 11 active sales-tax-increment-supported projects, six (6) saw an increase in sales tax increment collections.

- Sales tax increment collections for two St Anthony-Sloans projects ceased with the full repayment of developer reimbursement obligations for the Block 7 West Alamo project in 2023, and the Block 7 East LCPW project in 2022.

- Lodgers tax increment increased by $74,534, with all revenue coming from the Colorado National Bank redevelopment project.

Most of the Authority's funds are invested in bonds and fixed income investments. Changes in interest rates have a strong impact on the value of these types of investments. The decline in interest rates resulted in an increase in the value of the Authority's investments. The Authority makes market to market adjustments annually to reflect the fair value of investment accounts that fluctuate over time. These adjustments combined with interest earnings resulted in an increase in investment income of $8,393,083.

Other income including administration, origination, and other fees, declined by $1,046,164, due to lower participating interest and origination fee income on redevelopment projects. This component represented .9% of total governmental activities revenues in 2023.

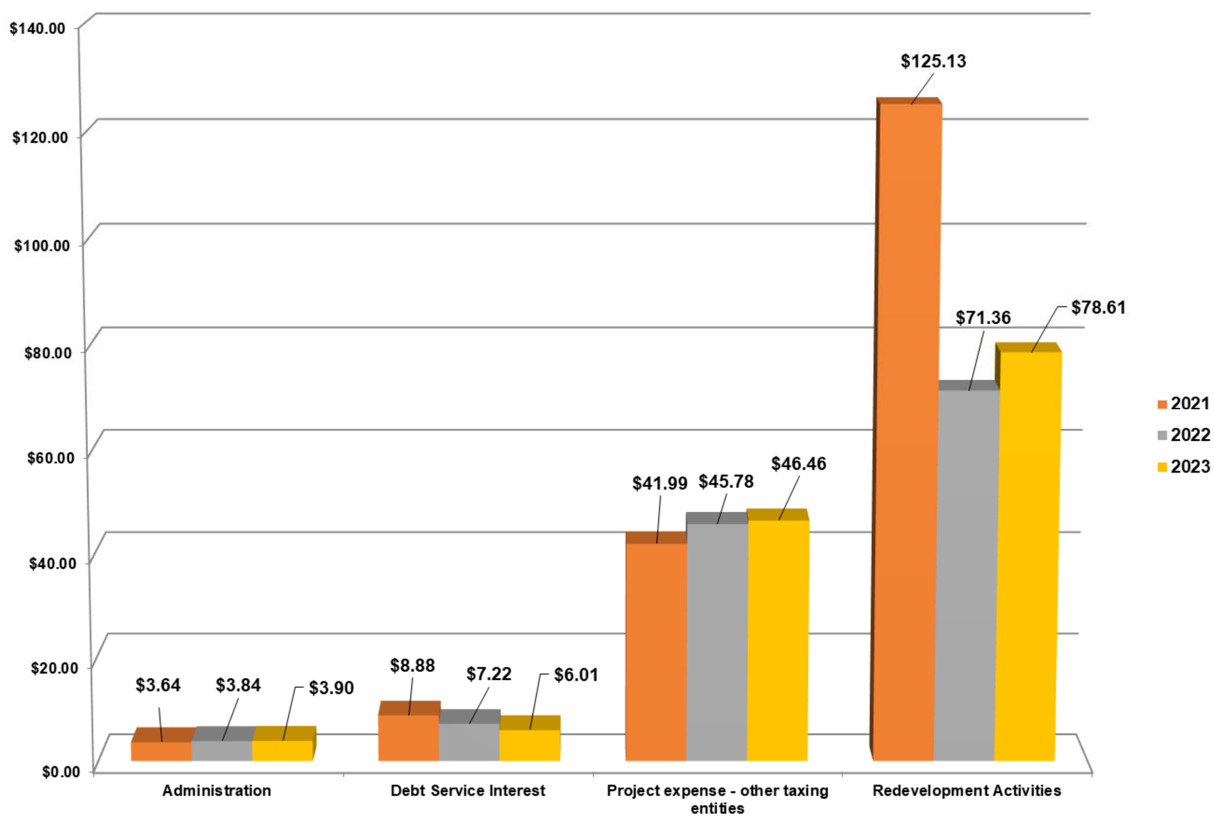
2022

Tax increment financing made up 99.1% of total governmental activities revenue in 2022. Tax increment financing increased by $12,584,148, or 8.8%. As a result of property valuation increases that were certified in 2021 and collected in 2022, most tax increment areas experienced increased property tax increment revenue. In 2022, sales tax increment revenue increased $3,272,193 with the largest increased occurring in the Stapleton and 9th and Colorado tax increment areas. Lodgers tax increment increased by $312,447, with all revenue coming from the Colorado National Bank redevelopment project.

Most of the Authority's funds are invested in bonds and fixed income investments. Rising interest rates such as those seen in 2022 typically impact bonds and fixed investments most as these types of investments drop in value as interest rates rise. The Authority makes market to market adjustments annually to reflect the fair value of investment accounts that fluctuate over time. Investment income decreased by $1,143,700 due to lower total investment return associated with the decreases in investment values.

Other income including administration, origination, and other fees, increased by $1,450,940 due to receipt of participating interest fees on redevelopment projects. This component represented 1.7% of total governmental activities revenues in 2022.

Expense Governmental Activities



2023

- In 2023, total governmental activities expenses were $134,977,747, an increase of $6,767,812, or 5.3%, from 2022.

- Redevelopment activity project expenses increased $7,248,041, or 10.2%. Redevelopment Activity Expense varies in relation to the amount of tax increment revenue collected and pledged to the payment of project expenses.

- Interest expense on bonds decreased by $1,215,410, or 16.8%, based on lower scheduled senior debt service payments on both the Stapleton and the 9th & Colorado bonds.

- Project expenses for other taxing entities increased by $674,602, or 1.5%. By intergovernmental agreement, the Authority passes through property tax increment collected from other taxing entities and records this as a project expense. Therefore, this increase was due exclusively to the increase in property tax revenue from value and/or mill levy increases.

- Administration expenses increased by $60,579 or 1.6%. Administration expenses represented 2.9% of total governmental activities expenses in 2023.

2022

- Total governmental activities expenses of $128,209,935 decreased by $51,426,805, or 28.6%, from 2021.

  - Redevelopment activity project expenses decreased by $53,774,166, or 43.0%. The majority of the decrease is a result of the full accrual of the project expense associated with 16th Street Mall Reconstruction Project in 2021. There were no increases in project expense of that magnitude in 2022. There were notable increases to redevelopment expenses for projects in Stapleton and the projects within the St. Anthony redevelopment areas. Stapleton project expenses increased by $1,363,876, and four projects within St. Anthony saw increased expenditures totaling $632,000. Two notable areas of project expense recognized by the Authority were funded by developers: project expenses related to the relocation of residents of a motel redevelopment project were recognized in the amount of $333,000, and expenses related to construction employment training opportunities were recognized in the amount of $301,728.

  - Interest expense on bonds decreased by $1,656,431, or 18.7%, due to lower interest payments on both the Stapleton and the 9th & Colorado bonds.

  - Project expenses for other taxing entities increased by $3,795,976, or 9.0%. By intergovernmental agreement, the Authority passes through property tax increment collected from other taxing entities and records this as a project expense. Therefore, this increase was due exclusively to the increase in property tax revenue from value and/or mill levy increases.

  - Administration expenses represented 3.0% of total governmental activities expenses in 2022 and increased by $207,816, or 5.6%.

Business-type activities of the Authority consist of federal and local financial assistance for the Authority's Housing Rehabilitation programs. Federal funds are passed through the City and County of Denver to the Authority via the City's Community Development Block Grant, and HOME Loan and

Grant Programs. This proprietary activity is accounted for as business-type activity because the Authority has concluded that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Business-type activities decreased the Authority's business-type activities net position by $277,209, or 5.6%, in 2023. The decrease in net position is due to the use of prior earned and available program income to fund program activity that was expensed in 2023. In 2022, these activities reported a decrease in net position of $747,654, or 13.1%.

Financial Analysis of the Authority's Funds

As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the Authority's *governmental funds* is to provide information on near-term inflows, outflows and balances of resources that are available for spending. Such information is useful in assessing the Authority's financial requirements. *Unassigned fund balance* may serve as a useful measure of the Authority's net resources available for spending at the end of the fiscal year. Individual fund information of governmental funds reported by the Authority includes the general fund, capital projects fund and debt service fund, which are all considered major funds.

At the end of the current fiscal year, the Authority's governmental funds reported combined fund balances of $106,585,849 compared to $102,563,281 in 2022. This was an increase of $4,022,568 in 2023, compared to a decrease of $899,618 in 2022 and an increase of $72,557,883 in 2021. An unassigned fund balance attributed to the general fund was $2,181,383, or 2.0%, of the 2023 combined fund balance of $106,585,849. This amount is retained for Authority administrative expenses.

The general fund is the general operating fund of the Authority. It is used to account for the Authority's general and administrative expenditures, financial commitments except those accounted for in another major fund. At the end of fiscal year 2023, the fund balance of the general fund was $2,314,812, of which $133,429 was non-spendable. On December 31, 2022, the general fund balance was $2,314,812, of which $89,775 was non-spendable.

The capital projects fund is used to account for the financial activity of various redevelopment project obligations. On December 31, 2023, the capital projects fund balance was $72,644,046, a net increase of $1,216,976. Transfers in and out of the capital projects fund are affected by timing differences between the collection of tax increment revenue and associated expenditures for all TIF projects. The capital projects fund balances were $71,427,070 and $65,799,910 on December 31, 2022 and 2021, respectively. All the fund balance of the capital projects fund is either restricted or committed.

The debt service fund is used for the servicing of long-term debt. The debt service fund has an ending fund balance of $31,626,991, a net increase of $2,805,592, on December 31, 2023. All fund balance of the debt service fund is restricted. The Authority's debt service fund balance was $28,821,399 and $33,548,941 on December 31, 2022 and 2021, respectively.

Proprietary Funds

The *enterprise fund* is used to account for operations related to the Authority's federal revolving rehabilitation loan programs, historically a major program for Single Audit purposes consistent with the provisions of the *Single Audit Act of 1996*. The Authority was not subject to compliance testing in accordance with Uniform Guidance for the year ended December 31, 2023 and 2022 because the Authority's total expenditures of federal funds were less than $750,000. On December 31, 2023, the proprietary fund had an ending net position of $4,700,309, a net decrease of $277,209 from the prior year. The decrease in fund net position is due to the use of prior earned and available program income to fund program activity that was expensed in 2023. On December 31, 2022 and 2021, net position was $4,977,518 and $5,725,172, respectively.

New Accounting Standards

In May 2020, the GASB issued Statement No. 96, *Subscription-Based Information Technology Agreements*. Effective January 1, 2022, the Authority implemented the provisions of GASB Statement No. 96. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). Under this statement, a government generally should recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability. The Authority restated certain line items in the December 31, 2022 general fund financial statements as well as the governmental-activities in order to a record subscription asset and liability and related principle and interest expense. The 2022 restatement did not have a material impact to the December 31, 2022 financial statements.

General Fund Budget

As a part of the Local Government Budget Law of Colorado, Title 29 Government – Local, General Provisions, the Authority is required to submit its general fund budget annually to the State of Colorado. See "Required Supplementary Information" for the Budgetary Comparison Schedule – General Fund. The Authority annually adopts a budget for the general fund for management purposes. During 2023, there were no changes made to the general fund budget as approved by the Authority Board of Commissioners.

Debt Administration

On December 31, 2023, the Authority had total bond debt outstanding of $115,375,000 as compared to $144,650,000 at the end of the 2022 and $171,145,000 in 2021. The Authority's outstanding debt will be repaid from future collections of tax increment revenues or from reserves established by the Authority and maintained by the bond trustee.

As of December 31, 2023, the Stapleton Senior bonds are rated AA- (stable outlook) by Fitch, Inc. Additionally, as of December 31, 2023, the Stapleton Senior Subordinate bonds are rated Aa3 by Moody's Investors Service Inc. All other Authority bonds are unrated. (See Note 9 of the Financial Statements that follow this report for more detailed information regarding the Authority's debt).

Investment Policies and Practices

In 2014, the Authority engaged the services of the Investment Advisory firm, PFM Asset Management LLC (PFM). At fiscal year ended December 31, 2023, $122.5 million was under management at PFMAM. Note 2 to the financial statements includes additional detailed information regarding the Authority's "Cash and Investments."

In accordance with the Authority's Investment Policy, the Authority invests cash not necessary to meet near term operating expenses in local government investment pools (LGIPs), including the Colorado Statewide Investment Pool (CSIP), and Colorado Local Government Liquid Asset Trust (COLOTRUST). CSIP invests in U.S. Treasury, U.S. Agency Securities and repurchase agreements collateralized by U.S. Treasury and U.S. Agency Securities, and Corporate notes. As of December 31, 2023, the weighted average maturity of the portfolio was 55 days with a current seven-day yield of 5.56%. As of December 31, 2022, the average weighted maturity was 31 days, and the current seven-day yield was 4.51%. COLOTRUST invests in U.S. Treasury, U.S. Agency Securities and repurchase agreements collateralized by U.S. Treasury and U.S. Agency Securities, and Commercial Paper. The maturities of the investments range from one day to one year, and as of December 31, 2023, had a weighted average maturity of approximately 48 days and a seven-day yield of 5.57%. As of December 31, 2022, the weighted average maturity was 27 days and the seven-yield was 4.51%.

Authority investment performance is measured on both a yield and total return basis as appropriate.

The Authority's cash and investments balance as of December 31, 2023 was $147,230,781 including amounts held with trustees for the Authority's bond-funded projects. Of this balance, $140,251,370 was restricted, primarily for future expenditures on capital projects and associated debt service. Projects with restricted cash and investment balances include 9th and Colorado ($5.6 million), Stapleton ($23 million), and Downtown ($44.5 million). Per the project funding agreement, for Downtown Denver Improvements, the Authority's obligation to reimburse project costs terminates on December 31, 2027.

Economic Factors Impacting the Authority's Financial Position

The information presented in the financial statements is best understood in the context of the national state and local economies in which we operate. The Authority is heavily reliant on property and sales tax activity in the City and County of Denver, therefore state and local economies and policies that affect them are analyzed and considered when projecting revenue growth in 2023 and future years. Below is a brief discussion on some of the economic factors which may influence Authority financial results either directly or indirectly.

COVID-19 Recovery

Beginning in March 2020, the U.S., state, and local economies were significantly impacted by the emergence of the COVID-19 pandemic. As described, tax increment revenue increased in 2023. With both property and sales tax increment revenues surpassing pre-pandemic levels and Lodgers tax increment approaching almost 90% of 2019 year-end levels.

State Laws Regarding Property Taxes

It is possible that changes to the State's property tax laws could occur in the future, and such changes could impact the amount of property tax increment collected.

The mill levies imposed by the taxing entities, including overlapping entities within tax increment financing districts are governed by state laws. From time to time, these State laws are revised by the Colorado General Assembly. For example, SB 22-238 and SB 23B-001 reduce property taxes for levy years 2023 and 2024 through reductions in assessed valuation and actual valuation of certain subclasses of residential and non-residential property. The assessed valuation, which represents the value upon which ad valorem property taxes are levied is calculated by the County Assessor as a percentage of statutory actual value. The percentage used to calculate assessed valuation differs depending upon the classification of the property.

Residential and non-residential assessment rates may be changed by the Colorado General Assembly and by the eligible electors at a state-wide election, and any increases would require voter approval pursuant to TABOR. The assessed valuation for all residential real property is 7.15% of the actual value, subject to certain temporary reductions as further described below. The assessed value valuation for all non-residential property with certain specified exceptions, is 29% of the actual value, subject to temporary reductions as further described below.

Once the assessed values are determined by county assessors, those values are used for taxing entities to determine and certify mill levy rates necessary to raise sufficient property tax revenue. The mill levies multiplied by the assessed values determine the amount of ad valorem property taxes to be collected. The amount of property tax increment generated within a tax increment area is directly dependent upon the mill levies imposed by taxing jurisdictions that overlap the tax increment area. Under the tax increment financing mechanism used by the Authority, the Authority calculates the level of property and/or municipal sales tax collections in a project area before redevelopment and estimates the new tax revenues expected to be generated by the redevelopment. The difference between the tax collections before the redevelopment and the increased taxes taken in because of it are used to make debt service on bonds, to help pay for eligible project costs, or to reimburse developers for these costs. Accordingly, changes to state property tax laws can impact the primary financing mechanism used by the Authority in its redevelopment capacity.

Set forth below is a description of two laws that are intended to reduce property taxes through reductions in both actual value and assessed value.

SB 22-238

On May 16, 2022, Senate Bill 22-238 became law. SB22-238 (i) temporarily reduces the assessment rate for all residential real property to 6.765% in levy year 2023, and temporarily reduces the calculation of the actual value of such property by up to $15,000 in levy year 2023; (ii) temporarily reduces the assessment rate for multi-family residential property from 7.15% to 6.80% in levy year 2024; and (iii) temporarily adjusts the ratio of valuation for assessment for all residential real property other than multi-family residential real property for levy year 2024, which has the effect of an aggregate decrease in local government property tax revenue during the 2023 and 2024 property tax collection years in the State of Colorado.

SB 23B-001

On November 20, 2023, Senate Bill 23B-001 became law. SB 23B-001 further temporarily reduces the assessment rate for all residential real property to 6.7% in levy year 2023, and further temporarily reduces the calculation of the actual value of such property by up to $55,000 in levy year 2023. SB 23B-001 applies only to tax collection year 2024.

In accordance with SB22-238 and SB 23B-001, certain local governments are eligible for reimbursement for reductions in property tax revenue resulting from the temporary reductions in assessed and actual value imposed by these laws. As the City and County of Denver has a population that is more than 300,000, the overlapping taxing entities are eligible for a backfill of 65% of their total property tax reduction due to SB 22-238. However, overlapping taxing entities are not eligible for any reimbursement if they have an increase of 10% or more in the assessed value of real property from the levy year 2022 to levy year 2023. The City and County of Denver's 2023 assessed values increased by more than 15% from its 2022 certified values; therefore, it is not anticipated that the City will be eligible for backfill under SB 23B-001.

National, Regional and Local Key Economic Indicators

The Metro Denver EDC, the University of Colorado Boulder, Leeds School of Business, Denver Economic Development and Opportunity and the Department of Finance of Denver publish national, regional, and local economic indicators. Below, we note some of the key indicators reported by these organizations that may impact business operations and results of the Authority.

GDP

National real gross domestic product (GDP) increased at a rate of 3.4% in Q3 2023 and 3.1% year-over-year. Colorado's GDP increased at a rate of 2.7% in Q3 and 3.2% year-over-year.

Inflation, Employment and Personal Income

According to the Leeds School of Business, First Quarter 2024 Confidence Index Report, inflation in the Denver-Aurora-Lakewood MSA improved to 3.5% in January 2024. National employment growth increased 1.8% year-over-year. The national unemployment rate increased to 3.9% in February 2024.

Year-over-year employment growth in Colorado increased 2.5% in 2023, with continuing growth into 2024—at 2.1% through February 2024. Colorado's unemployment rate in February 2024 was 3.5%. Colorado's per capita personal income increased 4.2% year-over-year in Q4 2023.

Retail Sales and Office Vacancies

With respect to total retail sales, national sales increased 3.7% from December 2022 to 2023. Office vacancy rates for Q3 2023 to Q4 2023 increased 15.7%. Year-over-year, office vacancy rates were up 1.4%. Q4 2023 retail space vacancy rates were down .1% from 4.1% one year ago.

2023 Operations and Debt Services

The Authority has a stated goal of maintaining a minimum fund balance level of $2,100,000 of unassigned fund balance in the general fund. On December 31, 2023, the unassigned fund balance in the general fund was $2,181,383 and $2,225,037 in 2022. To maintain the unassigned fund balance goal, a transfer in or out is recorded at year-end between the general fund and the Development Fund (Capital Projects Fund).

The Authority expects 2024 tax increment revenue to be sufficient to meet debt service obligations to bondholders. (See "Supplemental Information" in the Financial Statements that follow this report). In general, based on strong fund balances and anticipated economic and projected activity, the Authority expects to maintain a strong financial position through 2024.

Request for Information

This financial report is designed to provide a general overview of the Denver Urban Renewal Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the CFO, 1555 California Street, Suite 200, Denver, Colorado 80202.

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Basic Financial Statements

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Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF NET POSITION
December 31, 2023
(With Comparative Summarized Information as of December 31, 2022)

	Governmental Activities	Business-type Activities	Total Primary Government 2023	Total Primary Government 2022 (Restated)
Assets				
Cash and investments	$ 2,519,036	$ 4,460,375	$ 6,979,411	$ 8,215,457
Restricted cash and investments	140,251,370	-	140,251,370	143,542,296
Accounts receivable	176,074	8,856	184,930	131,207
Interest receivable	326,772	-	326,772	250,257
Due from the City and County of Denver	174,719,723	67,380	174,787,103	136,081,723
Prepaid items	133,429	819	134,248	90,677
Notes receivable (net of allowance of $7,286,994 and $7,397,745 2023 and 2022, respectively)	1,153,803	-	1,153,803	1,295,830
Loans receivable (net of allowance of $214,003 and $379,424 for 2023 and 2022, respectively)	-	897,552	897,552	845,576
Internal balances	8,501	(8,501)	-	-
Capital and subscription assets, net	181,456	-	181,456	195,760
Total assets	319,470,164	5,426,481	324,896,645	290,648,783
Deferred Outflows of Resources				
Deferred loss on refunding	3,941,725	-	3,941,725	5,991,034
	3,941,725	-	3,941,725	5,991,034
Liabilities				
Accrued liabilities	42,360,139	707,276	43,067,415	50,995,767
Accrued interest	1,262,254	-	1,262,254	1,309,812
Deposits	436,440	-	436,440	516,757
Due to the other governments	-	18,896	18,896	18,930
Noncurrent liabilities				
Due within one year	31,396,931	-	31,396,931	28,288,625
Due in more than one year	93,084,523	-	93,084,523	129,400,499
Total liabilities	168,540,287	726,172	169,266,459	210,530,390
Deferred Inflows of Resources	169,028,552	-	169,028,552	130,326,455
Net Position (Deficit)				
Investment in capital assets	52,748	-	52,748	53,427
Restricted for				
Capital projects	32,147,436	-	32,147,436	31,816,802
Debt service	31,626,991	-	31,626,991	28,821,399
Housing program loans	-	4,700,309	4,700,309	4,977,518
Unrestricted (deficit)	(77,984,125)	-	(77,984,125)	(109,886,174)
Total net position (deficit)	$ (14,156,950)	$ 4,700,309	$ (9,456,641)	$ (44,217,028)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF NET POSITION
December 31, 2022

	Governmental Activities (Restated)	Business-type Activities	Total Primary Government (Restated)
Assets			
Cash and investments	$ 3,427,867	$ 4,787,590	$ 8,215,457
Restricted cash and investments	143,542,296	-	143,542,296
Accounts receivable	122,979	8,228	131,207
Interest receivable	250,257	-	250,257
Due from the City and County of Denver	136,045,118	36,605	136,081,723
Prepaid items	89,775	902	90,677
Notes receivable (net of allowance of $7,387,451)	1,295,830	-	1,295,830
Loans receivable (net of allowance of $379,424)	-	845,576	845,576
Internal balances	1,364	(1,364)	-
Capital and subscription assets, net	195,760	-	195,760
Total assets	284,971,246	5,677,537	290,648,783
Deferred Outflows of Resources			
Deferred loss on refunding	5,991,034	-	5,991,034
	5,991,034	-	5,991,034
Liabilities			
Accrued liabilities	50,314,678	681,089	50,995,767
Accrued interest	1,309,812	-	1,309,812
Deposits	516,757	-	516,757
Due to the other governments	-	18,930	18,930
Noncurrent liabilities			
Due within one year	28,288,625	-	28,288,625
Due in more than one year	129,400,499	-	129,400,499
Total liabilities	209,830,371	700,019	210,530,390
Deferred Inflows of Resources	130,326,455	-	130,326,455
Net Position (Deficit)			
Investment in capital assets	53,427	-	53,427
Restricted for			
Capital projects	31,816,802	-	31,816,802
Debt service	28,821,399	-	28,821,399
Housing program loans	-	4,977,518	4,977,518
Unrestricted (deficit)	(109,886,174)	-	(109,886,174)
Total net position (deficit)	$ (49,194,546)	$ 4,977,518	$ (44,217,028)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENTS OF FINANCIAL POSITION – DENVER NEIGHBORHOOD REVITALIZATION, INC.
December 31, 2023 and 2022

	2023	2022
Assets		
Cash	$ 1,148,568	$ 1,150,442
Prepaid items	2,888	2,662
Total assets	1,151,456	1,153,104
Liabilities		
Accounts payable - related party	-	-
Total liabilities	-	-
Net Assets		
Without donor restrictions		
Undesignated	$ 1,151,456	$ 1,153,104

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF ACTIVITIES
Year Ended December 31, 2023
(With Comparative Summarized Information for the year ended December 31, 2022)

		Program Revenues
	Expenses	Operating Grants and Contributions
Function/Programs		
Governmental activities		
General government	$ 3,904,288	$ 260,880
Redevelopment projects	78,608,053	-
Project expense - other taxing entities	46,457,345	-
Interest expense	6,008,061	-
Total governmental activities	134,977,747	260,880
Business-type activities		
Loan programs	1,704,025	1,389,016
Total business-type activities	1,704,025	1,389,016
Total	$ 136,681,772	$ 1,649,896

General revenues

Tax increment financing

Investment income (loss)

Other revenues

Total general revenues

Change in net position (deficit)

Net position (deficit), beginning of year

Net position (deficit), end of year

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF ACTIVITIES
Year Ended December 31, 2023
(With Comparative Summarized Information for the year ended December 31, 2022)

Net (Expense) Revenue and Changes in Net Position		Total Primary Government	
Governmental Activities	Business-type Activities	2023	2022 (Restated)
$ (3,643,408)	$ -	$ (3,643,408)	$ (3,573,506)
(78,608,053)	-	(78,608,053)	(71,360,012)
(46,457,345)	-	(46,457,345)	(45,782,743)
(6,008,061)	-	(6,008,061)	(7,223,471)
(134,716,867)	-	(134,716,867)	(127,939,732)
-	(315,009)	(315,009)	(759,381)
-	(315,009)	(315,009)	(759,381)
(134,716,867)	(315,009)	(135,031,876)	(128,699,113)
161,239,967	-	161,239,967	155,619,179
6,938,361	37,800	6,976,161	(1,442,995)
1,576,135	-	1,576,135	2,622,299
169,754,463	37,800	169,792,263	156,798,483
35,037,596	(277,209)	34,760,387	28,099,370
(49,194,546)	4,977,518	(44,217,028)	(72,316,398)
$ (14,156,950)	$ 4,700,309	$ (9,456,641)	$ (44,217,028)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF ACTIVITIES
Year Ended December 31, 2022
(Restated)

Function/Programs	Expenses	Program Revenues: Operating Grants and Contributions
Governmental activities		
General government	$ 3,843,709	$ 270,203
Redevelopment projects	71,360,012	-
Project expenses - other taxing entities	45,782,743	-
Interest expense	7,223,471	-
Total governmental activities	128,209,935	270,203
Business-type activities		
Loan programs	1,904,885	1,145,504
Total business-type activities	1,904,885	1,145,504
Total	$ 130,114,820	$ 1,415,707
General revenues		
Tax increment financing		
Investment income		
Other revenues		
Total general revenues		
Change in net position (deficit)		
Net position (deficit), beginning of year		
Net position (deficit), end of year		

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF ACTIVITIES
Year Ended December 31, 2022
(Restated)

Net (Expense) Revenue and Changes in Net Position

	Governmental Activities	Business-type Activities	Total Primary Government
	$ (3,573,506)	$ -	$ (3,573,506)
	(71,360,012)	-	(71,360,012)
	(45,782,743)	-	(45,782,743)
	(7,223,471)	-	(7,223,471)
	(127,939,732)	-	(127,939,732)
	-	(759,381)	(759,381)
	-	(759,381)	(759,381)
	(127,939,732)	(759,381)	(128,699,113)
	155,619,179	-	155,619,179
	(1,454,722)	11,727	(1,442,995)
	2,622,299	-	2,622,299
	156,786,756	11,727	156,798,483
	28,847,024	(747,654)	28,099,370
	(78,041,570)	5,725,172	(72,316,398)
	$ (49,194,546)	$ 4,977,518	$ (44,217,028)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENTS OF ACTIVITIES –
DENVER NEIGHBORHOOD REVITALIZATION, INC.
Years Ended December 31, 2023 and 2022

	2023	2022
Operating revenues		
Developer fee revenue	$ -	$ -
Total operating revenues	-	-
Operating expenses		
Program services	-	-
Support services	1,648	10,993
Total operating expenses	1,648	10,993
Operating revenues over (under) operating expenses	(1,648)	(10,993)
Nonoperating revenues		
Investment income	-	289
Total nonoperating revenues	-	289
Decrease in net assets	(1,648)	(10,704)
Net assets - unrestricted, beginning of year	1,153,104	1,163,808
Net assets - unrestricted, end of year	$ 1,151,456	$ 1,153,104

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2023
(With Comparative Summarized Information as of December 31, 2022)

	General	Capital Projects	Debt Service	Total Governmental Funds 2023	Total Governmental Funds 2022
Assets					
Cash and investments	$ 2,519,036	$ -	$ -	$ 2,519,036	$ 3,427,867
Restricted cash and investments	-	113,422,007	26,829,363	140,251,370	143,542,296
Accounts receivable	158,832	17,242	-	176,074	122,979
Interest receivable	-	286,086	28,687	314,773	237,683
Due from the City and County of Denver	-	169,547,644	5,172,079	174,719,723	136,045,118
Prepaid items	133,429	-	-	133,429	89,775
Advances to other funds	502,792	886,342	4,638,150	6,027,284	6,848,332
Total assets	$ 3,314,089	$ 284,159,321	$ 36,668,279	$ 324,141,689	$ 290,314,050
Liabilities and Fund Balances					
Liabilities					
Accrued liabilities	$ 112,935	$ 41,959,130	$ -	$ 42,072,065	$ 50,060,589
Deposits	-	436,440	-	436,440	516,757
Advances from other funds	886,342	5,132,441	-	6,018,783	6,846,968
Total liabilities	999,277	47,528,011	-	48,527,288	57,424,314
Deferred inflows of resources	-	163,987,264	5,041,288	169,028,552	130,326,455
Fund balances					
Nonspendable - prepaid items	133,429	-	-	133,429	89,775
Restricted					
Capital projects	-	32,147,436	-	32,147,436	31,816,802
Debt service	-	-	31,626,991	31,626,991	28,821,399
Committed	-	40,496,610	-	40,496,610	39,610,268
Unassigned	2,181,383	-	-	2,181,383	2,225,037
Total fund balances	2,314,812	72,644,046	31,626,991	106,585,849	102,563,281
Total liabilities, deferred inflows of resources, and fund balances	$ 3,314,089	$ 284,159,321	$ 36,668,279	$ 324,141,689	$ 290,314,050

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2022

	General	Capital Projects	Debt Service	Total Governmental Funds
Assets				
Cash and investments	$ 3,427,867	$ -	$ -	$ 3,427,867
Restricted cash and investments	-	119,821,414	23,720,882	143,542,296
Accounts receivable	107,733	15,246	-	122,979
Interest receivable	-	217,224	20,459	237,683
Due from the City and County of Denver	-	131,738,006	4,307,112	136,045,118
Prepaid items	89,775	-	-	89,775
Advances to other funds	343,398	1,570,100	4,934,834	6,848,332
Total assets	$ 3,968,773	$ 253,361,990	$ 32,983,287	$ 290,314,050
Liabilities and Fund Balances				
Liabilities				
Accrued liabilities	$ 83,861	$ 49,976,728	$ -	$ 50,060,589
Deposits	-	516,757	-	516,757
Advances from other funds	1,570,100	5,276,868	-	6,846,968
Total liabilities	1,653,961	55,770,353	-	57,424,314
Deferred inflows of resources	-	126,164,567	4,161,888	130,326,455
Fund balances				
Nonspendable - prepaid items	89,775	-	-	89,775
Restricted				
Capital projects	-	31,816,802	-	31,816,802
Debt service	-	-	28,821,399	28,821,399
Committed	-	39,610,268	-	39,610,268
Unassigned	2,225,037	-	-	2,225,037
Total fund balances	2,314,812	71,427,070	28,821,399	102,563,281
Total liabilities, deferred inflows of resources, and fund balances	$ 3,968,773	$ 253,361,990	$ 32,983,287	$ 290,314,050

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
RECONCILIATIONS OF THE BALANCE SHEETS – GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
December 31, 2023 and 2022

Amounts reported for governmental activities in the statements of net position are different because:

	2023	2022 (Restated)
Total fund balances - governmental funds	$ 106,585,849	$ 102,563,281
Long-term assets are not available to pay for current-period expenditures and therefore are not reported in the funds		
Notes receivable, net	1,153,803	1,295,830
Interest receivable	11,999	12,574
Capital and subscription assets, net	181,456	195,760
Other long-term assets and deferred outflows of resources are not available to pay for current-period expenditures and therefore are deferred in the funds		
Deferred loss on refundings	3,941,725	5,991,034
Long-term liabilities, including bonds payable, notes payable, interest payable and compensated absences are not due and payable in the current period and therefore are not reported in the funds		
Bonds payable	(115,375,000)	(144,650,000)
(Premiums)/discount on bonds payable	(5,955,425)	(9,154,900)
Notes payable	(3,022,321)	(3,740,621)
Subscription liability	(128,708)	(142,333)
Accrued interest	(1,262,254)	(1,309,812)
Compensated absences	(288,074)	(255,359)
Net position (deficit) of governmental activities	$ (14,156,950)	$ (49,194,546)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended December 31, 2023
(With Comparative Summarized Information for the year ended December 31, 2022)

				Total Governmental Funds	
	General	Capital Projects	Debt Service	2023	2022 (Restated)
Revenues					
Intergovernmental	$ 260,880	$ -	$ -	$ 260,880	$ 270,203
Tax increment financing	-	156,207,274	5,032,693	161,239,967	155,619,179
Investment income (loss)	92,272	2,989,652	3,858,283	6,940,207	(1,454,722)
Other income	1,134,661	582,230	-	1,716,891	2,722,231
Total revenues	1,487,813	159,779,156	8,890,976	170,157,945	157,156,891
Expenditures					
Current					
Administration	3,710,587	69,733	20,592	3,800,912	3,765,659
Redevelopment projects	-	16,587,938	62,720,245	79,308,183	71,755,441
Project expense - other taxing entities	-	46,457,345	-	46,457,345	45,782,743
Debt service					
Principal	13,625	-	29,275,000	29,288,625	26,507,674
Interest	10,505	-	7,196,551	7,207,056	8,445,756
Capital outlay	73,256	-	-	73,256	-
Total expenditures	3,807,973	63,115,016	99,212,388	166,135,377	156,257,273
Revenues over (under) expenditures	(2,320,160)	96,664,140	(90,321,412)	4,022,568	899,618
Other financing sources (uses)					
Transfers in	3,206,502	886,342	93,677,004	97,769,848	90,194,862
Transfers out	(886,342)	(96,333,506)	(550,000)	(97,769,848)	(90,194,862)
Total other financing sources (uses)	2,320,160	(95,447,164)	93,127,004	-	-
Net change in fund balances	-	1,216,976	2,805,592	4,022,568	899,618
Fund balances, beginning of year	2,314,812	71,427,070	28,821,399	102,563,281	101,663,663
Fund balances, end of year	$ 2,314,812	72,644,046	$ 31,626,991	$ 106,585,849	$ 102,563,281

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended December 31, 2022

	General (Restated)	Capital Projects	Debt Service	Total Governmental Funds (Restated)
Revenues				
Intergovernmental	$ 270,203	$ -	$ -	$ 270,203
Tax increment financing	-	150,744,266	4,874,913	155,619,179
Investment income	19,312	(1,635,594)	161,560	(1,454,722)
Other income	1,709,970	1,012,261	-	2,722,231
Total revenues	1,999,485	150,120,933	5,036,473	157,156,891
Expenditures				
Current				
Administration	3,661,565	81,997	22,097	3,765,659
Redevelopment projects	-	12,124,371	59,631,070	71,755,441
Project expense - other taxing entities	-	45,782,743	-	45,782,743
Debt service				
Principal	12,674	-	26,495,000	26,507,674
Interest	11,467	-	8,434,289	8,445,756
Total expenditures	3,685,706	57,989,111	94,582,456	156,257,273
Revenues over (under) expenditures	(1,686,221)	92,131,822	(89,545,983)	899,618
Other financing sources (uses)				
Transfers in	3,256,321	1,570,100	85,368,441	90,194,862
Transfers out	(1,570,100)	(88,074,762)	(550,000)	(90,194,862)
Total other financing sources (uses)	1,686,221	(86,504,662)	84,818,441	-
Net change in fund balances	-	5,627,160	(4,727,542)	899,618
Fund balances, beginning of year	2,314,812	65,799,910	33,548,941	101,663,663
Fund balances, end of year	$ 2,314,812	$ 71,427,070	$ 28,821,399	$ 102,563,281

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
RECONCILIATIONS OF STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENTS OF ACTIVITIES
Years Ended December 31, 2023 and 2022

Amounts reported for governmental activities in the statements of activities are different because:

	2023	2022 (Restated)
Net change in fund balances, total governmental funds	$ 4,022,568	$ 899,618
Repayment of bond principal and note principal are expenditures in the governmental funds, but repayments reduce long-term liabilities in the statements of net position		
Repayment, payments/reduction of bond principal	29,275,000	26,495,000
Change in note payable	718,300	404,825
Repayment of subscription liability	13,625	12,674
Some expenses reported in the statements of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds		
Change in accrued interest and other expenses	47,558	59,381
Change in compensated absences	(33,986)	(32,306)
Amortization of loss on refundings	(2,049,308)	(2,049,308)
Amortization of bond discount	(21,885)	(21,885)
Amortization of bond premium	3,222,630	3,222,630
Depreciation on capital assets	(23,061)	(27,157)
Amortization on subscription assets	(15,898)	(15,898)
Some expenses reporting in the fund statements are capitalized in the statements of net position and therefore do not result in expenses in the statements of activities		
Capital outlay capitalized in the statements of net position	24,655	-
Change in note receivable	(142,027)	(99,933)
Some revenues reported in the statements of activities do not provide current financial resources and therefore are not reported as revenues in the governmental funds		
Interest revenue	(575)	(617)
Change in net position (deficit) of governmental activities	$ 35,037,596	$ 28,847,024

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENTS OF NET POSITION – PROPRIETARY FUND
December 31, 2023 and 2022

	Total Enterprise Fund	
	2023	2022
Assets		
Current assets		
Cash and cash equivalents	$ 4,460,375	$ 4,787,590
Accounts receivable	8,856	8,228
Prepaids	819	902
Due from the City and County of Denver	67,380	36,605
Total current assets	4,537,430	4,833,325
Noncurrent assets		
Loans receivable (net of allowance of $214,003 and $379,424 for 2023 and 2022, respectively)	897,552	845,576
Total assets	$ 5,434,982	$ 5,678,901
Liabilities		
Current liabilities		
Accounts payable	$ 707,276	$ 681,089
Due to other governments	18,896	18,930
Total current liabilities	726,172	700,019
Noncurrent liabilities		
Advances from other funds	8,501	1,364
Total liabilities	734,673	701,383
Net Position		
Restricted - Housing program loans	$ 4,700,309	$ 4,977,518

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION – PROPRIETARY FUND
Years Ended December 31, 2023 and 2022

	Total Enterprise Fund	
	2023	2022
Operating revenues		
Contract revenue	$ 268,267	$ 73,586
Investment income	37,800	11,727
Other operating revenues	1,120,749	1,071,918
Total operating revenues	1,426,816	1,157,231
Operating expenses		
Programs	1,869,446	1,929,783
Bad debt expense	(165,421)	(24,898)
Total operating expenses	1,704,025	1,904,885
Operating loss	(277,209)	(747,654)
Change in net position	(277,209)	(747,654)
Net position, beginning of year	4,977,518	5,725,172
Net position, end of year	$ 4,700,309	$ 4,977,518

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
STATEMENTS OF CASH FLOWS – PROPRIETARY FUND
Years Ended December 31, 2023 and 2022

	Total Enterprise Fund	
	2023	2022
Cash flows from operating activities		
Cash received from loan payments, interest and other revenues	$ 1,285,542	$ 1,113,043
Cash received from contracts	237,492	221,451
Cash payments for loans and administration fees	(1,895,152)	(1,671,087)
Net cash used in operating activities	(372,118)	(336,593)
Cash flows from noncapital financing activities		
Decrease in due to other governments	(34)	(30,437)
Advances from other funds	7,137	(210,705)
Net cash provided by (used in) noncapital financing activities	7,103	(241,142)
Cash flows from investing activities		
Cash received from investment income	37,800	11,727
Net decrease in cash and cash equivalents	(327,215)	(566,008)
Cash and cash equivalents, beginning of year	4,787,590	5,353,598
Cash and cash equivalents, end of year	$ 4,460,375	$ 4,787,590
Reconciliation of operating gain to net cash provided by operating activities		
Operating loss	$ (277,209)	$ (747,654)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities		
Bad debt expense	(165,421)	(24,898)
Investment income included in operating revenues	(37,800)	(11,727)
Changes in assets and liabilities		
Accounts receivable	(628)	16,227
Due from the City and County of Denver	(30,775)	147,865
Prepaids	83	(357)
Loans receivable	113,445	171,412
Accrued liabilities	26,187	112,539
Net cash used in operating activities	$ (372,118)	$ (336,593)

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Note 1: Summary of Significant Accounting Policies

Denver Urban Renewal Authority (the Authority) was created in 1958, pursuant to the Urban Renewal Law of the State of Colorado, to assist in the redevelopment of blighted property and to help foster the sound growth and development of the City and County of Denver (the City).

The accounting policies of the Authority conform to generally accepted accounting principles as applicable to governments. Following is a summary of the more significant policies.

Reporting Entity and Financial Statement Presentation

The financial reporting entity consists of the Authority and organizations for which the Authority is financially accountable. All funds, organizations, institutions, agencies, departments and offices that are not legally separate are part of the Authority. In addition, any legally separate organizations for which the Authority is financially accountable are considered part of the reporting entity. Financial accountability exists if the Authority appoints a voting majority of the organization's governing board and is able to impose its will on the organization, or if the organization provides benefits to, or imposes financial burdens on the Authority. The Authority includes one discretely presented component unit in its financial statements as discussed below.

The Authority is governed by a 13-member Board of Commissioners, 11 of whom are appointed by the Mayor of the City and confirmed by the Denver City Council.

For financial reporting purposes, the Authority is a component unit of the City and County of Denver under the provisions of Governmental Accounting Standards Board Statement No. 14 (GASB 14), *The Financial Reporting Entity*, as amended by Governmental Accounting Standards Board Statement No. 61 (GASB 61), *The Financial Reporting Entity: Omnibus,* as amended by GASB No. 84, *Fiduciary Activities*. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The City is financially accountable because the Mayor appoints the majority of the Authority's Board of Commissioners, subject to City Council approval, and the Authority cannot undertake any urban renewal projects unless the City approves the urban renewal plan.

Discretely Presented Component Unit – Denver Neighborhood Revitalization, Inc.

Based upon the criteria stated above, the Authority reports the accounts and operations of Denver Neighborhood Revitalization, Inc. (DNRI) within the reporting entity. DNRI, formed in 2009, is registered with the Colorado Secretary of the State as a not-for-profit organization established for the administration and execution of the Neighborhood Stabilization Program as granted by the City and County of Denver. DNRI's financial statements are presented in accordance with Financial Accounting Standards Board Accounting Standards Codification 958, relating to the reporting model for financial statements of not-for-profit organizations, a different GAAP reporting model than is used by the Authority. In accordance with GASB 14, GASB 61, and Governmental Accounting Standards Board Statement No. 39, *Determining Whether Certain Organizations Are Component Units – an amendment of GASB Statement No. 14,* the Authority has elected to present DNRI's financial statements as separate statements within the government-wide presentation. There are no separately issued financial statements for DNRI.

Government-wide and Fund Financial Statements

The government-wide financial statements *(i.e.*, the statements of net position and the statements of activities) report information on all of the activities of the Authority. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by incremental taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statements of activities demonstrate the degree to which the direct expenses of the given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include governmental grants and payments made on loans. Taxes and other items not properly included among program revenues are reported instead as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The Authority has only one major proprietary fund, its enterprise fund, as discussed below.

Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

In the fund financial statements, the Authority reports the following major governmental funds:

> The General Fund is the Authority's primary operating fund. It accounts for and reports all financial resources of the Authority, except those required to be accounted for in another fund.
>
> The Capital Projects Fund is used to account for and reports various costs, and the related tax increment revenue and other financial resources received for urban renewal projects.
>
> The Debt Service Fund accounts for and reports resources accumulated, and payments made on long-term debt obligations of the Authority, including expenditures related to debt obligations.

The Authority also reports the following major proprietary fund:

> The Enterprise Fund accounts primarily for the activity related to the Authority's federal revolving rehabilitation loan program.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Tax increment financing, payments from developers, and interest associated with the current fiscal period are all considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the Authority.

In the fund financial statements, expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations, including loans under the federal revolving rehabilitation loan program. Operating expenses for enterprise funds include the cost of sales and services and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

DNRI considers developer fee revenues to be operating revenues and related expenses, including losses on sales of property, to be operating expenses.

Assets, Liabilities and Fund Balances

Cash, Cash Equivalents and Investments – Cash equivalents include investments with original maturities of three months or less. Investments are recorded at fair value.

Restricted Cash and Investments – Cash and investments held for payment of bonds or reimbursements under certain Redevelopment Agreements are classified as restricted assets since their use is limited by applicable bond indentures or Redevelopment Agreements.

Receivables – All receivables are reported at their gross values and, where applicable, are reduced by the estimated portion that is expected to be uncollectible.

Interfund Receivables and Payables – During the course of operations, numerous transactions occur between individual funds. The resulting receivables and payables are classified in the funds statements as "due from other funds" and "due to other funds" because they are short-term in nature. Noncurrent portions of interfund receivables and payables are reported as "advances to other funds" and "advances from other funds." Any residual balances outstanding between governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Due from/to the City and County of Denver in the governmental funds includes amounts due from the City and County of Denver for contracts, other programs or tax increment distributions (sales and property taxes, net). A property tax receivable, due from the City and County of Denver, is recorded when the levy is certified by the City's Assessor on or before December 15 of each year, unless there is a special election. In November 2023, the Governor of Colorado called a special session of the state legislature to address property tax relief in light of the unprecedented increase in property values throughout the state and the resulting impact on property taxes. As a result, deadlines for final assessed values and certification of mill levies by county governments were delayed into January, 2024. The property taxes due from the City and County of Denver are recorded net of a 1% administration fee withheld by the City and County of Denver upon distribution of the taxes to the Authority. Property taxes are due to the City and considered earned by the Authority on January 1 following the year assessed (*i.e.*, in the period for which the taxes are levied). Contract receipts are recorded as receivables and revenues at the time reimbursable program costs are incurred.

Prepaid Items – Payments for services that will benefit subsequent periods are recorded as prepaid items.

Capital Assets, Lease Assets, and Subscription Assets–Capital assets are defined by the Authority as tangible real or personal property with a useful life exceeding one year. Capital assets are recorded at historical cost. Donated assets are recorded at estimated acquisition value. Capitalization thresholds for recognition is $5,000, except for capital improvements, where the threshold is $10,000 per project.

Right-to-use lease assets and are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease asset into service, in accordance with GASB 87, *Leases.* The capitalization threshold is $15,000.

Subscription assets are initially measured at an amount equal to the initial measurement of the related subscription liability plus any subscription payments made prior to the least term, plus capitalizable implementation costs. Payments made before the commencement of the subscription terms are reported as prepayments and reclassified as an addition to the initial measurement of the subscription assets at commencement of the subscription term in accordance with GASB 96, *Subscription-Based Information Technology Arrangements*. The capitalization threshold is $15,000.

Capital assets, lease assets, and subscription assets are depreciated using a straight-line approach over the following useful lives:

Capital Asset Class	Estimated Useful Life
Computers and equipment	3 - 7 years
Furniture and fixtures	10 years
Leasehold improvements	Lesser of 10 years or remainder of lease
Right-to-use and subscription assets	Lesser of useful life or remainder of the agreement

Compensated Absences – Employees of the Authority with more than six months of service are allowed to accumulate unused sick and vacation time. Upon termination of employment from the Authority, an employee will be compensated for all accrued vacation time at their current pay rate, subject to certain limitations.

Accumulated unpaid vacation pay is accrued when earned. These compensated absences are recognized as current salary costs when paid in the governmental funds. A liability has been recorded in the government-wide financial statements for the accrued compensated absences.

Deferred Outflows of Resources and Deferred Inflows of Resources – A deferred inflow of resource is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resource is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statements of net position but are not recognized in the financial statements as revenues and expenses until the period(s) to which they relate. Deferred outflows of resources of the Authority for the years ended December 31, 2023 and 2022 consist of deferred losses on previous debt refunding issuances. Deferred inflows of resources in the governmental fund financial statements are comprised of property taxes due from the City and County of Denver that will not be collected within 60 days of the end of the current fiscal year. Deferred inflows of resources in the government-wide financial statements represent property taxes for which an enforceable legal claim to the assets exists, but for which the levy pertains to the subsequent year.

Long-term Debt – In the government-wide financial statements, and for the proprietary fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

Lease Liability – Lease liabilities are reported in the government-wide financial statements and propriety fund financial statements (as applicable) as a result of implementing GASB Statement No. 87, *Leases.* The lease liability is calculated at the present value of the remaining lease payments expected to be paid/received during the lease term. The Authority recognizes lease liabilities with an initial individual value of $15,000 or more.

Subscription Liability – Subscription liabilities are recorded in the government-wide financial statements and proprietary fund financial statements (as applicable) as a result of implementing GASB 96, *Subscription-Based Information Technology Arrangements*. The subscription liability is calculated at the present value of the remaining lease payments expected to be paid during the lease term. The Authority recognizes subscription liabilities with an individual value of $15,000 or more.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Net Position and Fund Balances – In the government-wide financial statements, net position is restricted when constraints placed on the net position is externally imposed. When both restricted and unrestricted resources are available for use, it is the Authority's practice to use restricted resources first, then unrestricted resources as they are needed. Within the unrestricted fund balance, unassigned fund balance is used first with any excess unassigned fund balance being committed by the Board at year-end as described below. Committed fund balance can only be used as described below and cannot be used for operations once established by the Board.

In accordance with Governmental Accounting Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54), the Authority reports its fund balances based primarily on the extent to which it is bound to honor constraints. Fund balances consist of five categories: nonspendable, restricted, committed, assigned and unassigned. Nonspendable fund balances include amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. Nonspendable fund balances of the Authority include prepaid items.

Restricted fund balances represent amounts constrained to specific purposes by external parties, enabling legislation and/or constitutional provisions. The Authority's restricted fund balances are constrained by bond and other agreements restricting the resources to expenditures towards the urban renewal projects or to debt service.

Committed fund balances represent amounts constrained by the highest level of decision-making authority (the Authority's Board of Commissioners) and have been constrained through Board resolution. Only through similar Board action can the commitment be changed. The committed amounts are for the purposes of funding the Development Fund, a fund within the Capital Projects Fund. The Development Fund was established by the Board to manage excess revenue in a way that would preserve its ability to operate and build a fund for community revitalization projects that otherwise would not be funded through traditional methods. The Development Fund is funded through transfers of excess revenues over expenditures from the General Fund.

Assigned fund balances represent funds that are intended to be used for a specific purpose but the constraint need not be from the highest level of decision-making authority. Assignment of funds is largely through the adherence to Authority policy. The Authority has no assigned fund balances.

Unassigned fund balance is the residual classification for the General Fund and represents fund balance that has not been restricted, committed, or assigned.

The Authority has a stated goal of maintaining a minimum fund balance level of $2,100,000 of unassigned fund balance in the General Fund. To maintain the unassigned fund balance goal, a transfer in or out is recorded at year-end between the General Fund and the Development Fund (Capital Projects Fund). If the unassigned fund balance falls below the goal of $2,100,000, it must be replenished with Development Fund amounts within 12 months.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Tax Increment Financing

The Authority's work in support of urban redevelopment utilizes a financing tool called tax increment financing, or TIF. State law enables urban renewal authorities to use incremental property and sales taxes generated by a redevelopment project to provide financing. These receipts, or "tax increments," must pay for infrastructure and/or related public purpose improvements associated with the redevelopment, usually through the issuance of bonds or developer reimbursement.

All additional taxes created by the redevelopment revert to the normal taxing entities once the Authority has fulfilled its monetary obligations related to a project. The neighborhood benefits from the creation of revitalized, productive properties and the taxing entities get new, permanent sources of revenue that would not have existed if the Authority had not enabled the project to be undertaken.

The Authority's bonds are payable solely from future TIF revenues pledged for such repayment or from reserves established by the Authority and maintained by the bond trustee. The reimbursement of eligible costs incurred by a developer are payable solely from future TIF revenues pledged for such reimbursement.

Budgets

As a part of the Local Government Budget Law of Colorado, Title 29 Government – Local, General Provisions, the Authority is required to submit its general fund budget annually to the State of Colorado. The Authority annually adopts a budget for the General Fund for management purposes. During 2023, there were no changes made to the General Fund budget as approved by the Authority Board of Commissioners.

Risk Management

The Authority is exposed to various risks of loss from torts; theft of, damage to and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters; and employee health, dental and accident benefits. Commercial insurance coverage is purchased for claims arising from such matters.

Reclassifications

Certain reclassifications have been made to the 2022 cash and investments footnote 2 to conform to the 2023 presentation. These reclassifications had no effect on change in fund balance.

Revision

Enterprise loans receivable and bad debt expense has been revised for the year ended December 31, 2023. This has been revised to reflect an immaterial error correction.

Note 2: Cash and Investments

A summary of cash and investments follows:

	2023	2022
Petty cash	$ 300	$ 300
Cash deposits	26,471,181	26,052,108
Investments	120,759,300	125,705,345
Total cash and investments	$ 147,230,781	$ 151,757,753

The above amounts are classified in the financial statements as follows:

	2023	2022
Cash and investments	$ 6,979,411	$ 8,215,457
Restricted cash and investments	140,251,370	143,542,296
Total cash and investments	$ 147,230,781	$ 151,757,753

Cash Deposits

Custodial Credit Risk – Custodial credit risk for deposits is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires deposits to be held by eligible public depositories. Eligibility is determined by state regulations. At December 31, 2023 and 2022, state regulatory commissioners indicated that all financial institutions holding deposits for the Authority are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. Because the Authority's deposits are either insured by federal insurance or collateralized under the PDPA, such deposits are not exposed to custodial credit risk.

In accordance with the Authority's investment policy, at the time of purchase, any repurchase agreements must be at least equal to one hundred two percent (102%) of the funds invested, subsequently not to fall below one hundred percent (100%) of the funds invested and marked-to-market weekly. Collateral for any investment is held in an account in the Authority's name.

At December 31, 2023 and 2022, the Authority had deposits with financial institutions with a carrying amount of $26,471,181 and $26,052,108, respectively. The bank balances with the financial institutions were $26,766,061 as of December 31, 2023 and $25,980,826 as of December 31, 2022. Of these balances, $250,000 was covered by Federal Depository Insurance for 2023 and 2022 and $26,221,181 for 2023 and $25,802,108 for 2022 was covered by collateral held by authorized financial institutions in the Authority's name (PDPA).

Investments

Custodial Credit Risk – Custodial credit risk for investments is the risk that, in the event of failure of the counterparty to a transaction, a government will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. By definition, investments in external investment pools and money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Interest Rate Risk – Interest rate risk is the risk that changes in financial market rates of interest will adversely affect the value of an investment. This risk is commonly measured by the duration of an investment. The Authority's investment policy limits investment maturities as a means of managing its exposure to fair value losses from increasing interest rates.

As of December 31, 2023 and 2022, the Authority has the following investments subject to interest rate risk:

	2023		
	Investment Maturity (Years)		
	Fair Value	Less than One Year	1 to 5 Years
US Treasury Notes	$ 40,436,495	$ 19,236,336	$ 21,200,159
Corporate Notes	6,984,536	1,082,543	5,901,993
Federal Agency Bonds/Notes	6,797,236	3,498,837	3,298,399
Federal Agency Collateralzied Mortage Obligations	5,752,252	-	5,752,252
Municipal Bond/Note	3,249,712	782,089	2,467,623
Supra-National Agency Bond/Notes	2,474,653	-	2,474,653
Total	$ 65,694,884	$ 24,599,805	$ 41,095,079

	2022		
	Investment Maturity (Years)		
	Fair Value	Less than One Year	1 to 5 Years
U.S. Treasury Notes	$ 57,934,653	$ 29,600,335	$ 28,334,318
Federal Agency Securities	10,099,223	9,084,205	1,015,018
Federal Agency Bonds/Notes	8,208,551	3,029,658	5,178,893
Corporate Notes/Commercial Paper	7,479,500	3,919,487	3,560,013
Supra-National Agency Bond/Notes	5,571,366	1,451,203	4,120,163
Municipal Bond/Note	4,766,254	429,108	4,337,146
Total	$ 94,059,547	$ 47,513,996	$ 46,545,551

The local government investment pools of $39,358,970 and $17,736,124 for the years ended December 31, 2023 and 2022, respectively, and $15,705,446 and $13,909,674 of money market funds for the years ended December 31, 2023 and 2022, respectively, are not included in the tables above as they are not subject to interest rate risk.

Credit Risk – Credit risk is the risk that the issuer or other counterparty to a debt security will not fulfill its obligations to the Authority. Colorado statutes specify the investments in which the Authority may invest which include:

- Obligations of the United States and certain U.S. Agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks

- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado governments. These investments must have a credit rating of AAA by Standard and Poor's and a rating of Aaa from Moody's.

At December 31, 2023 and 2022, the Authority held $643,471 and $1,704,787, respectively, in the Colorado Local Government Liquid Asset Trust (COLOTRUST) and $38,715,499 and $16,031,337, respectively, in the Colorado Statewide Investment Program (CSIP). COLOTRUST and CSIP are investment vehicles established by state statute for local government entities in Colorado to pool surplus funds for investment purposes that are registered with the State Securities Commissioner. They operate similarly to a government money market fund. The underlying investments are measured at the investments' net asset value, and each share of the fund is equal in value to $1.00. Both funds carry an AAAm from Standards and Poor's. The majority of securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. Investments of the pool consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements by U.S. Treasury and U.S. Agency securities. COLOTRUST is comprised of two funds: PRIME and PLUS+.

The credit ratings of the remaining investments held by the Authority are shown in the table below. As U.S. Treasury securities are explicitly guaranteed by the U.S. government, disclosure of credit ratings on these securities is not required by generally accepted accounting principles.

Investment	S & P Rating	Moody's Rating
Federal Agencies Collateralized Mortgage Obligation	AA+	Aaa
Federal Agency Bond/Notes	AA+	Aaa
Corporate Notes	AA- to AAA	Aa3 to Aaa
Supra-National Agency Bond/Notes	AAA	Aaa
Municipal Bonds/Notes	AA- to AAA	Aa3 to Aaa
Commercial Paper	A-1	P-2
Certificates of Deposit	A-1 - A-1+	P-2 - P-1

Concentration of Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. The Authority's Investment Policy states the following restrictions on investments with a single issuer along with the rating restrictions of the Nationally Recognized Statistical Ratings Organization (NRSRO):

Security Type	Maximum Portfolio %	Maximum Issuer %	Maturity Restrictions	Rating Restrictions
U.S. Treasuries	100%	100%	5 years	N/A
Federal Agencies and Instrumentalities	100%	35%	5 years	AA- by 2 NRSROs
Municipal Bonds of a Colorado Issuer	35%*	5%*	5 years	A- by 2 NRSROs
Municipal Bonds of a Non-Colorado Issuer	35%*	5%*	5 years	AA- by 2 NRSROs
Municipal Bonds, School District Certificates of Participation	35%*	5%*	5 years	A- by 2 NRSROs
Corporate Bonds	35%	5%	3 years	AA- by 2 NRSROs
Commercial Paper	35%	5%	270 days	A-1 by 2 NRSROs
Time Certificates of Deposit ("Time CDs")	5%	2%	1 year	N/A
Banker Acceptances	35%	5%	1 year	A-1 by 2 NRSROs
Repurchase Agreements	100%	25%	180 days	N/A
Money Market Funds	100%	100%	N/A	AAAm by any NRSRO
Local Government Investment Pools	100%	100%	N/A	AAAm or AAAf by any NRSRO
Negotiable Certificates of Deposit ("CDs")	35%	5%	3 years	AA- or A-1 by 2 NRSROs

* The aggregate exposure to municipal bonds and notes may not exceed 35% of the portfolio, and no more than 5% of the portfolio may be invested with a single issuer.

Restricted Cash and Investments

At December 31, 2023 and 2022, the Authority had restricted cash and investments totaling $140,251,370 and $143,542,296, respectively, for debt service payments or reimbursements under certain Redevelopment Agreements. Approximately $757,400 and $371,811 of cash restricted for future disbursement relates to the National Western Center, for the years ended December 31, 2023 and 2022, respectively.

Fair Value Measurements

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Authority has the following recurring fair value measurements as of December 31, 2023:

- U.S. Treasury securities of $40,436,495, Federal Agency Bonds and Notes of $3,704,879, Corporate Notes of $3,350,759, and Municipal Bonds of $64,764 are valued using quoted market prices (Level 1 inputs).
- Collateralized Mortgage Obligations of $5,752,252, Supra National Agency Bonds/Notes at $2,474,653, Municipal Bonds at $3,184,948, Corporate Notes at $2,931,060, and Federal Agency Bonds and Notes at $3,092,357 are valued using a matrix pricing model (Level 2 inputs).
- Corporate Notes of $702,718 valued as Level 3 due to unobservable inputs.

The Authority has the following recurring fair value measurements as of December 31, 2022:

- U.S. Treasury securities of $57,934,653, Federal Agency Bonds and Notes of $5,389,466, Federal Agency Securities of $8,951,570, and Corporate Notes of $1,890,563 are valued using quoted market prices (Level 1 inputs)
- Supra National Agency Bond/Notes of $5,571,366, Municipal Bonds $4,766,254, Corporate Notes of $2,369,540, Commercial Paper of $2,922,722, Federal Agency Bonds and Notes $2,819,085, and Federal Agency Securities of $1,147,653 are valued using a matrix pricing model (Level 2 inputs).
- Corporate Notes of $296,675 valued as Level 3 due to unobservable inputs.

The local government investment pool and money market funds are measured at net asset value and is designed to approximate the share value. Therefore, these securities are not included in the fair value hierarchy.

Note 3: Interfund Balances and Transfers

Interfund balances represent ongoing operations of the Authority occurring due to numerous transactions between the funds. Amounts are expected to be repaid within a reasonable period of time.

Interfund advances between funds are as follows:

	2023				
	Payable Fund				
Receivable Fund	General Fund	Capital Projects Fund	Debt Service Fund	Enterprise Fund	Total
General Fund	$ -	$ 494,291	$ -	$ 8,501	$ 502,792
Capital Projects Fund	886,342	-	-	-	886,342
Debt Service Fund	-	4,638,150	-	-	4,638,150
Enterprise Fund	-	-	-	-	-
Total	$ 886,342	$ 5,132,441	$ -	$ 8,501	$ 6,027,284

	2022				
	Payable Fund				
Receivable Fund	General Fund	Capital Projects Fund	Debt Service Fund	Enterprise Fund	Total
General Fund	$ -	$ 342,034	$ -	$ 1,364	$ 343,398
Capital Projects Fund	1,570,100	-	-	-	1,570,100
Debt Service Fund	-	4,934,834	-	-	4,934,834
Enterprise Fund	-	-	-	-	-
Total	$ 1,570,100	$ 5,276,868	$ -	$ 1,364	$ 6,848,332

At the end of each year, the General Fund transfers any fund revenues in excess of expenditures to the Capital Projects Fund to be used for future projects. The Authority records tax increment revenue collected related to its redevelopment projects in the Capital Projects Fund. Revenues pledged to senior and junior subordinate debt obligations are subsequently transferred to the Debt Service Fund where debt service payments are made.

	2023			
	Transfers Out			
Transfers In	General Fund	Capital Projects Fund	Debt Service Fund	Total
General Fund	$ -	$ 2,656,502	$ 550,000	$ 3,206,502
Capital Projects Fund	886,342	-	-	886,342
Debt Service Fund	-	93,677,004	-	93,677,004
Enterprise Fund	-	-	-	-
Total	$ 886,342	$ 96,333,506	$ 550,000	$ 97,769,848

	2022			
	Transfers Out			
Transfers In	General Fund	Capital Projects Fund	Debt Service Fund	Total
General Fund	$ -	$ 2,706,321	$ 550,000	$ 3,256,321
Capital Projects Fund	1,570,100	-	-	1,570,100
Debt Service Fund	-	85,368,441	-	85,368,441
Enterprise Fund	-	-	-	-
Total	$ 1,570,100	$ 88,074,762	$ 550,000	$ 90,194,862

Note 4: Notes Receivable

DBH, Ltd.

In 1992, the Denver Dry Development Corporation, a Colorado nonprofit corporation, was formed for the redevelopment of the Denver Dry Goods Building. The Denver Dry Development Corporation is the general partner of Denver Building Housing, Ltd. (DBH, Ltd.), a Colorado limited partnership. The sole limited partner is Denver Dry Development Limited Partner, LLC.

During 1993, the Authority sold certain portions of the Denver Dry Goods Building to DBH, Ltd. The sales price, $2,225,000, was financed by the buyer in the form of a promissory note to the Authority. The Authority also received two additional notes receivable for expenditures to ready the building for use, one in the amount of $437,815 and one in the amount of $600,000 from DBH, Ltd. A payment of $600,000 was received on one note during the year ended December 31, 2003, and the Authority loaned an additional $575,000 to DBH, Ltd., during the year ended December 31, 2004. In 2009, the terms of the notes were modified such that the notes bear no interest and are due only upon the sale of the building and only to the extent of 50% of the proceeds of the sale. All notes are secured by the building.

Notes receivable from DBH, Ltd. totaled $3,322,345 as of December 31, 2023 and 2022. Repayment of the notes is doubtful and the receivable has been fully allowed for in the financial statements due to the uncertainty of the timing of the sale of the building and resulting proceeds.

Dunkeld-14 Co LLC

In 2014, the Authority, as lender, entered into a loan agreement for $1,900,000 with Dunkeld-14 Co LLC, as borrower, for purposes of rehabilitating and developing the 414 14th Street Redevelopment Area. The loan includes an interest rate on the outstanding principal balance of 4% simple interest per annum and amortization over 25 years. The Authority applies all amounts of Incremental Property Tax, after payment of all amounts due and owing to the Authority, to the outstanding loan balance due each year. Payments are first applied to accrued interest and then to the loan balance. In the event Incremental Property Taxes are not sufficient to make the annual scheduled debt service payment Dunkeld-14 Co LLC is responsible for paying any shortfalls. During 2014, the borrower drew $1,689,528 on the loan and in 2015 the borrower drew an additional $210,472 to reach the full $1,900,000. The outstanding principal balance for the years ended December 31, 2023, and 2022 totaled $1,153,803 and $1,295,830, respectively.

Westwood

In 2015, the Authority entered into redevelopment and disbursement agreements with two related entities, Westwood Crossing LLLP and Westwood Crossing Commercial LLC, in furtherance of the Westwood Crossing development project, located in the Westwood Urban Renewal Area. Typically, the Authority uses available tax increment to reimburse developers for project costs incurred pursuant to the applicable redevelopment agreements. In this instance, the redevelopers' legal and tax structures required the Authority to structure its financing as a loan, rather than a direct reimbursement. Accordingly, these agreements allowed for two loans in the amounts of $3,382,581 and $617,419, to be made by the Authority to Westwood Crossing LLLP and Westwood Crossing Commercial LLC, respectively. The loans earn interest at 1% per annum, compounded monthly. The loans are subordinate to all other liens and repayment positions on the project, and the timing of their collection is doubtful. The principal and interest balances of $3,381,170 and $617,419 as of December 31, 2023 for Westwood Crossing LLLP and Westwood Commercial LLC, respectively, have thus been fully allowed for in the financial statements due to the significant uncertainty in both the potential for and timing of collection.

Note 5: Loans Receivable

The Authority has entered into several agreements with the City to administer various community development home loan programs. Under certain guidelines, qualified homeowners/occupants within the City may borrow funds to rehabilitate single family housing units.

The major categories of loans are as follows:

Fully Amortized

Loans have been made to qualified program applicants under the Authority's Single Family Rehabilitation Program and Denver Water Lead Service Line replacement programs. As of December 31, 2023, the loans outstanding bear interest rates ranging from 1% to 2.00% per annum.

The loans are payable in monthly installments. All loans are collateralized by the properties on which the money is loaned. The loans originated under this loan category for the years ended December 31, 2023 and 2022 totaled $217,500 and $82,500, respectively. The Authority provides for losses on all loans more than 30 days delinquent.

The following is a summary of enterprise fund loans receivable transactions under this loan category for the years ended December 31, 2023 and 2022:

Balance 1/1/2023	Additions	Payments/ Write-offs	Change in Allowance	Balance 12/31/2023
$ 845,576	$ 217,500	$ (330,945)	$ 165,421	$ 897,552

Balance 1/1/2022	Additions	Payments/ Write-offs	Change in Allowance	Balance 12/31/2022
$ 992,090	$ 82,500	$ (253,912)	$ 24,898	$ 845,576

Deferred Payment

Certain applicants to the loan programs qualify for deferred payment home rehabilitation loan through the Single Family Rehabilitation Program or Emergency Home Repair Program. The loans are secured by a perpetual lien, bear 0% interest, and are payable only in the event of sale, transfer or owner non-occupancy during the loan term.

New loans originated under this loan category for the years ended December 31, 2023 and 2022 totaled $1,197,007 and $1,196,124, respectively. Deferred loans outstanding at December 31, 2023 and 2022 totaled $27,045,905 and $27,045,554, respectively. Because these amounts are payable only upon the conditions discussed above, they are not recorded in the financial statements.

Note 6: Capital Assets

As of December 31, 2023 and 2022, capital assets of the Authority consisted of the following:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023
Capital assets being depreciated				
Computers and equipment	$ 166,195	$ 24,655	$ -	$ 190,850
Furniture and fixtures	54,131	-	-	54,131
Leasehold improvements	94,300	-	-	94,300
Less: accumulated depreciation	(257,975)	(23,061)	-	(281,036)
Capital assets, net	$ 56,651	$ 1,594	$ -	$ 58,245

	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2022
Capital assets being depreciated				
Computers and equipment	$ 166,195	$ -	$ -	$ 166,195
Furniture and fixtures	54,131	-	-	54,131
Leasehold improvements	94,300	-	-	94,300
Less: accumulated depreciation	(230,818)	(27,157)	-	(257,975)
Capital assets, net	$ 83,808	$ (27,157)	$ -	$ 56,651

Depreciation expense of $23,061 and $27,157 for the years ended December 31, 2023 and 2022, respectively, was charged to governmental activities, general government expense in the statements of activities.

The Authority has subscription assets for the years ended December 31, 2023 and 2022. These assets are long-term software license agreements and are discussed in the subscription liabilities disclosure. The subscription assets are amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying subscription assets. As a result of the implementation of GASB 96, *Subscription-Based Information Technology Arrangements (SBITAs)*, $155,007 in subscription assets has been added to the beginning balance presented below.

	Balance 1/1/2023 (As Restated)	Additions	Deletions	Balance 12/31/2023
Subscription assets	$ 155,007	$ -	$ -	$ 155,007
Less: accumulated amortization	(15,898)	(15,898)	-	(31,796)
Subscription assets, net	$ 139,109	$ (15,898)	$ -	$ 123,211

	Balance 1/1/2022 (As Restated)	Additions	Deletions	Balance 12/31/2022
Subscription assets	$ 155,007	$ -	$ -	$ 155,007
Less: accumulated amortization	-	(15,898)	-	(15,898)
Subscription assets, net	$ 155,007	$ (15,898)	$ -	$ 139,109

Amortization expense of $15,898 for the years ended December 31, 2023 and 2022 was charged to governmental activities, general government expense in the statements of activities.

Note 7: Capital Projects

There are two ways in which the Authority finances urban renewal projects, through the issuance of bonds or through reimbursements to developers for a portion of the developer's project financing. The Authority is currently financing 18 reimbursement projects (see Note 11 under "Reimbursement Projects"). Reimbursements to developers are payable solely from incremental tax revenues generated by each project. Tax increment revenue is based on the project's current property value and retail sales performance. The projects financed through issuance of bonds currently outstanding are as follows:

Stapleton Project

The Stapleton project involves the redevelopment of the former Stapleton International Airport. This 7.5 square mile project, encompassing approximately 4,700 acres, is one of the largest infill developments in the nation. Generally, the project area consists of the land area south of 64th Avenue, east of Quebec Street, west of Havana, and north of Montview Boulevard. The project began in March 2001. The entire project will be developed in a series of phases over a period of approximately 25 years. Once complete, the area is expected to house over 35,000 residents, and have approximately 3 million square feet of retail space, approximately 10 million square feet of commercial space, and over 1,100 acres of parks and open space, in addition to numerous schools and community facilities.

As of December 31, 2023, there is approximately 2.6 million square feet of retail development in Stapleton, as well as 3.3 million square feet of industrial/flex space, and hotel development totaling 401 rooms. Office space totals approximately 419,000 square feet. The cumulative number of residential for sale units sold through December 31, 2023 was 10,305, and the cumulative number of apartment units built was 5,016.

9th and Colorado Project

The 9th and Colorado Project involves the redevelopment of approximately 32 acres vacated by the relocation of the University of Colorado Health Sciences Center. The project is expected to include residential and commercial land uses planned for completion over a multi-year period.

The proceeds of the Series 2018A Bonds were issued for the purposes of (i) financing and reimbursing a portion of certain costs of constructing public improvements, and other related costs, necessary to support the development, (ii) funding a bond reserve fund for the Series 2018A Bonds, (iii) paying capitalized interest on the Series 2018A Bonds, and (iv) paying certain costs of issuance related to the Series 2018A Bonds.

A $22,544,340 portion of the proceeds of the Series 2018A Bonds (representing the net proceeds of the “Restricted Proceeds Term Bond”) was deposited to the Restricted Amounts Subaccount of the Project Fund. Such proceeds were expected as of the date of issuance of the 2018A Bonds to be subsequently transferred to the Unrestricted Amounts Subaccount and released to 9th Avenue Land LLC in accordance with the Bond Proceeds Holdback and Release Agreement upon the satisfaction of certain development milestones with respect to the 9th Avenue Project, but subject to the requirement that if such milestones were not met by September 18, 2021 with respect to all or any portion of such proceeds, the amount remaining on deposit therein on such date would instead be applied, together with a pro rata portion of the amount then on deposit in the Series 2018A Senior Bond Reserve Account, to the extraordinary mandatory redemption of an equivalent amount of the Series 2018A Bonds on October 18, 2021.

On September 18, 2021, the applicable development milestones had not been satisfied with respect to a portion of the Project, with the result that the $12,186,923 then on deposit in the Restricted Amounts Subaccount, together with $1,023,077 then on deposit in the Series 2018A Senior Bond Reserve Account, were applied to the redemption of a $13,210,000 principal amount portion of the Restricted Proceeds Term Bond on October 18, 2021. The balance in the Restricted Amounts Subaccount of the Project Fund as of December 31, 2021, was $0.

Pursuant to the trust indenture governing the Series 2018A Bonds, following the extraordinary mandatory redemption of such portion of the Restricted Proceeds Term Bond, all remaining development costs that would have been payable upon approval by the Authority from the proceeds of the Restricted Proceeds Term Bond which were used for such redemption automatically became an obligation of the Authority in the form of a Junior Subordinate Bond issued to the redeveloper and subject to repayment including interest under the terms, and subject to the limitations, of such indenture.

A summary of redevelopment agreement obligations is provided in Note 11.

Note 8: Deferred Outflows of Resources and Deferred Inflows of Resources

Deferred outflows of resources and deferred inflows of resources are comprised of the following for the years ended December 31:

	2023	2022
Deferred outflows of resources		
Deferred loss on refundings	$ 3,941,725	$ 5,991,034
Total deferred outflows of resources	$ 3,941,725	$ 5,991,034

	2023	2022
Deferred inflows of resources		
Property taxes not yet received or for which levy pertains to subsequent year	$ 169,028,552	$ 130,326,455
Total deferred inflows of resources	$ 169,028,552	$ 130,326,455

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflows of resources are reported at year-end.

Note 9: Long-term Liabilities

The following is a summary of debt transactions of the Authority for the years ended December 31, 2023 and 2022:

	Balance 1/1/2023	Additions	Payments/ Reductions	Balance 12/31/2023	Due Within One Year
Bonds payable	$ 144,650,000	$ -	$ (29,275,000)	$ 115,375,000	$ 31,382,284
Premium on bonds payable	9,528,217	-	(3,222,630)	6,305,587	-
Discount on bonds payable	(372,047)	-	21,885	(350,162)	-
Notes payable	3,740,621	-	(718,300)	3,022,321	-
Compensated absences	255,359	126,295	(93,580)	288,074	-
Total	$ 157,802,150	$ 126,295	$ (33,287,625)	$ 124,640,820	$ 31,382,284

	Balance 1/1/2022	Additions	Payments/ Reductions	Balance 12/31/2022	Due Within One Year
Bonds payable	$ 171,145,000	$ -	$ (26,495,000)	$ 144,650,000	$ 28,275,000
Premium on bonds payable	12,750,847	-	(3,222,630)	9,528,217	-
Discount on bonds payable	(393,932)	-	21,885	(372,047)	-
Notes payable	4,145,446	-	(404,825)	3,740,621	-
Compensated absences	223,053	121,650	(89,344)	255,359	-
Total	$ 187,870,414	$ 121,650	$ (30,189,914)	$ 157,802,150	$ 28,275,000

Compensated absences are reported in accrued liabilities in the statements of net position.

A comparison of TIF revenues pledged as collateral for the payment of Tax Increment Revenue Bonds (Bonds) recognized for the years ended December 31, 2023 and 2022 to the principal and interest requirements of the Bonds for those periods is as follows:

	2023	2022
Stapleton Series 2010B, 2013A-1, and 2014D-2		
TIF revenues recognized, net of priority fees	$ 93,676,702	$ 90,375,734
Principal and interest requirements	32,333,745	30,898,630
9th and Colorado		
TIF revenues recognized, net of priority fees	4,482,693	4,324,913
Principal and interest requirements*	4,085,238	3,972,163

* No capitalized interest was used to meet principal and interest requirements on outstanding bonds in 2023 or 2022.

Bonds Payable

Tax Increment Revenue Bonds

The Authority has outstanding tax increment revenue bonds and notes from direct borrowings totaling $105,965,000 and $9,410,000, respectively.

Bonds payable as of December 31, 2023 are:

	Balance 1/1/2023	Additions	Payments/ Reductions	Balance 12/31/2023	Due Within One Year
Stapleton Senior Subordinate Tax Increment Revenue Bonds Series 2010B-1 for the Stapleton Project. The interest rate on the bonds varies from 3.0% to 5.0% and the bonds mature on December 1, 2025.	$ 24,975,000	$ -	$ 6,010,000	$ 18,965,000	$ 7,125,000
Stapleton Senior Tax Increment Revenue Bonds Series 2013A-1 for the Stapleton Project. The interest rate on the bonds is 5.0% and the bonds mature on December 1, 2025.	53,800,000	-	13,440,000	40,360,000	14,145,000
9th and Colorado Tax Increment Revenue Bonds Series 2018A for the 9th and Colorado Project. The interest rate is 5.25% and the bonds mature on December 1, 2039.	48,195,000	-	1,555,000	46,640,000	1,700,000
Total	126,970,000	-	21,005,000	105,965,000	22,970,000
Direct Borrowings and Direct Placements					
Stapleton Loan Agreement Series 2014D-2 for the Stapleton Project. The interest rates on the loans are 4.100% and 4.189% and the loans mature on December 20, 2025.	17,680,000	-	8,270,000	9,410,000	8,412,284
Total	$ 144,650,000	$ -	$ 29,275,000	$ 115,375,000	$ 31,382,284

Tax Increment Revenue Bonds (continued)

Bonds payable as of December 31, 2022 are:

	Balance 1/1/2022	Additions	Payments/ Reductions	Balance 12/31/2022	Due Within One Year
Stapleton Senior Subordinate Tax Increment Revenue Bonds Series 2010B-1 for the Stapleton Project. The interest rate on the bonds varies from 3.0% to 5.0% and the bonds mature on December 1, 2025.	$ 31,165,000	$ -	$ 6,190,000	$ 24,975,000	$ 6,010,000
Stapleton Senior Tax Increment Revenue Bonds Series 2013A-1 for the Stapleton Project. The interest rate on the bonds is 5.0% and the bonds mature on December 1, 2025.	66,075,000	-	12,275,000	53,800,000	13,440,000
9th and Colorado Tax Increment Revenue Bonds Series 2018A for the 9th and Colorado Project. The interest rate is 5.25% and the bonds mature on December 1, 2039.	49,565,000	-	1,370,000	48,195,000	1,555,000
Total	146,805,000	-	19,835,000	126,970,000	21,005,000
Direct Borrowings and Direct Placements					
Stapleton Loan Agreement Series 2014D-2 for the Stapleton Project. The interest rates on the loans are 4.100% and 4.189% and the loans mature on December 20, 2025.	24,340,000	-	6,660,000	17,680,000	7,270,000
Total	$ 171,145,000	$ -	$ 26,495,000	$ 144,650,000	$ 28,275,000

The 2014D-2 direct borrowings have the following terms related to events of default with finance-related consequences: Immediately upon the occurrence of a Loan Default, each Advance Amount or the Outstanding Loan Amount, as applicable, will accrue interest at the applicable Premium Rate. The Premium Rate shall be the applicable interest rate until such time as the applicable Loan Default or an Event of Loan Default is cured to the satisfaction of the Lenders.

Debt service requirements to maturity for the Bonds are as follows:

Year Ending December 31, 2023	Principal	Interest	Total
2024	$ 31,382,284	$ 6,293,224	$ 37,675,508
2025	40,857,716	5,012,564	45,870,280
2026	1,970,000	2,264,588	4,234,588
2027	2,070,000	2,161,163	4,231,163
2028	2,180,000	2,052,488	4,232,488
2029-2033	12,740,000	8,420,738	21,160,738
2034-2038	16,445,000	4,707,938	21,152,938
2039-2043	7,730,000	405,825	8,135,825
	$ 115,375,000	$ 31,318,528	$ 146,693,528

Notes Payable

Notes payable activity for the years ended December 31, 2023 and 2022 consists of the following:

	Balance 1/1/2023	Additions	Payments/ Reductions	Balance 12/31/2023	Due Within One Year
Note payable to the City and County of Denver, for Marycrest, to be paid over a 25-year period, with interest accruing at a rate of 2% per annum. The maturity date is May 11, 2037.	$ 3,740,621	$ -	$ 718,300	$ 3,022,321	$ -

	Balance 1/1/2022	Additions	Payments/ Reductions	Balance 12/31/2022	Due Within One Year
Note payable to the City and County of Denver, for Marycrest, to be paid over a 25-year period, with interest accruing at a rate of 2% per annum. The maturity date is May 11, 2037.	$ 4,145,446	$ -	$ 404,825	$ 3,740,621	$ -

Debt service requirements for the note payable to the City and County of Denver are dependent on the availability of tax increment financing (TIF) revenue. Due to the uncertainty of this revenue, the principal payments cannot be estimated. Payments will consist of the entirety of the Authority's receipt of TIF revenue, net of amounts due and payable to the Authority, due quarterly on the 10th day of January, April, July, and October.

Subscription Liabilities

As a result of implementation of GASB 96, *Subscription-Based Information Technology Arrangements (SBITAs)*, $155,007 of subscription liabilities for software subscriptions have been added to the beginning balance presented below. The term of the agreement expires in 2031 and there are no variable payments. Long-term liability activity for the years ending December 31, 2023 and 2022 are as follows:

	Balance 1/1/2023 (As Restated)	Additions	Deletions	Balance 12/31/2023	Due Within One Year
Subscription liability	$ 142,333	$ -	$ (13,625)	$ 128,708	$ 14,647

	Balance 1/1/2022 (As Restated)	Additions	Deletions	Balance 12/31/2022	Due Within One Year
Subscription liability	$ 155,007	$ -	$ (12,674)	$ 142,333	$ 13,625

Payments are due as follows:

Year Ending December 31, 2023	Principal	Interest	Total
2024	$ 14,647	$ 9,470	$ 24,117
2025	15,745	8,358	24,103
2026	16,926	7,162	24,088
2027	18,196	5,877	24,073
2028	19,561	4,495	24,056
2029-2033	43,633	4,422	48,055
	$ 128,708	$ 39,784	$ 168,492

Stapleton Obligations

The Authority has outstanding tax increment revenue bonds and notes from direct borrowings totaling $59,325,000 and $9,410,000, respectively, related to Stapleton obligations.

2010B-1

On May 18, 2010, the Authority issued its Stapleton Senior Subordinate Tax Increment Revenue Bonds, Series 2010B-1, in the aggregate principal amount of $100,740,000 (the Series 2010B-1 Bonds), pursuant to the Trust Indenture dated as of May 1, 2004 (the Stapleton Master Indenture) between the Authority and U.S. Bank National Association, as trustee (the Trustee), and the Series 2010B-1 Supplemental Indenture dated as of April 1, 2010 (the Series 2010B-1 Supplemental Indenture) between the Authority and the Trustee. Proceeds of the Series 2010B-1 Bonds were used to: (a) refund and redeem on May 18, 2010 the $96,510,000 in principal amount of the Authority's Stapleton Senior Subordinate Tax Increment Revenue Bonds, Series 2004B-1 (the Series 2004B-1 Bonds), that remained outstanding as of such date; and (b) pay certain costs incurred by the Authority in connection with the issuance of the Series 2010B-1 Bonds, including without limitation the cost of reimbursing the Authority for the termination payment paid by the Authority in connection with the termination on March 9, 2010 on the Series 2008A-1 Lehman Swap Agreement. The reserve account for the Series 2010B-1 Bonds (the Series 2010B-1 Reserve Account) was funded in the amount of $6,000,000 (the Series 2010B-1 Reserve Requirement) from a transfer of the amount that had been held in the reserve account for the refunded Series 2004B-1 Bonds. In consideration of certain services provided by the Authority to the City within the Stapleton Urban Redevelopment Area pursuant to a Services Agreement dated as of April 1, 2010 (the 2010 City/Authority Services Agreement) between the City and the Authority, the City agreed that the City's Manager of Finance will submit a request for appropriation to the City Council of the City for the purpose of replenishing the Series 2010B-1 Reserve Account to the Series 2010B-1 Reserve Requirement following any draw thereon (payments by the City to the Authority of such appropriated amounts being referred to in the 2010 City/Authority Services Agreement as the Supplemental Payments). The Authority will be obligated, subject to the terms and provisions of the 2010 City/Authority Services Agreement and of the Stapleton Master Indenture, to reimburse the City for any Supplemental Payments. Pursuant to the Series 2010B-1 Supplemental Indenture, this obligation is deemed to be a Junior Bond of the Authority under the Stapleton Master Indenture.

Pursuant to the Series 2010B-1 Supplemental Indenture, the Authority retained the option to purchase the Series 2010B-1 Bonds from the bondholders thereof on any date on or after December 1, 2015 at a purchase price equal to the principal amount of the Series 2010B-1 Bonds so purchased (with no tender premium), plus accrued interest to the purchase date. On December 23, 2015, the Authority, pursuant to a Series 2010B-1 2015 Remarketing Supplemental Indenture, exercised this option and: (a) purchased all of the then-outstanding Series 2010B-1 Bonds, in the aggregate principal amount of $76,680,000; (b) remarketed and resold to new bondholders $67,700,000 in principal amount of the Series 2010B-1 Bonds at a resale price of $77,536,205; and (c) used the $9,836,205 premium included in such purchase price to (i) pay the accrued interest on the purchased Series 2010B-1 Bonds, (ii) pay the costs incurred by the Authority in connection with such remarketing and resale, including underwriters' discount, and (iii) pay and cancel the remaining $8,980,000 principal amount of the Series 2010B-1 Bonds. The present value of savings from cash flows, representing an economic gain on the remarketing was $10,528,577.

2013A-1

On March 28, 2013, the Authority issued its Stapleton Senior Tax Increment Revenue Bonds, Series 2013A-1, in the aggregate principal amount of $171,265,000 (the Series 2013A-1 Bonds) pursuant to the Trust Indenture dated as of May 1, 2004 (the Stapleton Master Indenture) between the Authority and U.S. Bank National Association, as trustee (the Trustee), and the Series 2013A-1 Supplemental Indenture dated as of March 1, 2013 (the Series 2013A-1 Supplemental Indenture) between the Authority and the Trustee. Proceeds of the Series 2013A-1 Bonds, together with amounts released from certain accounts maintained under the Stapleton Master Indenture with respect to the Refunded Bonds (defined below) and amounts received by the Authority in connection with the termination or partial termination of certain guaranteed investment contracts described under "Investments" in Note 2, were used to: (a) refund and redeem on April 1, 2013 the $71,220,000 in principal amount of Authority's Stapleton Senior Tax Increment Revenue Bonds, Series 2008A-1 (the Series 2008A-1 Bonds), that remained outstanding as of such date; (b) refund and redeem on April 1, 2013 the $95,610,000 in principal amount of Authority's Stapleton Senior

Tax Increment Revenue Bonds, Series 2008A-2 (the Series 2008A-2 Bonds and, together with the Series 2008A-1 Bonds, the Refunded Bonds); (c) fund an account relating to the Series 2013A-1 Bonds of the reserve fund maintained for the Senior Bonds under the Stapleton Master Indenture in the amount of $9,300,000; (d) pay the costs of terminating certain swap agreements relating to the Refunded Bonds and certain irrevocable letters of credit providing credit support for the Refunded Bonds; and (e) pay certain costs incurred by the Authority in connection with the issuance of the Series 2013A-1 Bonds. The cash flow that would have been required to service the 2008A-1 and 2008A-2 bonds was $240,590,406 and the cash flows that are required to service the 2013A-1 bonds is $224,667,806 for a cash flow savings of $15,992,690. The present value of the savings, representing an economic gain on the refunding was $12,539,210.

2013D-2

On July 8, 2013, the Authority and Denver Public Schools (DPS) entered into a Second Supplement to Amended and Restated Stapleton School Funding Agreement (the Second School Funding Agreement Supplement). In connection with the execution of the Second School Funding Agreement Supplement, the Authority and the Trustee entered into a Series 2013D-2 DPS Junior Subordinate Bond Supplemental Trust Indenture dated as of July 8, 2013, pursuant to which this reimbursement obligation is deemed to be a Junior Subordinate Bond of the Authority under the Stapleton Master Indenture. As the 2013D-2 Junior Subordinate Bond is a reimbursement obligation, subject to the availability of pledged revenue as defined in the Stapleton Master Indenture, it is not included as a bond payable and will be expensed as payments are made consistent with the accounting treatment of other developer reimbursement obligations. Under the Second School Funding Agreement Supplement, DPS has agreed to advance up to $58,715,000 of the actual development costs of two additional schools at Stapleton. The Authority is obligated, subject to the terms and provisions of the Second School Funding Agreement Supplement and of the Stapleton Master Indenture, to reimburse DPS for the advances, together with certain related financing and administrative costs, in an amount of up to $81,799,825. Actual development project costs submitted by DPS were $57,474,700 and the total maximum reimbursement to DPS was revised to $80,488,461.

2014D-2

On December 23, 2014, the Authority issued its Stapleton Junior Subordinate Tax Increment Revenue Bonds, Series 2014D-2, in an aggregate principal amount of up to $60,000,000 (the Series 2014D-2 Bonds) evidenced by a direct borrowing between the Authority and Compass Mortgage Corporation and Vectra Bank Colorado National Association (the Series 2014D 2 Banks). The bonds were issued pursuant to the Stapleton Master Indenture and the Series 2014D-2/3/4 Supplemental Trust Indenture dated as of December 23, 2014 (the Series 2014D-2/3/4 Supplemental Indenture) between the Authority and the Trustee. The Series 2014D-2 Bonds evidence amounts payable by the Authority pursuant to a Loan Agreement dated as of December 23, 2014 (the Series 2014D-2 Loan Agreement) between the Authority and Compass Mortgage Corporation and Vectra Bank Colorado National Association (the Series 2014D-2 Banks). The loan made pursuant to the Series 2014D-2 Loan Agreement (the Series 2014D-2 Loan) is a drawdown loan, with $36,000,000 in principal amount drawn by the Authority at closing and outstanding as of December 31, 2014. Proceeds of such initial draw were used and will be used to: (a) finance additional development at Stapleton; (b) repay the outstanding amounts advanced by Park Creek under the Second Master Redevelopment Agreement Supplement and discharge the Authority's repayment obligation thereunder; (c) repay the outstanding amounts advanced by Park Creek under the Third Master Redevelopment Agreement Supplement and discharge the Authority's repayment obligation thereunder; and (d) pay certain costs incurred by the Authority in connection with the issuance of the Series 2014D-2 Bonds. On December 18, 2015, the Authority drew an additional $24,000,000 in principal amount on the Series 2014D-2 Loan, representing all of the remaining undrawn principal amount thereof. Proceeds of such draw were used and will be used to finance additional development at Stapleton and pay costs incurred by the Authority in connection with making such draw.

To induce the Series 2014D-2 Banks to make the Series 2014D-2 Loan available to the Authority, the Authority and the City agreed, in a Fourth Amendment to Stapleton Urban Redevelopment Area Cooperation Agreement between the Authority and the City dated as of December 23, 2014 (the Fourth Cooperation Agreement Amendment) and a 2014 City/Authority Services Agreement dated as of December 23, 2014 between the Authority and the City (the 2014 City/Authority Services Agreement), to permit the use of moneys on deposit in the City Retained Taxes Fund (as defined in the Stapleton Master Indenture) for payment, subject to the priority of payment set forth in the Stapleton Master Indenture, of all payment obligations of the Authority under the Series 2014D-2 Loan Agreement, to the extent that Pledged Revenues (as defined in the Stapleton Master Indenture) otherwise available for such repayment are insufficient. The amendments made by the Fourth Cooperation Agreement Amendment are reflected in conforming amendments made to the Stapleton Master Indenture by the Series 2014D-2/3/4 Supplemental Indenture. Pursuant to the 2014 City/Authority Services Agreement, the Authority is obligated, subject to the terms and provisions thereof and of the Stapleton Master Indenture and the Series 2014D-2/3/4 Supplemental Indenture, to reimburse the City for any such amounts withdrawn from the City Retained Taxes Fund, which reimbursement obligation is, pursuant to the Series 2014D-2/3/4 Supplemental Indenture, designated as the 2014D-3 Junior Subordinate Bond.

2014 Subordinate Bond

In consideration for making amounts in the City Retained Taxes Fund available for such payments, the Authority has agreed in the 2014 City/Authority Services Agreement to pay to the City an amount equal to 20% of incremental sales and property taxes collected in 2025, which is estimated to be $16,000,000, subject to the limitations of the Stapleton Master Indenture, the Series 2014D-2/3/4 Supplemental Indenture and the 2014 City/Authority Services Agreement, which obligation is, pursuant to the Series 2014D-2/3/4 Supplemental Indenture, designated as the 2014D-4 Junior Subordinate Bond. Due to the contingent nature of this obligation, it is not currently recorded as a bond payable.

Series 2017 D-1/2/3/4/5

On July 26, 2017, the Authority finalized an agreement with an effective date of May 15, 2017, for the purpose of paying the costs of certain trunk infrastructure at Stapleton described below: (a) the Third Supplement to Amended and Restated Stapleton School Funding Agreement between the Authority and DPS (the Third Supplement to School Funding Agreement); (b) the Second Supplemental Infrastructure Funding Agreement between the Authority and the City (the City Second Supplemental Infrastructure Funding Agreement); and (c) the Fifth Supplement to Amended and Restated Master Redevelopment Agreement between the Authority and Park Creek (the Fifth Master Redevelopment Agreement Supplement). As the 2017 D-1/2/3/4/5 Junior Subordinate Bond is a reimbursement obligation, subject to the availability of pledged revenue as defined in the Stapleton Master Indenture, it is not included as a bond payable and will be expensed as payments are made consistent with the accounting treatment of other developer reimbursement obligations.

Under the Third Supplement to School Funding Agreement, DPS agreed to advance $7,050,000 to fund the actual development costs of the acquisition of a new school site and up to $9,400,000 for the actual development costs of the construction by the City of a new fire station (the North Fire Station) in the vicinity of such school site, and the Authority is obligated, subject to the terms and provisions of the Third Supplement to School Funding Agreement and of the Stapleton Master Indenture, to reimburse DPS for the actual development costs so advanced by DPS, together with certain related financing and administrative costs, in an amount up to $18,699,833. Additionally, the Third Supplement to School Funding Agreement obligates the Authority to annually transfer to DPS certain amounts attributable to a new DPS mill levy to facilitate DPS constructing a new school at such school site. Pursuant to the Stapleton Master Indenture and the Series 2017D-1/2/3/4/5 Supplemental Trust Indenture dated as of May 15, 2017 (the Series 2017D-1/2/3/4/5 Supplemental Indenture) between the Authority and the Trustee, such obligations are deemed to be separate Junior Subordinate Bonds (the Series 2017D-1 DPS Junior Subordinate Bond and the Series 2017D-2 DPS Junior Subordinate Bond, respectively).

Under the City Second Supplemental Infrastructure Funding Agreement, the City agreed to advance up to $940,000 for the actual development costs of the North Fire Station to the extent that such actual development costs exceeded the $9,400,000 agreed to be advanced therefore by DPS and has further agreed to advance up to $8,400,000 for the actual development costs of the construction of the second span of the Central Bark Boulevard bridge over Sand Creek (the CPB Bridge). Pursuant to the City Second Supplemental Infrastructure Funding Agreement, the Authority is obligated, subject to the terms and provisions thereof and of the Master Indenture, to reimburse the City for the actual development costs actually advanced by the City for such projects, and pursuant to the Stapleton Master Indenture and the Series 2017D-1/2/3/4/5 Supplemental Indenture, such obligations are deemed to be separate Junior Subordinate Bonds (the Series 2017D-3 City Junior Subordinate Bond and the Series 2017D-5 City Junior Subordinate Bond, respectively).

Under the Fifth Master Redevelopment Agreement Supplement, Park Creek agreed to advance up to $840,000 for the funding of the actual development costs of the CPB Bridge to the extent that such actual development costs exceeded the $8,400,000 agreed to be advanced therefor by the City, and the Authority is obligated, subject to the terms and provisions thereof and of the Master Indenture, to reimburse Park Creek for the actual development costs actually advanced by Park Creek therefor. Pursuant to the Stapleton Master Indenture and the Series 2017D-1/2/3/4/5 Supplemental Indenture, such obligation is deemed to be a Junior Subordinate Bond (the Series 2017D-4 DPS Park Creek Junior Subordinate Bond).

Construction has been completed on the North Fire Station and the actual development costs thereof did not exceed the $9,400,000 advanced therefor by DPS pursuant to the Third Supplement to School Funding Agreement. Consequently, the Authority does not expect that any excess actual development costs will need to be advanced by the City under the City Second Supplemental Infrastructure Funding Agreement, and as a result, the Authority does not expect to be required to make any reimbursements represented by the Series 2017D-3 City Junior Subordinate Bond.

Additionally, construction has been completed on the CPB Bridge and the actual development costs thereof did not exceed the $8,400,000 advanced therefor by the City. Consequently, the

Authority does not expect that any excess actual development costs will need to be advanced by Park Creek under the Fifth Master Redevelopment Agreement Supplement, and as a result, the Authority does not expect to be required to make any reimbursements represented by the Series 2017D-4 Park Creek Junior Subordinate Bond.

The holders of the outstanding Junior Subordinate Bonds agreed to a priority of payment thereof within the Junior Subordinate Tier whereby a Junior Subordinate Bond incurred prior in time shall be payable according its terms on a basis senior to a Junior Subordinate Bond incurred later in time, and, among Junior Subordinate Bonds incurred simultaneously (including the Series 2014D-2 Junior Subordinate Bond, the Series 2014D-3 Junior Subordinate Bond and the Series 2014 D-4 Junior Subordinate Bond, and, separately, the Series 2017D-1 DPS Junior Subordinate Bond, the Series 2017D-2 DPS Junior Subordinate Bond, the Series 2017D-3 City Junior Subordinate Bond, the Series 2017D-4 Park Creek Junior Subordinate Bond and the Series 2017D-5 City Junior Subordinate Bond), on a priority basis indicated by the final numeral in the name of the Bond.

The 2017D-3, 2017D-4 and 2017D-5 obligations, respectively, were contingent obligations. After the completion of the City Second Supplemental Infrastructure Funding Agreement and the Fifth Master Redevelopment Agreement Supplement, advances related to the actual development costs of the North Fire Station and the actual development costs of the construction of the second span of the Central Bark Boulevard bridge over Sand Creek (the CPB Bridge) were no longer necessary. Accordingly, the contingent obligations to reimburse the City and Park Creek via the Junior Subordinate Bonds, Series 2017D-3, 2017D-4, and 2017D-5, respectively, to fund these costs no longer exists. The 2017D-5 obligation was related to the $8,400,000 advanced by the City for the construction of the CPB bridge expansion. This will be an eligible reimbursement expense that DURA will owe to the City as expenditures are incurred and as pledged revenue is received.

9th and Colorado Tax Increment Revenue Bonds Series 2018A

The 9th and Colorado Project involves the redevelopment of approximately 32 acres vacated by the relocation of the University of Colorado Health Sciences Center. The project includes residential and commercial land uses planned for completion over a multi-year period.

The proceeds of the Series 2018A Bonds were issued for the purposes of (i) financing and reimbursement of a portion of certain costs of constructing public improvements, and other related costs, necessary to support the development, (ii) funding a bond reserve fund for the Series 2018A Bonds, (iii) paying capitalized interest on the Series 2018A Bonds, and (iv) paying certain costs of issuance related to the Series 2018A Bonds.

A portion of the proceeds of the Series 2018A Bonds, (the "Restricted Proceeds Term Bond"), were deposited to the Restricted Amounts Subaccount of the Project Fund and subject to transfer to the Unrestricted Amounts Subaccount and released to 9th Avenue Land LLC in accordance with the Bond Proceeds Holdback and Release Agreement upon the satisfaction of certain development milestones with respect to the 9th Avenue Project.

As of September 18, 2021, certain development milestones were not satisfied with respect to the Project. Accordingly, any proceeds of the Restricted Proceeds Term Bond that were on deposit in the Restricted Amounts Subaccount or the Unrestricted Amounts Subaccount on such date, were used, together with a pro-rata amount from the Series 2018A Senior Bond Reserve Account, to redeem the Restricted Proceeds Term Bond on October 18, 2021. On that date, $13,210,000 of the

$63,720,000 outstanding 2018A Bonds were duly called for extraordinary redemption. The balance in the Restricted Amounts Subaccount of the Project Fund as December 31, 2023, was $0.

Following the extraordinary mandatory redemption of the bonds, any development costs that would have been payable from the Restricted Proceeds Term Bond, upon approval by the Authority, became an obligation of the Authority in the form of a Junior Subordinate Bond issued to the redeveloper and subject to repayment, including interest, under the terms of the Supplemental Trust Indenture.

A summary of redevelopment agreement obligations is provided in Note 11.

Note 10: Retirement Plan

The Authority maintains a defined contribution retirement plan organized in accordance with the provisions of Section 401(a) of the Internal Revenue Code. The contribution requirements of plan members and the Authority are established and may be amended by the Board of Commissioners. Irrevocable upon an election to participate, employees with six consecutive months of service are required to contribute 5% of their compensation to the plan. The Authority contributes 10% of their compensation to the plan. Participants in the plan are vested in the Authority's contribution as follows: 20% after one year of participation, 40% after two years of participation, and 100% after three years of participation. During the years ended December 31, 2023 and 2022, the Authority's contribution to the plan totaled $150,557 and $131,344, respectively, and the employee contributions totaled $75,278 and $65,672, respectively, which are equal to the required contributions. There is no retirement plan liability related to the plan for the year ended December 31, 2022. The plan investments are administered by Mission Square Retirement Corporation, formerly known as ICMA-RC.

Note 11: Commitments and Contingencies

Denver Dry Building

In connection with the Authority's development of the Denver Dry Building, the Authority has guaranteed certain loans made to DBH, Ltd. by the Bank of Denver with an outstanding balance as of December 31, 2023 of $2,029,683. In addition, the Authority has guaranteed all obligations of the Denver Dry Development Corporation as general partner, under the terms and conditions of the limited partnership agreement of DBH, Ltd. No amounts have been recorded as a liability in these financial statements as management believes the possibility of having to make payments under these guarantees is remote.

Contracts

Contracts from governmental entities are governed by various rules and regulations of the contractor agencies. Under the terms of the contracts, costs charged to the contracts are subject to audit and adjustment by the contractor agency. Such audit could lead to reimbursement to the contractor agency. Management believes there are no significant contingent liabilities relating to compliance with the rules and regulations governing the contracts the Authority has received. Therefore, no provision has been recorded in the accompanying financial statements for such contingencies.

Stapleton City Retained Taxes

This major residential and commercial development, which will provide new housing and job opportunities, calls for providing the same city services that other residents of Denver enjoy. To mitigate a portion of the impact that Stapleton development will have on the City's general fund, the City intended to retain a portion of the tax increment in consideration for services and facilities that the City provides to the redevelopment area "City Retained Taxes." As the City's need to provide services to the Stapleton neighborhoods increase through the years, the City's share of the tax increment increases as shown below. The details of this revenue split are included in a Cooperation Agreement between the Authority and the City. In 2004, the City agreed to subordinate its retained portion of tax increment revenues generated in the Stapleton Urban Redevelopment Area to Stapleton project bond debt service. Under the amended Cooperation Agreement, the Authority has agreed to return the City Retained Taxes amount not used for debt service in December of each year. In 2023 and 2022, the Authority returned $45,731,013 and $43,048,149 of retained amounts not used for debt service, respectively.

Stapleton City Retained Taxes as a Percentage of Annual Incremental Taxes

Years		
1-5	2000-2004	0%
6-10	2005-2009	13%
11-15	2010-2014	22%
16-20	2015-2019	30%
21-25	2020-2024	47%
	2025	20%

Reimbursement Projects

The Authority has entered into various Redevelopment Agreements (Agreements) with various redevelopers, whereby the redeveloper has agreed to construct certain improvements under specific urban renewal plans approved by the City. Under the Agreements, the Authority reimburses the redeveloper, generally with interest, in a principal amount not to exceed the maximum reimbursable project costs specified in the Agreements. These reimbursements are payable solely from incremental sales and/or property tax revenues generated by the project and are not a general obligation of the Authority. Tax increment revenue is based on the project's current property value and retail sales performance. As the collectability of a project's tax increment is uncertain, the obligation is not recorded as a reimbursement liability in these financial statements. The Redevelopment Agreements have various original expiration terms, up to a maximum of 25 years.

The Agreements have additional provisions paid by the developer which generally include monthly administrative fees; an annual priority fee; a participating interest fee upon sale or refinance of the project and participation by the Authority in the net cash flow from the property through the termination date. In the case of the Downtown Projects, the City is considered the Developer.

For those reimbursement obligations that were approved and where available tax increment will be used to pay for approved expenditures, the liability has been recorded. As of December 31, 2023 and 2022, $41,783,406 and $49,620,861, respectively, met these criteria and has been accrued in the Capital Projects Fund. These amounts include both principal and interest components.

	Maximum Reimbursable Project Costs per Redevelopment Agreement	TIF Commitment Obligations	Reimbursable Project Costs Approved as of December 31, 2023	Cumulative Principal Payments Made	Unpaid Eligible Maximum Reimbursable Project Costs as of December 31, 2023	Accrued TIF Reimbursement Obligation as of 12/31/2023
9th & Colorado	$ 13,210,000	$ 24,000	$ 13,210,000	$ -	$ 13,210,000	$ 24,000
101 Broadway	2,800,000	-	2,800,000	-	2,800,000	25,786
2300 Welton	769,000	-	769,000	719,093	49,907	-
2460 Welton	1,350,000	-	1,350,000	442,539	907,462	-
2560 Welton	4,200,000	-	4,200,000	-	4,200,000	793
2801 Welton	350,000	-	350,000	17,825	332,175	-
414 14th Street	1,900,000	-	1,900,000	746,197	1,153,803	-
Colorado National Bank	10,000,000	-	10,000,000	8,099,576	1,900,424	264,386
Downtown Projects	-	91,547,149	34,324,658	34,324,658	-	40,968,146
Emily Griffith Opportunity School	21,800,000		21,800,000	952,087	20,847,913	10,061
I-25 and Broadway	89,438,030	-	30,091,480	-	30,717,213	-
Lowry Boulevard 1	3,539,223	-	3,539,223	3,539,223	-	-
Marycrest - Subordinate	650,000	-	-	-	-	-
Marycrest	-	-	4,952,850	1,930,518	3,022,332	-
Source - 3330 Brighton Blvd	6,500,000	-	6,500,000	2,152,290	4,347,710	466,045
St. Anthony - Sloans Block 3	6,995,000	-	6,995,000	2,800,983	4,194,017	24,189
St. Anthony - Sloans Block 9	5,555,555	-	5,501,089	710,087	4,791,002	-
The Point	1,504,183	-	1,504,183	1,504,183	-	-
Total	$ 170,560,991	$ 91,571,149	$ 149,787,483	$ 57,939,259	$ 92,473,958	$ 41,783,406

In addition, the Authority has entered into various Intergovernmental Agreements (IGA) and Cooperation Agreements with various other taxing entities for its redevelopment projects. As of January 1, 2016, pursuant to Colorado State Law 31-25-107(9.5), the Authority is required to enter into agreements with the other taxing entities prior to the approval of an Urban Renewal Plan, to ensure that there is agreement about the types and limits of tax revenues of each taxing entity to be allocated to the Plan. Additionally, the Authority may elect to enter into additional agreements with the City that further limit the amount of tax revenues allocated to a particular Urban Renewal Plan.

Under these agreements, the Authority has agreed to pass certain amounts of tax increment revenue through to the City or other taxing entities for purposes defined within the agreements. These agreements can generally be broken into two types: those for with a defined maximum amount of tax increment revenue (project costs) must be transferred to the extent of available tax increment, and those for which all available tax increment revenue for a specific special taxing district must be transferred. The obligations of the Authority under these IGA and Cooperation Agreements are payable solely from incremental sales and/or property tax revenues generated by the project and are not a general obligation of the Authority. Tax increment revenue is based on the project's current property value and retail sales performance. As the collectability of a project's tax increment is uncertain, these obligations are not recorded as reimbursement liabilities in the Authority's financial statements.

The following table provides detailed information relating to the various IGA and Cooperation Agreements with defined maximum reimbursable project costs that the Authority has entered into as part of its redevelopment projects. The table includes the eligible maximum reimbursable project costs and the unpaid maximum reimbursable costs as of December 31, 2023. Amounts arising from the Stapleton Junior Subordinate bonds are included, as these obligations are payable only to the extent that tax increment revenue is available and are not recorded as bond liabilities in the Authority's financial statements.

IGA and Cooperation agreements for which no maximum reimbursable project costs exist are not included in the chart below, as all available tax increment generated is transferred to the other taxing entities upon receipt by the Authority, and thus there were no unpaid maximum reimbursable project costs as of December 31, 2023.

	Maximum Reimbursable Project Costs per IGA/Cooperation Agreement	Reimbursable Project Costs Approved as of December 31, 2023	Cumulative Principal Payments Made	Unpaid Eligible Maximum Reimbursable Project Costs as of December 31, 2023	Accrued TIF Reimbursement Obligation as of December 31, 2023
9th & Colorado - City Services	$ 6,300,000	$ 1,800,000	$ 1,800,000	$ -	$ -
Adams County Fire Protection District (Globeville Project) (estimated)	595,714	595,714	269,210	326,504	-
National Western Center - RTA	121,500,000	-	-	-	-
St. Anthony DPS School Support	2,500,000	2,500,000	2,150,000	350,000	-
Stapleton - 2013 D-2 Junior Subordinate Bond	58,715,000	57,474,700	41,769,098	15,705,602	-
Stapleton - 2017 D-1 DPS Junior Subordinate Bond	16,450,000	16,348,234	9,320,082	7,028,152	-
Stapleton - 2017 D-2 DPS Junior Subordinate Bond	23,640,331	23,640,331	17,373,316	6,267,015	-
Stapleton - 2017 D-5 City Junior Subordinate Bond	8,400,000	-	-	-	-
Total	$ 238,101,045	$ 102,358,979	$ 72,681,706	$ 29,677,273	$ -

Undisbursed Loan Commitments

The Authority has committed to fund loans and grants during the year that were not fully disbursed as of year-end. The total undisbursed loan and grant commitments as of December 31, 2023 were $707,276, of which $432,178 is attributable to deferred payment loans and $60,000 is attributable to an amortizing (current Payback) loan as discussed in Note 5 and $215,098 is attributable to grant commitments.

2975 Quebec Street

The Authority records in its financial statements all material liabilities, including, where necessary, an estimate for situations which are not yet resolved but where, based on available information, management believes it is probable that the Authority will have to make payment in settlement of any claims. Last year, the Authority and the owner of a residence at 2975 Quebec Street worked to resolve concerns about prior work on the home undertaken by various contractors pursuant to various Authority community development home loan programs. Prior to completion of the 2022 audited financial statements, a final amount had not been determined, therefore an estimate of the required corrective work provided by an independent representative of the owner, in the amount of $223,000 was recorded as a contingent liability. As of December 31, 2023 an accrued liability of $214,072 was recorded in the Enterprise Fund related to this work. In the opinion of management, the Authority's current available funds are adequate to pay all known or pending costs related to this matter.

Note 12: Tabor Amendment

In November 1992, Colorado voters passed Article X, Section 20 (Tabor Amendment) to the State Constitution which limits state and local government tax powers and imposes spending limitations. The Authority is not subject to the Tabor Amendment. See: Olson v. City of Golden, 53 P.3d 747 (Co. App. 2002).

Note 13: Implementation of New Accounting Standard

Effective January 1, 2022, the Authority implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (Statement No. 96). Statement No. 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). Under this Statement, a government generally should recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability. The Authority restated certain line items in the December 31, 2022 general fund financial statements as well as the governmental-activities in order to a record subscription asset and liability and related principle and interest expense. The 2022 restatement did not have a material impact ($3,224) to the December 31, 2022 financial statements.

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Required Supplementary Information

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Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND
Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance
Revenues				
Intergovernmental	$ 250,500	$ 250,500	$ 260,880	$ 10,380
Investment income	25,000	25,000	92,272	67,272
Other income	703,400	703,400	1,134,661	431,261
Total revenues	978,900	978,900	1,487,813	508,913
Expenditures				
Current				
Administration	3,916,650	3,916,650	3,710,587	206,063
Redevelopment projects	-	-	-	-
Bond issuance costs	-	-	-	-
Debt service	-	-	-	-
Principal	-	-	13,625	-
Interest	-	-	10,505	-
Capital outlay	54,000	54,000	73,256	127,256
Total expenditures	3,970,650	3,970,650	3,807,973	333,319
Excess of revenues over (under) expenditures	(2,991,750)	(2,991,750)	(2,320,160)	671,590
Other Financing Sources (Uses)				
Transfers in	3,424,500	3,424,500	3,206,502	(217,998)
Transfers out	(432,750)	(432,750)	(886,342)	(453,592)
Total other financing sources (uses)	2,991,750	2,991,750	2,320,160	(671,590)
Net Change in Fund Balance	-	-	-	-
Fund Balance, Beginning of Year	2,405,066	2,405,066	2,314,812	-
Fund Balance, End of Year	$ 2,405,066	$ 2,405,066	$ 2,314,812	$ -

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
NOTES TO BUDGETARY COMPARISON SCHEDULE – GENERAL FUND
Year Ended December 31, 2023

Note 1: Budgets and Budgetary Accounting

Annual budgets are adopted by the Board of Commissioners (the Board) on a basis consistent with accounting principles generally accepted in the United States of America for the General Fund.

In October, the preliminary proposed budget is presented to the Board in accordance with state statute. In December of each year, the budget is adopted by the Board for the subsequent year.

The budget is submitted to the State of Colorado as required under Title 29 – Government – Local, General Provisions of the Local Government Budget Law of Colorado.

For the year ended December 31, 2023, administration expenditures were lower than budget by approximately $206,063 and other income was higher than budget by approximately $431,261, due to higher than expected program income from housing programs, and higher than expected fees related to redevelopment activities.

Supplementary Information

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Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
ANNUAL 15c2-12 DISCLOSURE
Year Ended December 31, 2023

	Stapleton 2013A-1		Stapleton 2010B-1	
Mill Levy				
General Fund, Denver	9.299		9.299	
Affordable Housing	0.389		0.389	
Public Welfare, Denver	2.423		2.423	
Denver Schools/General Fund	37.695		37.695	
Denver Schools/Bond Fund	13.016		13.016	
Bond Sinking Fund, Denver	5.044		5.044	
Bond Interest, Denver	1.456		1.456	
Fire Pension Fund	0.973		0.973	
Urban Drainage/Flood Control	1.000		1.000	
Police Pension Fund	1.161		1.161	
Capital Improvement	-		-	
Capital Maintenance	2.515		2.515	
	74.971		74.971	
Property Tax Base Amount (Assessed Value)	75,027,766		-	
Sales Tax Base Amount (Revenue)	856,917		-	
Property Tax Increment Revenue	66,751,443		-	
Sales Tax Increment Revenue	27,582,596		-	
Debt Service Reserve Earnings	159,377		-	
Other Interest Earnings	2,669,905		-	
Capitalized Interest	-		-	
Net Revenues	97,163,321		-	
BONDS & PRIORITY EXPENSE				
Debt Service	16,130,000	(1)	7,221,188	(1)
DURA Priority Fee	657,337		-	
Other Expenses	7,025		-	
Annual Coverage Ratio	5.98	(2)	4.13	(3)

NOTES

(1) The ***Stapleton Senior 2013 A-1 bonds*** were issued March 2013.
The 2013 A-1 Stapleton bonds are tax-exempt and fixed rate.
The 2013 A-1 bonds defeased the 2008 A-1 and 2008 A-2 Stapleton bonds.
The 2013 A-1 Stapleton bonds are Subordinate to the DURA priority fee and other expenses.
The 2013 A-1 Stapleton bonds are Senior to the 2010 B-1 Stapleton bonds with respect to collected property and sales taxes available for debt service.

The ***Stapleton Senior Subordinate 2010 B-1 bonds*** were issued May 2010.
The 2010 B-1 Stapleton bonds are tax-exempt and fixed rate.
The 2010 B-1 bonds defeased the remaining $100 million of the 2004 B-1 Stapleton bonds.
The 2010 B-1 Stapleton bonds are Subordinate to the 2013 A-1 Stapleton bonds with respect to collected property and sales taxes available for debt service and DURA priority fee.
The 2010 B-1 bonds were remarketed on December 23, 2015 at lower fixed interest rates for the purpose of annual debt service savings.

(2) The coverage ratio presented is calculated after payment of priority and other expenses.

(3) The coverage ratio presented is calculated after payment of priority and other expenses and includes 2010B-1 and 2013 A-1 debt service payments.

See Note 9 to Financial Statements for principal amounts outstanding and final maturity dates.

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
ANNUAL 15c2-12 DISCLOSURE
Year Ended December 31, 2023

	9th and Colorado 2018A	(1)
Fund Balances		
Senior Bond Fund	88,459	
Senior Bond Reserve Fund	4,421,746	
Restricted Amounts Subaccount	-	
Supplemental Reserve Fund	1,168,314	
Assessed Value		
Current Assessed Value of Property in the URA	66,583,990	(2)
Tax Increment Base and Revenue		
Property Tax Base Amount (Assessed Value)	-	
Property Tax Increment Revenue	4,156,823	(3)
Sales Tax Base Amount (Revenue)	-	
Sales Tax Increment Revenue	890,283	(3)

(1) The **9th and Colorado Senior 2018A bonds** were issued October 18, 2018.
The 9th and Colorado Senior 2018A bonds are tax exempt and fixed rate.

(2) This is the Final Certified Assessed Value as of January 17, 2024.

(3) Includes all property and sales tax increment revenue collected by the Authority between January 1, 2023 and December 31, 2023.

See Note 9 to Financial Statements for principal amounts outstanding and final maturity dates.

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Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
ANNUAL 15c2-12 DISCLOSURE
Year Ended December 31, 2022

	Stapleton 2013A-1		Stapleton 2010B-1	
Mill Levy				
General Fund, Denver	9.820		9.820	
Public Welfare, Denver	0.415		0.415	
Affordable Housing	2.586		2.586	
Denver Schools/General Fund	37.413		37.413	
Denver Schools/Bond Fund	11.085		11.085	
Bond Sinking Fund, Denver	5.500		5.500	
Bond Interest, Denver	1.000		1.000	
Fire Pension Fund	1.039		1.039	
Urban Drainage/Flood Control	1.000		1.000	
Police Pension Fund	1.238		1.238	
Capital Maintenance	-		-	
Capital Improvements	2.513		2.513	
	73.609		73.609	
Property Tax Base Amount (Assessed Value)	60,918,421		-	
Sales Tax Base Amount (Revenue)	856,917		-	
Property Tax Increment Revenue	63,189,584		-	
Sales Tax Increment Revenue	27,818,204		-	
Debt Service Reserve Earnings	138,225		-	
Other Interest Earnings	876,854		-	
Capitalized Interest	-		-	
Net Revenues	92,022,867		-	
BONDS & PRIORITY EXPENSE				
Debt Service	15,578,750	(1)	7,664,263	(1)
DURA Priority Fee	632,055		-	
Other Expenses	9,725		-	
Annual Coverage Ratio	5.87	(2)	3.93	(3)

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
ANNUAL 15c2-12 DISCLOSURE
Year Ended December 31, 2022

NOTES

(1) The ***Stapleton Senior 2013 A-1 bonds*** were issued March 2013.
The 2013 A-1 Stapleton bonds are tax-exempt and fixed rate.
The 2013 A-1 bonds defeased the 2008 A-1 and 2008 A-2 Stapleton bonds.
The 2013 A-1 Stapleton bonds are Subordinate to the DURA priority fee and other expenses.
The 2013 A-1 Stapleton bonds are Senior to the 2010 B-1 Stapleton bonds with respect to collected property and sales taxes available for debt service.

The ***Stapleton Senior Subordinate 2010 B-1 bonds*** were issued May 2010.
The 2010 B-1 Stapleton bonds are tax-exempt and fixed rate.
The 2010 B-1 bonds defeased the remaining $100 million of the 2004 B-1 Stapleton bonds.
The 2010 B-1 Stapleton bonds are Subordinate to the 2013 A-1 Stapleton bonds with respect to collected property and sales taxes available for debt service and DURA priority fee.
The 2010 B-1 bonds were remarketed on December 23, 2015 at lower fixed interest rates for the purpose of annual debt service savings.

(2) The coverage ratio presented is calculated after payment of priority and other expenses.

(3) The coverage ratio presented is calculated after payment of priority and other expenses and includes 2010B-1 and 2013 A-1 debt service payments.

See Note 9 to Financial Statements for principal amounts outstanding and final maturity dates.

Denver Urban Renewal Authority
(A Component Unit of the City and County of Denver)
ANNUAL 15c2-12 DISCLOSURE
Year Ended December 31, 2022

	9th and Colorado **2018A**	(1)
Fund Balances		
Senior Bond Fund	26,816	
Senior Bond Reserve Fund	4,402,585	
Restricted Amounts Subaccount	-	
Supplemental Reserve Fund	995,497	
Assessed Value		
Current Assessed Value of Property in the URA	53,544,350	(2)
Tax Increment Base and Revenue		
Property Tax Base Amount (Assessed Value)	-	
Property Tax Increment Revenue	3,753,824	(3)
Sales Tax Base Amount (Revenue)	-	
Sales Tax Increment Revenue	1,039,027	(3)

(1) The **9th and Colorado Senior 2018A bonds** were issued October 18, 2018.
The 9th and Colorado Senior 2018A bonds are tax-exempt and fixed rate.

(2) This is the Final Certified Assessed Value as of December 10, 2022.

(3) Includes all property and sales tax increment revenue collected by the Authority between January 1, 2022 and December 31, 2022.

See Note 9 to Financial Statements for principal amounts outstanding and final maturity dates.

FORVIS

1801 California Street, Suite 2900 / Denver, CO 80202
P 303.861.4545 / **F** 303.832.5705
forvis.com

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

Board of Commissioners
Denver Urban Renewal Authority
Denver, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, and each major fund, of Denver Urban Renewal Authority (the Authority), a component unit of the City and County of Denver, which comprises the statements of financial position as of December 31, 2023, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 25, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Board of Commissioners
Denver Urban Renewal Authority

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

FORVIS, LLP

Denver, Colorado
April 25, 2024