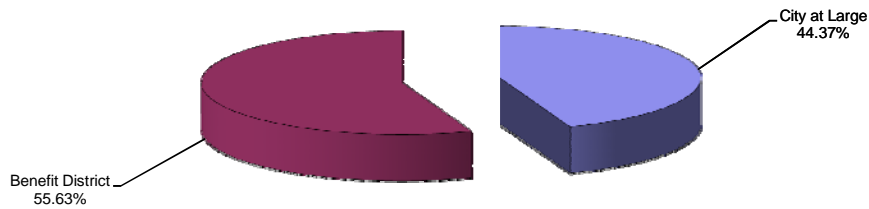


# Debt Disclosure Statement

*As of November 30, 2009*

<i>Instrument</i>	City at Large Portion	Benefit District Portion	Other Obligations	Total	Date of Final Payment
General Obligation/Special Assessment Bonds	19,919,792	61,260,208	-	81,180,000	11/01/29
(1) Temporary Notes	23,565,533	7,269,467	-	30,835,000	06/15/13
(2) Special Revenue Bond (South-end)	-	-	15,500,000	15,500,000	12/31/10
(3) Special Revenue TIF Bonds (North-end)	-	-	21,705,876	21,705,876	12/31/10
Lease Purchases	1,187,349	-	-	1,187,349	03/15/17
(4) State Department of Health and Environment Loan	5,984,799	-	-	5,984,799	09/01/21
(5) State Dept. of Transportation -Transportation Revolving Fund Loan	4,000,070	-	-	4,000,070	08/01/24
<b>Total Debt:</b>	<b>54,657,543</b>	<b>68,529,675</b>	<b>37,205,876</b>	<b>160,393,094</b>	
<b>Debt Authority Remaining:</b>	<b>72,414,252</b>	<b>-</b>	<b>-</b>	<b>-</b>	



- (1) The City at Large portion of temporary notes includes \$8,770,000 for downtown redevelopment projects that are TIF/TDD Bond eligible.
- (2) Temporary financing of south-end redevelopment land acquisition currently held by KeyBank, Denver, CO. This bond will be retired upon the issuance of STAR bonds in late 2009 or early 2010. This short-term bond is not a general obligation of the City and does not go against the City's debt limit.
- (3) Original Tax Increment Financing (TIF) Bonds issued to fund land acquisition and site preparation costs for the North Redevelopment Area. These bonds were issued July 2006 and are currently held by the developer, Dial Realty. To date, approximately \$20.5 million in bonds have been issued of the \$25 million authorized. In the event STAR bonds are issued, the original TIF bonds will be refunded and reissued.
- (4) This loan is to be a maximum of \$6,411,155. Amounts will be drawn down on the loan as eligible expenditures are made. The City is not obligated to draw down the full amount of the loan if it is determined that the funds are not needed. (Draw downs are complete - a total of \$6,175,678 was drawn down.)  
In 2007 this loan was amended to allow the City to borrow an additional \$2.1 million to finance the cost of designing a new wastewater treatment plant. First draw on this additional loan amount was made in March 2008.
- (5) This loan is to be a maximum of \$4,608,000. Amounts will be drawn down on the loan as eligible expenditures are made. The City is not obligated to draw down the full amount of the loan if it is determined that the funds are not needed. (Draw downs are complete - a total of \$4,607,872 was drawn down.)

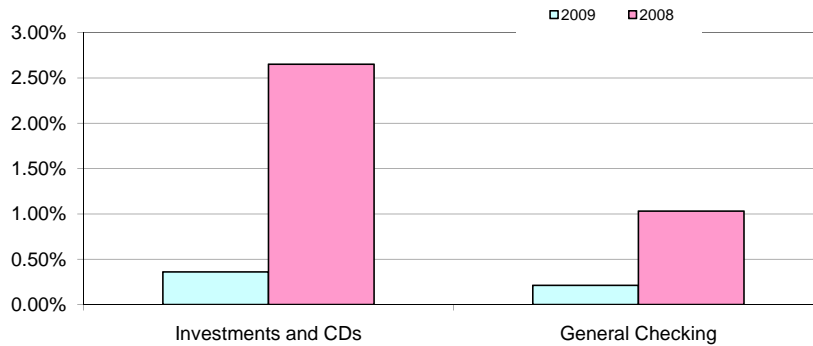
*Note : In accordance with the Long-Term Obligation Policy*

# Cash & Debt Management Report

as of November 30, 2009

## INVESTMENTS

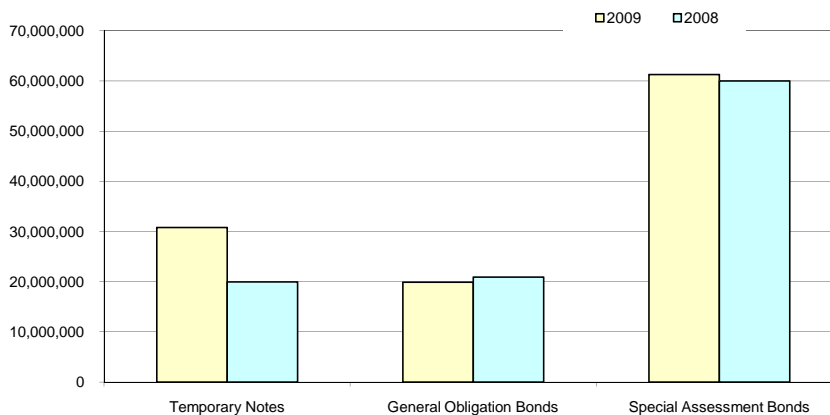
Instrument	2009 For Period	Weighted Interest Rate	2008 For Period	Weighted Interest Rate
Investments and CDs	20,000,000	0.36%	28,000,000	2.65%
General Checking	12,831,095	0.21%	10,526,084	1.03%
<b>Weighted Average:</b>		<b>0.30%</b>		<b>2.21%</b>
<b>Total Investments:</b>	<b>32,831,095</b>		<b>38,526,084</b>	



## DEBT

Instrument	2009 For Period	2008 For Period	Debt Limit Calculations	2009 For Period	2008 For Period
Temporary Notes	30,835,000	19,955,000	City Valuation	469,905,876	466,756,782
General Obligation Bonds	19,919,792	20,932,420	Debt Limit Ratio	30%	30%
Special Assessment Bonds	61,260,208	60,027,580	Debt Limit	140,971,763	140,027,035
			Debt Subject to Limit	68,557,511	60,238,337
<b>Total City Debt:</b>	<b>112,015,000</b>	<b>100,915,000</b>	<b>Debt Authority Remaining:</b>	<b>72,414,252</b>	<b>79,788,698</b>

Note: "City Valuation" includes motor vehicle property values



Note: Special assessment bonds are all benefit districts