

**2023 ANNUAL REPORT  
MOUNTAIN'S EDGE METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S., and pursuant to Section XIV of the District's Service Plan approved by the Board of County Commissioners of the County of Jefferson on August 6, 2013, the following report of the activities of Mountain's Edge Metropolitan District (f/k/a Reserve at the Meadows Metropolitan District) (the "**District**") from January 1, 2023 to December 31, 2023 is hereby submitted.

A. Boundary changes made or proposed to the District's boundary:

There were no boundary changes made or proposed in 2023.

B. Intergovernmental Agreements with other governmental entities entered into, proposed, or terminated as of December 31, 2023:

Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool dated December 10, 2013

Intergovernmental Agreement between the District and Southwest Metropolitan Water and Sanitation District dated December 19, 2014

Underdrain Agreement between the District and Southwest Water and Sanitation District dated April 17, 2015

C. Access information to obtain a copy of rules and regulations adopted:

Information regarding any rules and regulations adopted by the District, including its design guidelines and other covenant-enforcement related documents, may be obtained on the District's website at <https://mountainedgemd.com/documents>. Further information may be obtained from the District Manager, c/o CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111. Further contact information may be obtained on the District's website under the "Contact Us" tab.

D. Summary of litigation involving the District's public improvements:

To our knowledge, there was no litigation involving the District's public improvements in 2023.

E. Status of the District's construction of public improvements:

The District did not construct any public improvements during 2023.

F. Conveyances or dedications of facilities or improvements, constructed by the District, to the County of Jefferson:

There were no facilities or improvements constructed by the District that were conveyed or dedicated to the County of Jefferson in 2023.

G. Final assessed valuation of the District for the reporting year:

The 2023 final assessed valuation for the District was \$4,370,908.

H. Current year's budget:

A copy of the District's 2024 budget is attached hereto as **Exhibit A**.

I. Audited financial statements for the reporting year (or application for exemption from audit):

A copy of the 2023 Audit is attached hereto as **Exhibit B**.

J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument:

To our knowledge, there were no uncured events of default by the District which continue beyond a ninety (90) day period in 2023.

K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period:

To our knowledge, the District is able to pay its obligations as they come due.

**EXHIBIT A**  
2024 BUDGET

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/13/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 62,948	\$ 83,865	\$ 59,729
REVENUES			
Property taxes	363,956	365,139	407,491
Specific ownership taxes	24,986	26,567	28,524
Service Fees	16,600	16,540	-
Interest income	197	40	45
Total revenues	<u>405,739</u>	<u>408,286</u>	<u>436,060</u>
TRANSFERS IN	<u>1,500</u>	<u>2,680</u>	<u>-</u>
Total funds available	<u>470,187</u>	<u>494,831</u>	<u>495,789</u>
EXPENDITURES			
General Fund	167,365	211,144	215,000
Debt Service Fund	197,876	199,932	200,000
Special Revenue Fund	19,581	21,346	-
Total expenditures	<u>384,822</u>	<u>432,422</u>	<u>415,000</u>
TRANSFERS OUT	<u>1,500</u>	<u>2,680</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>386,322</u>	<u>435,102</u>	<u>415,000</u>
ENDING FUND BALANCES	<u>\$ 83,865</u>	<u>\$ 59,729</u>	<u>\$ 80,789</u>
EMERGENCY RESERVE	\$ 5,300	\$ 5,600	\$ 7,000
RESERVE FOR FUTURE DEBT SERVICE	37,371	45,431	48,899
TOTAL RESERVE	<u>\$ 42,671</u>	<u>\$ 51,031</u>	<u>\$ 55,899</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/13/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Residential	\$ 3,961,734	\$ 3,850,918	\$ 4,307,124
State assessed	449	649	608
Vacant land	203	-	-
Personal property	52,129	65,061	63,176
	4,014,515	3,916,628	4,370,908

**MILL LEVY**

General	41.157	43.721	49.728
Debt Service	49.507	49.507	43.500
Total mill levy	90.664	93.228	93.228

**PROPERTY TAXES**

General	\$ 165,225	\$ 171,239	\$ 217,357
Debt Service	198,747	193,900	190,134
Levied property taxes	363,972	365,139	407,491
Adjustments to actual/rounding	(16)	-	-
Budgeted property taxes	\$ 363,956	\$ 365,139	\$ 407,491

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 165,218</b>	<b>\$ 171,239</b>	<b>\$ 217,357</b>
<b>Debt Service</b>	<b>198,738</b>	<b>193,900</b>	<b>190,134</b>
	<b>\$ 363,956</b>	<b>\$ 365,139</b>	<b>\$ 407,491</b>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/13/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 36,583	\$ 44,368	\$ 14,298
REVENUES			
Property taxes	165,218	171,239	217,357
Specific ownership taxes	11,343	12,500	15,215
Interest income	89	15	20
Total revenues	<u>176,650</u>	<u>183,754</u>	<u>232,592</u>
Total funds available	<u>213,233</u>	<u>228,122</u>	<u>246,890</u>
EXPENDITURES			
General and administrative			
Accounting	26,385	30,000	33,000
Auditing	5,000	5,200	5,700
County Treasurer's fee	2,479	2,569	3,260
Dues and membership	428	428	500
Insurance	4,756	5,329	6,000
District management	16,950	20,000	22,000
Legal	42,321	52,000	48,000
Miscellaneous	1,743	2,000	2,000
Election	4,808	3,578	-
Contingency	-	11,019	11,680
Operations and maintenance			
Drainage Maintenance	-	7,050	3,000
Electricity	161	200	200
Fence and sign maintenance	14,065	-	8,500
Irrigation Repairs	1,559	3,000	3,000
Landscaping	22,597	24,405	28,000
Landscape Improvements	7,794	34,100	8,500
Snow removal	7,718	3,000	8,000
Pest Control	-	606	1,200
Water	7,951	6,000	9,000
Website	650	660	660
Trash Collection	-	-	12,800
Total expenditures	<u>167,365</u>	<u>211,144</u>	<u>215,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>1,500</u>	<u>2,680</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>168,865</u>	<u>213,824</u>	<u>215,000</u>
ENDING FUND BALANCES	<u>\$ 44,368</u>	<u>\$ 14,298</u>	<u>\$ 31,890</u>
EMERGENCY RESERVE	<u>\$ 5,300</u>	<u>\$ 5,600</u>	<u>\$ 7,000</u>
TOTAL RESERVE	<u>\$ 5,300</u>	<u>\$ 5,600</u>	<u>\$ 7,000</u>

No assurance provided. See summary of significant assumptions.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/13/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,607	\$ 2,126	\$ -
REVENUES			
Service Fees	16,600	16,540	-
Total revenues	<u>16,600</u>	<u>16,540</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>1,500</u>	<u>2,680</u>	<u>-</u>
Total funds available	<u>21,707</u>	<u>21,346</u>	<u>-</u>
EXPENDITURES			
General and administrative			
Billing	3,646	4,600	-
Contingency	-	100	-
Operations and maintenance			
Trash Collection	15,935	16,646	-
Total expenditures	<u>19,581</u>	<u>21,346</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>19,581</u>	<u>21,346</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 2,126</u>	<u>\$ -</u>	<u>\$ -</u>



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/13/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 22,758	\$ 37,371	\$ 45,431
REVENUES			
Property taxes	198,738	193,900	190,134
Specific ownership taxes	13,643	14,067	13,309
Interest income	108	25	25
Total revenues	<u>212,489</u>	<u>207,992</u>	<u>203,468</u>
Total funds available	<u>235,247</u>	<u>245,363</u>	<u>248,899</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,983	2,909	2,852
Paying agent fees	2,000	2,000	2,000
Contingency	-	-	2,895
Debt Service			
Loan interest - Series 2020	97,893	95,023	92,253
Loan principal - Series 2020	95,000	100,000	100,000
Total expenditures	<u>197,876</u>	<u>199,932</u>	<u>200,000</u>
Total expenditures and transfers out requiring appropriation	<u>197,876</u>	<u>199,932</u>	<u>200,000</u>
ENDING FUND BALANCES	<u>\$ 37,371</u>	<u>\$ 45,431</u>	<u>\$ 48,899</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Order and Decree of the District Court of Jefferson County, Colorado recorded on December 9, 2013, to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, sanitation, streets, traffic and safety controls, mosquito control, covenant enforcement, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of the Southwest Metropolitan Water and Sanitation District in Jefferson County, Colorado.

On November 5, 2013, the Electors of the District authorized the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. Additionally, the District voters approved authorization to increase property taxes up to \$1,000,000 annually to pay for the administration, operations, maintenance, and capital expenditures of the District and \$4,000,000 to pay for regional improvements for which the District is obligated. Also, the electors authorized the issuance of indebtedness in an amount not to exceed \$36,000,000. This includes \$4,000,000 each for water facilities, sanitation system, street improvements, traffic and safety controls, mosquito control, operations and maintenance expenses, and intergovernmental agreements, as well as the refunding of up to \$8,000,000 in debt at a higher interest rate.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statute C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (Continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, and meeting costs. The General Fund budget also includes estimated cost of services related to landscaping, snow removal and other maintenance.

**Debt Service**

Principal and interest payments in 2024 are based on the estimated debt amortization schedule from the 2020 Loan (discussed under Debt and Leases).

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Taxable (Convertible to Tax-Exempt) Loan, Series 2020**

On December 2, 2020, the District entered into a Loan Agreement with Zions Bancorporation, N.A. d/b/a Vectra Bank Colorado (the "Bank") pertaining to a loan in the maximum amount of \$3,315,000 ("2020 Loan"). The proceeds from the 2020 Loan were used to (i) refund the 2016A Senior Bonds and the 2016B Subordinate Bonds; (ii) pay the Bank's combined loan commitment fee and rate lock fee; (iii) pay the costs of issuing the 2020 Loan; and (iv) pay any remaining proceeds to the Loan Payment Fund.

Prior to the Tax-Exempt Reissuance Date, the 2020 Loan bears interest at the Base Rate of 3.64%. On and after the Tax-Reissuance Date, until the first Interest Reset Date, the Based Rate will be 2.98%. The Tax-Exempt Reissuance Date is the date on which any portion of the 2020 Loan bearing Taxable Interest is reissued for federal income tax purposes for an obligation bearing Tax-Exempt Interest. The Interest Reset Date is December 1, 2040 and every five-year anniversary thereafter until the 2020 Loan is paid.

Interest payments are due on June 1 and December 1 of each year, commencing June 1, 2021 ("Interest Payment Dates"). All interest due and payable shall be calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period. Interest not paid when due shall compound on each Interest Payment Date at the then-applicable interest rate.

Principal payments are due December 1 of each year beginning on December 1, 2021. The 2020 Loan matures on December 1, 2045.

At its option, the District may prepay all or any part of the principal of the 2020 Loan upon payment of the principal amount so prepaid, accrued interest thereon, and a Prepayment Fee. On a date prior to the fifth anniversary of the Closing Date the Prepayment Fee is 1% of the principal amount so prepaid provided that there will not be a fee if the 2020 Loan is paid from excess annual revenue resulting from the District's imposition of a Debt Service Mill Levy. On and after the fifth anniversary of the Closing Date, no Prepayment Fee shall apply.

The principal of and interest on the 2020 Loan is payable solely from and to the extent of Pledged Revenue, which consists of (a) the Required Mill Levy; (b) the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy; and (c) any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue.

Prior to the time when the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to pay the annual debt requirements for the next fiscal year, but not in excess of 50 mills (subject to adjustment).

In the event the method of calculating assessed valuation is changed after August 6, 2013, the mill levy shall be increased or decreased to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

**Taxable (Convertible to Tax-Exempt) Loan, Series 2020 (Continued)**

Once the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy shall be equal to an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to generate property tax revenues of not less than the annual debt requirements for the next fiscal year without limitation of rate.

The District has no operating or capital leases.

**Developer Advances**

The District has entered into Operation Funding Agreements with Reserve at the Meadows, LLC ("Developer") for 2013 – 2019 ("OFAs"), as well as a Facilities Funding and Acquisition Agreement dated December 10, 2013, as amended ("FFAA"). Advances under the OFAs and FFAA accrue interest at 8.0% per annum, with accrued interest payable first, and then principal. At December 31, 2024, the principal and interest amounts due under the OFAs and FFAA are on the attached schedule.

**Reserve Fund**

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$3,315,000 Taxable (Convertible to Tax-Exempt)  
Loan**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>Series 2020 Interest 2.98% - 5.00% Dated December 2, 2020 Interest Payable June 1 and December 1 Principal Payable December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 100,000	\$ 92,253	\$ 192,253
2025	105,000	88,980	193,980
2026	110,000	85,807	195,807
2027	110,000	82,484	192,484
2028	115,000	79,377	194,377
2029	115,000	75,686	190,686
2030	120,000	72,211	192,211
2031	125,000	68,586	193,586
2032	130,000	64,986	194,986
2033	130,000	60,881	190,881
2034	135,000	56,953	191,953
2035	140,000	52,874	192,874
2036	145,000	48,778	193,778
2037	150,000	44,263	194,263
2038	155,000	39,731	194,731
2039	160,000	35,048	195,048
2040	165,000	30,297	195,297
2041	150,000	42,330	192,330
2042	160,000	34,726	194,726
2043	165,000	26,615	191,615
2044	175,000	18,300	193,300
2045	185,000	9,378	194,378
	<b>\$ 3,045,000</b>	<b>\$ 1,210,544</b>	<b>\$ 4,255,544</b>

**Bond Variable Rate Table**

Begin Date	End Date	Interest Rate
12/02/2020	09/03/2021	3.64%
09/03/2021	12/01/2040	2.98%
12/01/2040	12/01/2045	5.00%

**Mountain's Edge Metropolitan District  
Schedule of Developer Advances**

	Balance at December 31, 2022	Estimated Additions	Estimated Repayments	Estimated Balance at December 31, 2023*
Developer advances - Capital	\$ 2,222,800	\$ -	\$ -	\$ 2,222,800
Developer advances - O&M	193,269	-	-	193,269
	<u>2,416,069</u>	<u>-</u>	<u>-</u>	<u>2,416,069</u>
Accrued interest - Capital	1,106,406	177,824	-	1,284,230
Accrued interest - O&M	87,940	15,461	-	103,401
	<u>1,194,346</u>	<u>193,285</u>	<u>-</u>	<u>1,387,631</u>
	<u>\$ 3,610,415</u>	<u>\$ 193,285</u>	<u>\$ -</u>	<u>\$ 3,803,700</u>
	Estimated Balance at December 31, 2023*	Estimated Additions	Estimated Repayments	Estimated Balance at December 31, 2024*
Developer advances - Capital	\$ 2,222,800	\$ -	\$ -	\$ 2,222,800
Developer advances - O&M	193,269	-	-	193,269
	<u>2,416,069</u>	<u>-</u>	<u>-</u>	<u>2,416,069</u>
Accrued interest - Capital	1,284,230	177,824	-	1,462,054
Accrued interest - O&M	103,401	15,461	-	118,862
	<u>1,387,631</u>	<u>193,285</u>	<u>-</u>	<u>1,580,916</u>
*Estimate	<u>\$ 3,803,700</u>	<u>\$ 193,285</u>	<u>\$ -</u>	<u>\$ 3,996,985</u>

No assurance provided. See summary of significant assumptions.

**EXHIBIT B**

2023 AUDIT



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
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## Dazzo & Associates, PC

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Certified Public Accountants

### INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Mountain's Edge Metropolitan District  
Jefferson County, Colorado

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Mountain's Edge Metropolitan District (the District), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District, as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and the Special Revenue Fund for the year 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. 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 District 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.

#### ***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 District's ability to continue as a going concern for twelve 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 generally accepted 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 generally accepted 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 District'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 District's ability to continue as a going concern for a reasonable period of time.

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***

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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. Our opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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 Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the Other Information and the basic financial statements, or the Other Information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the Other Information exists, we are required to describe it in our report.

*Daggio & Associates, P.C.*

July 3, 2024

## **BASIC FINANCIAL STATEMENTS**

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 56,254
Cash and Investments - Restricted	52,368
Accounts Receivable	10
Prepaid Insurance	450
Receivable from County Treasurer	1,619
Property Tax Receivable	407,491
Capital Assets:	
Capital Assets Net of Depreciation	131,298
Total Assets	649,490
<b>LIABILITIES</b>	
Accounts Payable	30,262
Accrued Loan Interest	7,688
Noncurrent Liabilities:	
Due Within One Year	100,000
Due in More Than One Year	6,748,701
Total Liabilities	6,886,651
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	407,491
Total Deferred Inflows of Resources	407,491
<b>NET POSITION</b>	
Net Investment in Capital Assets	(84,935)
Restricted for:	
Emergency Reserve	6,000
Debt Service	37,540
Unrestricted	(6,603,257)
Total Net Position	\$ (6,644,652)

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 188,075	\$ 16,490	\$ -	\$ -	\$ (171,585)
Interest on Long-Term Debt and Related Costs	292,986	-	-	-	(292,986)
Total Governmental Activities	\$ 481,061	\$ 16,490	\$ -	\$ -	(464,571)
 <b>GENERAL REVENUES</b>					
Property Taxes					365,139
Specific Ownership Taxes					26,131
Interest Income					124
Total General Revenues and Transfers					391,394
 <b>CHANGES IN NET POSITION</b>					
Net Position - Beginning of Year					(6,571,475)
 <b>NET POSITION - END OF YEAR</b>					
					\$ (6,644,652)

See accompanying Notes to Basic Financial Statements.



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 54,957	\$ 1,297	\$ -	\$ 56,254
Cash and Investments - Restricted	6,000	-	46,368	52,368
Receivable from County Treasurer	759	-	860	1,619
Accounts Receivable	-	10	-	10
Prepaid Insurance	450	-	-	450
Property Tax Receivable	217,357	-	190,134	407,491
Total Assets	\$ 279,523	\$ 1,307	\$ 237,362	\$ 518,192
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 26,955	\$ 1,307	\$ 2,000	\$ 30,262
Total Liabilities	26,955	1,307	2,000	30,262
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	217,357	-	190,134	407,491
Total Deferred Inflows of Resources	217,357	-	190,134	407,491
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	450	-	-	450
Restricted for:				
Emergency Reserves	6,000	-	-	6,000
Debt Service	-	-	45,228	45,228
Unassigned	28,761	-	-	28,761
Total Fund Balances	35,211	-	45,228	80,439
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 279,523	\$ 1,307	\$ 237,362	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 131,298

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Loans Payable	(3,045,000)
Developer Advance Payable	(2,416,069)
Accrued Loan Interest	(7,688)
Accrued Developer Advance Interest	(1,387,632)

Net Position of Governmental Activities \$ (6,644,652)

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 171,239	\$ -	\$ 193,900	\$ 365,139
Specific Ownership Taxes	12,255	-	13,876	26,131
Interest Income	111	-	13	124
Service Fees	-	16,490	-	16,490
Total Revenues	<u>183,605</u>	<u>16,490</u>	<u>207,789</u>	<u>407,884</u>
<b>EXPENDITURES</b>				
General, Administrative, Operations, and Maintenance:				
Accounting	30,060	-	-	30,060
Auditing	5,200	-	-	5,200
Billing	-	4,108	-	4,108
County Treasurer's Fee	2,569	-	2,909	5,478
District Management	20,000	-	-	20,000
Drainage Maintenance	7,050	-	-	7,050
Dues And Membership	428	-	-	428
Election	3,578	-	-	3,578
Electricity	169	-	-	169
Tree/Plant Replacement	800	-	-	800
Insurance	5,329	-	-	5,329
Irrigation Repairs	2,548	-	-	2,548
Landscaping	24,405	-	-	24,405
Landscape Improvements	32,027	-	-	32,027
Legal	46,993	-	-	46,993
Miscellaneous	1,858	-	-	1,858
Pest Control	606	-	-	606
Snow Removal	1,590	-	-	1,590
Trash Collection	-	16,628	-	16,628
Water	5,433	-	-	5,433
Debt Service:				
Loan Interest - Series 2020	-	-	95,023	95,023
Loan Principal - Series 2020	-	-	100,000	100,000
Paying Agent Fees	-	-	2,000	2,000
Total Expenditures	<u>190,643</u>	<u>20,736</u>	<u>199,932</u>	<u>411,311</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(7,038)</b>	<b>(4,246)</b>	<b>7,857</b>	<b>(3,427)</b>
Transfers In (Out)	(2,120)	2,120	-	-
Total Other Financing Uses	<u>(2,120)</u>	<u>2,120</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(9,158)</b>	<b>(2,126)</b>	<b>7,857</b>	<b>(3,427)</b>
Fund Balances - Beginning of Year	<u>44,369</u>	<u>2,126</u>	<u>37,371</u>	<u>83,866</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 35,211</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 45,228</u></u>	<u><u>\$ 80,439</u></u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (3,427)

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

Governmental funds report capital outlays as expenditures. In the Statement of Activities capital outlay is not reported as an expenditure. However, the Statement of Activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay	32,027
Depreciation Expense	(8,722)

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Loan Principal Payment	100,000
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	231
Accrued Interest Payable Developer Advance - Change in Liability	(193,286)
	(193,055)

Changes in Net Position of Governmental Activities \$ (73,177)

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 171,239	\$ 171,239	\$ 171,239	\$ -
Specific Ownership Taxes	11,987	12,324	12,255	(69)
Interest Income	350	15	111	96
Total Revenues	<u>183,576</u>	<u>183,578</u>	<u>183,605</u>	<u>27</u>
<b>EXPENDITURES</b>				
Accounting	30,000	30,000	30,060	(60)
Auditing	5,200	5,200	5,200	-
Contingency	7,231	11,019	-	11,019
County Treasurer's Fee	2,569	2,569	2,569	-
District Management	20,000	20,000	20,000	-
Drainage Maintenance	5,000	7,050	7,050	-
Dues And Membership	500	428	428	-
Election	5,000	3,578	3,578	-
Electricity	200	200	169	31
Tree/Plant replacement	2,000	-	800	(800)
Insurance	4,800	5,329	5,329	-
Irrigation Repairs	3,000	3,000	2,548	452
Landscaping	28,000	24,405	24,405	-
Landscape Improvements	8,000	28,776	32,027	(3,251)
Legal	45,000	52,000	46,993	5,007
Miscellaneous	1,500	2,000	1,858	142
Pest Control	-	606	606	-
Snow Removal	8,000	8,000	1,590	6,410
Water	9,000	6,000	5,433	567
Website	1,000	660	-	660
Total Expenditures	<u>186,000</u>	<u>210,820</u>	<u>190,643</u>	<u>20,177</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(2,424)	(27,242)	(7,038)	20,204
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers To Other Fund	(5,000)	(4,180)	(2,120)	2,060
Total Other Financing Sources (Uses)	<u>(5,000)</u>	<u>(4,180)</u>	<u>(2,120)</u>	<u>2,060</u>
<b>NET CHANGE IN FUND BALANCE</b>	(7,424)	(31,422)	(9,158)	22,264
Fund Balance - Beginning of Year	<u>17,809</u>	<u>44,368</u>	<u>44,369</u>	<u>1</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 10,385</u>	<u>\$ 12,946</u>	<u>\$ 35,211</u>	<u>\$ 22,265</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Service Fees	\$ 16,500	\$ 16,490	\$ (10)
Total Revenues	<u>16,500</u>	<u>16,490</u>	<u>(10)</u>
<b>EXPENDITURES</b>			
Billing	4,600	4,108	492
Trash Collection	18,000	16,628	1,372
Total Expenditures	<u>22,600</u>	<u>20,736</u>	<u>1,864</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(6,100)	(4,246)	1,854
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers From Other Funds	5,000	2,120	(2,880)
Total Other Financing Sources (Uses)	<u>5,000</u>	<u>2,120</u>	<u>(2,880)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(1,100)	(2,126)	(1,026)
Fund Balance - Beginning of Year	<u>1,507</u>	<u>2,126</u>	<u>619</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 407</u>	<u>\$ -</u>	<u>\$ (407)</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Mountain's Edge Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Jefferson County as recorded on December 9, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the boundaries of the Southwest Metropolitan Water and Sanitation District in Jefferson County, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, mosquito control, and other powers.

The District was originally organized under the name Reserve at the Meadows Metropolitan District. The District changed its name to Mountain's Edge Metropolitan District, effective April 7, 2016, pursuant to the recorded Order Granting Petition for Name Change. Agreements executed under the name "Reserve at the Meadows Metropolitan District" are considered to be the same as those executed under Mountain's Edge Metropolitan District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a 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: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds, notes and Developer advances are recorded as a reduction in liabilities.

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 collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue Fund is used to account for revenues and expenditures related to providing trash and recycling services to properties in the District. Revenue reported in this fund include the Trash and Recycling Fee as authorized by Resolution 2017-11-06. As of December 31, 2023, the Board of Directors has voted to discontinue billing for the Trash and Recycling Fee and will pay for Trash through the General Fund.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation  
(Continued)**

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2023.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets, which include property and infrastructure assets (e.g., detention ponds and similar items), are reported in the applicable governmental columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Landscaping	20 Years
Storm and Sanitary Sewer	20 Years
Water	20 Years

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, that item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 56,254
Cash and Investments - Restricted	<u>52,368</u>
Total Cash and Investments	<u><u>\$ 108,622</u></u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 88,522
Investments	<u>20,100</u>
Total Cash and Investments	<u><u>\$ 108,622</u></u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

On December 31, 2023, the District's cash deposits had a bank balance of \$87,402 and carrying balance of \$88,522.

**Investments**

The District has adopted a formal investment policy that follows state statutes regarding investments.

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities.
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 20,100
		<u>\$ 20,100</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAaf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Being Depreciated:				
Landscaping	\$ 44,725	\$ 32,027	\$ -	\$ 76,752
Storm and Sewer	22,046	-	-	22,046
Water Rights	75,637	-	-	75,637
Total Capital Assets, Being Depreciated	142,408	32,027	-	174,435
Less Accumulated Depreciation for:				
Landscaping	(10,808)	(3,838)	-	(14,646)
Storm and Sewer	(5,327)	(1,102)	-	(6,429)
Water Rights	(18,280)	(3,782)	-	(22,062)
Total Accumulated Depreciation	(34,415)	(8,722)	-	(43,137)
Governmental Activities Capital Assets, Net	<u>\$ 107,993</u>	<u>\$ 23,305</u>	<u>\$ -</u>	<u>\$ 131,298</u>

Depreciation expense was charged to the general government function.

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Loans Payable:					
Taxable (Convertible to Tax-Exempt)					
Loan - Series 2020	\$ 3,145,000	\$ -	\$ 100,000	\$ 3,045,000	\$ 100,000
Subtotal Loans Payable	3,145,000	-	100,000	3,045,000	100,000
Other Debts:					
Developer Advance - Operating	193,269	-	-	193,269	-
Developer Advance - Capital	2,222,800	-	-	2,222,800	-
Accrued Interest on:					
Developer Advance - Operating	87,940	15,462	-	103,402	-
Developer Advance - Capital	1,106,406	177,824	-	1,284,230	-
Subtotal Other Debts	3,610,415	193,286	-	3,803,701	-
Total Long-Term Obligations	<u>\$ 6,755,415</u>	<u>\$ 193,286</u>	<u>\$ 100,000</u>	<u>\$ 6,848,701</u>	<u>\$ 100,000</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

The details of the District's long-term obligations are as follows:

**\$3,315,000 Series 2020 General Obligation Refunding Taxable (Convertible to Tax-Exempt) Loan**

On December 2, 2020 (the Closing Date), the District entered into a Loan Agreement (The Loan Agreement) with Zion Bancorporation, N.A. dba: Vectra Bank Colorado (the Bank) in connection with the issuance of a loan in the maximum amount of \$3,315,000 (The 2020 Loan). The proceeds from the 2020 Loan were used to (i) refund the 2016A Senior Bonds in the principal amount of \$2,620,000 which had an interest rate of 5.00% and the 2016B Subordinate Bonds in the principal amount of \$561,000 which had an interest rate of 7.375%; (ii) pay the Bank's combined loan commitment fee and rate lock fee; and (iii) pay the costs of issuing the 2020 Loan. The average interest rate on the 2020 Loan is 3.17%.

Prior to September 16, 2021 (the Tax-Exempt Reissuance Date), the 2020 Loan bore interest at the Base Rate of 3.64% (subject to the Interest Reset Date as defined in the Loan Agreement). On and after the Tax-Reissuance Date, September 16, 2021, until the first Interest Reset Date, the Base Rate is 2.98%. The Tax-Exempt Reissuance Date is the date on which any portion of the 2020 Loan bearing Taxable Interest is reissued for federal income tax purposes for an obligation bearing Tax-Exempt Interest. The Interest Reset Date is December 1, 2040, and every five-year anniversary thereafter until the 2020 Loan is paid.

Interest payments are due on June 1 and December 1 of each year, commencing June 1, 2021 (Interest Payment Dates). All interest due and payable shall be calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period. Interest not paid when due shall compound on each Interest Payment Date at the then-applicable interest rate. Principal payments are due December 1 of each year beginning on December 1, 2021. The 2020 Loan matures on December 1, 2045.

At its option, the District may prepay all or any part of the principal of the 2020 Loan upon payment of the principal amount so prepaid, accrued interest thereon, and a Prepayment Fee. On a date prior to the fifth anniversary of the Closing Date, the Prepayment Fee is 1% of the principal amount so prepaid, provided that there will not be a fee if the 2020 Loan is paid from excess annual revenues resulting from the District's imposition of its debt service mill levy. On and after the fifth anniversary of the Closing Date, no Prepayment Fee shall apply. To the extent principal of the loan is not paid when due, principal shall remain outstanding until paid.

The principal of and interest on the 2020 Loan is payable solely from and to the extent of Pledged Revenue, which consists of (a) the Required Mill Levy (net of collection costs); (b) the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy; and (c) any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue. No assets have been pledged as collateral on the loan.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$3,315,000 Series 2020 General Obligation Refunding Taxable (Convertible to Tax-Exempt) Loan (Continued)**

Prior to the time when the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to pay the Annual Debt Requirements (as defined in the Loan Agreement) for the next fiscal year, but not in excess of 50 mills (subject to adjustment).

In the event the method of calculating assessed valuation is changed after August 6, 2013, the mill levy shall be increased or decreased to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Once the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy shall be equal to an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to generate property tax revenues of not less than the Annual Debt Requirements for the next fiscal year without limitation of rate.

The 2020 Loan is not subject to acceleration. The 2020 Loan does not have any unused lines of credit. Events of default occur if before the Unlimited Tax Receipt Date (as defined in the Loan Agreement) the District fails to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Loan Agreement, or on or after the Unlimited Tax Receipt Date, the District fails to pay the principal of, premium (including the Prepayment Fee) if any, or interest on the 2020 Loan when due. There are additional events of default if the District does not comply with other customary terms and conditions consistent with normal municipal financings, as described in the Loan Agreement. Notwithstanding, no event of default will be deemed to have occurred unless the Bank provides notice to the District in accordance with the Loan Agreement.

The District's long-term bond obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 100,000	\$ 92,253	\$ 192,253
2025	105,000	88,980	193,980
2026	110,000	85,807	195,807
2027	110,000	82,484	192,484
2028	115,000	79,377	194,377
2029 - 2033	620,000	342,350	962,350
2034 - 2038	725,000	242,599	967,599
2039 - 2043	800,000	169,016	969,016
2043 - 2045	360,000	27,678	387,678
Total	<u>\$ 3,045,000</u>	<u>\$ 1,210,544</u>	<u>\$ 4,255,544</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

On November 5, 2013, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$36,000,000 at an interest rate not to exceed 18% per annum. On December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized	Authorization Used			Contingently Used	Authorized
	November 5,	Series 2016A	Series 2016B	Series 2020	for Series 2020	but
	2013 Election	Bonds	Bonds	Loan	Loan	Unused
Street Improvements	\$ 4,000,000	\$ 1,040,495	\$ 219,856	\$ -	\$ -	\$ 2,739,649
Water	4,000,000	383,382	81,008	-	-	3,535,610
Storm and Sanitary Sewer	4,000,000	1,231,123	260,136	-	-	2,508,741
Traffic and Safety	4,000,000	-	-	-	-	4,000,000
Mosquito Control	4,000,000	-	-	-	-	4,000,000
Operations and Maintenance	4,000,000	-	-	-	-	4,000,000
Debt Refunding	8,000,000	-	-	134,000	3,181,000	4,685,000
Intergovernmental Agreements	4,000,000	-	-	-	-	4,000,000
<b>Total</b>	<b>\$ 36,000,000</b>	<b>\$ 2,655,000</b>	<b>\$ 561,000</b>	<b>\$ 134,000</b>	<b>\$ 3,181,000</b>	<b>\$ 29,469,000</b>

Per the Loan Agreement, the District allocates the aggregate principal amount of the 2020 Loan as follows: (i) the amount of \$134,000, being the principal amount of the portion of the 2020 Loan used to refund the Refunded Bonds which is in excess of the outstanding principal amount of the Refunded Bonds, has been allocated to the authorized but unissued electoral authorization for refunding purposes, and (ii) the remaining principal amount of the 2020 Loan, being the amount of \$3,181,000, has been allocated to the authorized but unissued electoral authorization for refunding purposes, but such allocation is contingent upon whether the final net effective interest rate of the 2020 Loan is lower than the net effective interest rate on the Refunded Bonds.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$4,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 NET POSITION (CONTINUED)**

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 131,298
Outstanding Long Term Debt Applicable to Capital Assets	(124,991)
Outstanding Developer Advances Related to Capital Assets	(91,242)
Net Investment in Capital Assets	\$ (84,935)

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2023, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 6,000
Debt Service	37,540
Total Restricted Net Position	\$ 43,540

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of debt issued for public improvements which were conveyed to other entities and which costs were removed from the District's financial records.

**NOTE 7 DISTRICT AGREEMENTS**

**Intergovernmental Agreements**

**Service Plan IGA**

On December 19, 2014, the District and Southwest Metropolitan Water and Sanitation District (SMWSD) entered into an Intergovernmental Agreement (the Service Plan IGA) whereby the parties acknowledge that the District has the limited authority to finance, acquire and construct certain potable water and sanitary sewer facilities for ultimate dedication and conveyance to SMWSD. Upon the dedication and acceptance by SMWSD of such facilities, the District no longer has any authority to finance, construct and/or acquire potable water and sanitary sewer service facilities.

Further, the District acknowledges that the property within its boundaries is subject to the rules and regulations of SMWSD relative to provisions of water and sanitary sewer services and the construction of facilities for the same.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 7 DISTRICT AGREEMENTS (CONTINUED)**

**Intergovernmental Agreements (Continued)**

**Underdrain Agreement**

The District and SMWSD entered into an Underdrain Agreement dated April 17, 2015 (the Underdrain Agreement) whereby the parties agreed to allow the District to install, operate, maintain, and repair a District owned underdrain in the same trench with SMWSD's sanitary sewer line(s) to serve property within the District.

**Funding and Reimbursement Agreement**

**Operations Funding**

The District and Reserve at the Meadows, LLC (the Developer) entered into the 2013-2014 Operation Funding Agreement dated December 10, 2013 (the 2013-2014 OFA). Pursuant to the 2013-2014 OFA, the Developer agreed to advance funds to the District for payment of operation and maintenance expenses for fiscal years 2013 and 2014 up to \$60,000. The District has agreed to reimburse the Developer for funds advanced under the 2013-2014 OFA along with interest of 8% per annum.

The District and the Developer entered into the 2015 Operation Funding Agreement on December 4, 2014, with an effective date of December 1, 2015 (the 2015 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2015 up to \$40,000. The District agreed to reimburse the Developer for such advances along with interest at 8% per annum. Reimbursement payments made under the 2015 OFA are applied first to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal.

The District and the Developer entered into the 2016 Operation Funding Agreement on November 13, 2015, with an effective date of January 1, 2016 (the 2016 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2016 up to \$37,295. The District agreed to reimburse the Developer for such advances along with interest at 8% per annum. Reimbursement payments made under the 2016 OFA are applied first to the to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then to principal.

The District and the Developer entered into a 2017 Operation Funding Agreement dated November 18, 2016, with an effective date of January 1, 2017, as amended on November 21, 2017 (the 2017 OFA). Pursuant to the 2017 OFA, the Developer agreed to provide funding for operation and maintenance expenses for the District for fiscal year 2017 through 2018 up to \$153,000. The District has agreed to reimburse the Developer for such advances along with interest at 8%. Payments made under the 2017 OFA are first applied to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then principal, then to the 2017 OFA interest then principal. As of December 31, 2023, the amount outstanding under the aggregate of Operation Funding Agreements totaled \$296,671 comprised of principal of \$193,269 and accrued interest of \$103,402.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 7 DISTRICT AGREEMENTS (CONTINUED)**

**Funding and Reimbursement Agreement (Continued)**

**Facilities Funding and Acquisition**

The District and the Developer entered into a Facilities Funding and Acquisition Agreement, dated December 10, 2013, as amended by the First Amendment dated December 4, 2014, the Second Amendment dated September 26, 2016, and the Third Amendment dated November 18, 2016 (collectively, the FFAA). Pursuant to the FFAA, the Developer agreed to advance funds to the District for the construction of public improvements for fiscal years 2013 to 2018 up to \$8,000,000. The District has agreed to reimburse the Developer for funds advanced under the FFAA, together with interest thereon at the rate of 8% per annum. Payments made under the FFAA are applied first to interest and then to principal. As of December 31, 2023, the outstanding advances under the FFAA total \$3,507,030, comprised of principal of \$2,222,800 and accrued interest of \$1,284,230.

**NOTE 8 INTERFUND AND OPERATING TRANSFERS**

The transfer from the General Fund to the Special Revenue Fund was to support the ongoing maintenance of District facilities.

**NOTE 9 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 5, 2013, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees from the District annually, without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

**SUPPLEMENTARY INFORMATION**

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 193,900	\$ 193,900	\$ -
Specific Ownership Taxes	13,573	13,876	303
Interest Income	118	13	(105)
Total Revenues	<u>207,591</u>	<u>207,789</u>	<u>198</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	2,909	2,909	-
Paying Agent Fees	2,000	2,000	-
Loan Interest - Series 2020	95,023	95,023	-
Loan Principal - Series 2020	100,000	100,000	-
Contingency	2,068	-	2,068
Total Expenditures	<u>202,000</u>	<u>199,932</u>	<u>2,068</u>
<b>NET CHANGE IN FUND BALANCE</b>	5,591	7,857	2,266
Fund Balance - Beginning of Year	<u>36,862</u>	<u>37,371</u>	<u>509</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 42,453</u>	<u>\$ 45,228</u>	<u>\$ 2,775</u>

## OTHER INFORMATION

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2023**

\$3,315,000 General Obligation Refunding Taxable  
(Convertible to Tax-Exempt) Loan, Series 2020  
Interest 2.98% - 5.00%  
Dated December 2, 2020  
Interest Payable June 1 and December 1  
Principal Payable December 1

Loan and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2024	\$ 100,000	\$ 92,253	\$ 192,253
2025	105,000	88,980	193,980
2026	110,000	85,807	195,807
2027	110,000	82,484	192,484
2028	115,000	79,377	194,377
2029	115,000	75,686	190,686
2030	120,000	72,211	192,211
2031	125,000	68,586	193,586
2032	130,000	64,986	194,986
2033	130,000	60,881	190,881
2034	135,000	56,953	191,953
2035	140,000	52,874	192,874
2036	145,000	48,778	193,778
2037	150,000	44,263	194,263
2038	155,000	39,731	194,731
2039	160,000	35,048	195,048
2040	165,000	30,297	195,297
2041	150,000	42,330	192,330
2042	160,000	34,726	194,726
2043	165,000	26,615	191,615
2044	175,000	18,300	193,300
2045	185,000	9,378	194,378
Total	<u>\$ 3,045,000</u>	<u>\$ 1,210,544</u>	<u>\$ 4,255,544</u>



**MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2019	\$ 2,829,822	90.277	\$ 255,468	\$ 255,468	100.00 %
2020	3,714,805	90.664	336,799	336,799	100.00
2021	3,725,533	90.664	337,772	337,354	99.88
2022	4,014,515	90.664	363,972	363,956	99.99
2023	3,916,628	93.228	365,139	365,139	100.00
Estimated for the Year Ending December 31,					
2024	\$ 4,370,908	93.228	\$ 407,491		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

Source: Jefferson County Assessor and Treasurer.