

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

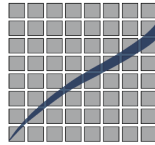
ELBERT COUNTY, COLORADO

FINANCIAL STATEMENTS

DECEMBER 31, 2023

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors

Elbert and Highway 86 Metropolitan District

Elbert County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Elbert and Highway 86 Metropolitan District ("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, the respective changes in financial position, and the budgetary comparison for the general 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 the 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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.

Other Matters

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 which 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 opinions on the basic financial statements are 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 identified 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. Such 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.

BiggsKofford, P.C.

Colorado Springs, Colorado

June 5, 2024

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

DECEMBER 31, 2023

	Governmental Activities
<u>ASSETS</u>	
Cash and investments	\$ 561,035
Cash and investments - restricted	720,844
Receivable from County Treasurer	6,601
Property taxes receivable	515,385
Capital assets:	
Capital assets, net	123,246
Construction in progress	5,247
Total assets	1,932,358
<u>LIABILITIES</u>	
Accounts payable	2,663
Accrued interest payable	22,005
Noncurrent liabilities:	
Due within one year	105,000
Due in more than one year	4,984,264
Total liabilities	5,113,932
<u>DEFERRED INFLOWS OF RESOURCES</u>	
Deferred property taxes	515,385
Total deferred inflows of resources	515,385
<u>NET POSITION</u>	
Net investment in capital assets	(80,191)
Restricted for:	
Debt service	704,195
Emergency reserve	2,200
Unrestricted	(4,323,163)
Total net position	\$ (3,696,959)

The accompanying notes and independent auditor's report
should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2023

FUNCTIONS / PROGRAMS	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government					
Government activities:					
General government	\$ 90,400	\$ -	\$ -	\$ -	\$ (90,400)
Interest and related cost on long-term debt	253,044	-	-	-	(253,044)
Total government activities	\$ 343,444	\$ -	\$ -	\$ -	(343,444)
GENERAL REVENUES					
Property taxes					493,579
Specific ownership taxes					79,733
Investment income					68,430
Facility fees					56,000
Total general revenues					697,742
Change in net position					354,298
Net position, beginning of year					(4,051,257)
Net position, end of year					\$ (3,696,959)

The accompanying notes and independent auditor's report
should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

BALANCE SHEETS - GOVERNMENTAL FUNDS

DECEMBER 31, 2023

	General Fund	Debt Service Fund	Total Governmental Funds
<u>ASSETS</u>			
Cash and investments	\$ 561,035	\$ -	\$ 561,035
Cash and investments - restricted	-	720,844	720,844
Receivable from County Treasurer	1,245	5,356	6,601
Property taxes receivable	119,857	395,528	515,385
Total assets	\$ 682,137	\$ 1,121,728	\$ 1,803,865
<u>LIABILITIES</u>			
Accounts payable	\$ 2,663	\$ -	\$ 2,663
Total liabilities	2,663	-	2,663
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred property taxes	119,857	395,528	515,385
Total deferred inflows of resources	119,857	395,528	515,385
<u>FUND BALANCES</u>			
Restricted for:			
Debt service	-	726,200	726,200
Emergency reserve	2,200	-	2,200
Unassigned:			
Unrestricted	557,417	-	557,417
Total fund balances	559,617	726,200	1,285,817
Total liabilities, deferred inflows of resources, and fund balances	\$ 682,137	\$ 1,121,728	
Amounts reported in 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:			
Capital assets, net			123,246
Construction in progress			5,247
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:			
Accrued interest payable			(22,005)
Bonds payable			(4,820,000)
Bonds premium			(269,264)
Net position of governmental activities			\$ (3,696,959)

The accompanying notes and independent auditor's report should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT
STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<u>REVENUES</u>			
Property taxes	\$ 93,128	\$ 400,451	\$ 493,579
Specific ownership taxes	15,044	64,689	79,733
Investment income	48,010	20,420	68,430
Facility fees	28,000	28,000	56,000
Total revenues	184,182	513,560	697,742
<u>EXPENDITURES</u>			
Current:			
Accounting and audit	9,325	-	9,325
Bank charges	979	-	979
County Treasurer fees	2,767	11,897	14,664
Dues and subscriptions	647	-	647
Elections	54	-	54
Insurance	4,875	-	4,875
Legal services (recoveries)	(1,187)	-	(1,187)
Management and accounting fees	30,000	-	30,000
Miscellaneous	116	-	116
Postage	153	-	153
Repairs and maintenance	19,889	-	19,889
Utilities	5,068	-	5,068
Debt service:			
Bank and other charges	-	3,000	3,000
Bond principal payments	-	100,000	100,000
Bond interest payments	-	268,062	268,062
Total expenditures	72,686	382,959	455,645
Net change in fund balances	111,496	130,601	242,097
Fund balances, beginning of year	448,121	595,599	1,043,720
Fund balances, end of year	\$ 559,617	\$ 726,200	\$ 1,285,817

The accompanying notes and independent auditor's report should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

Net change in fund balances	\$	242,097
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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 assets over the estimated useful lives of the assets. Capital outlay, the conveyance of capital assets to other governments, and depreciation expense in the current period are as follows:

<u>Depreciation</u>		(5,817)
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The issuance of long-term debt (such as bonds, leases, and developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

<u>Bond principal payments</u>		100,000
<u>Amortization of bond premium</u>		17,685

Some items in the statement of activities do not provide or require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

<u>Change in accrued interest on bonds payable</u>		333
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<u>Change in net position</u>	\$	<u>354,298</u>
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The accompanying notes and independent auditor's report
should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE (BUDGET AND ACTUAL)
YEAR ENDED DECEMBER 31, 2023

	Original and Final Budget	Actual	Variance
<u>REVENUES</u>			
Property taxes	\$ 93,022	\$ 93,128	\$ 106
Specific ownership taxes	6,512	15,044	8,532
Investment income	150	48,010	47,860
Facility fees	-	28,000	28,000
Total revenues	99,684	184,182	84,498
<u>EXPENDITURES</u>			
Accounting and audit	9,000	9,325	(325)
Bank charges	-	979	(979)
County Treasurer fees	2,791	2,767	24
Dues and subscriptions	1,000	647	353
Elections	2,000	54	1,946
Insurance	8,000	4,875	3,125
Legal services (recoveries)	10,000	(1,187)	11,187
Management and accounting fees	30,000	30,000	-
Miscellaneous	5,000	116	4,884
Postage	-	153	(153)
Repairs and maintenance	10,000	19,889	(9,889)
Utilities	1,500	5,068	(3,568)
Landscaping/snow removal	7,500	-	7,500
Total expenditures	86,791	72,686	14,105
Net change in fund balance	\$ 12,893	111,496	\$ 98,603
Fund balance, beginning of year		448,121	
Fund balance, end of year		\$ 559,617	

The accompanying notes and independent auditor's report
should be read with these financial statements.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

1. DEFINITION OF REPORTING ENTITY

Elbert and Highway 86 Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the Elbert County District Court on November 26, 2002, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Elbert County, Colorado ("County"). In accordance with its service plan which was approved in October 2002, by the board of county commissioners of the County, the District was formed to provide financing for the construction of improvements for streets and safety control, landscaping, storm drainage, water, sewer, television relay, and park and recreation facilities in its service area within the County. The District's water services are provided by Elbert and Highway 86 Commercial Metropolitan District ("Commercial District").

The District follows 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, and potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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. Material 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 assets plus deferred outflows of resources and the liabilities plus deferred inflows of resources is reported as net position.

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 charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meet the operational or capital requirements of a particular function or segment. Taxes and other items are properly excluded from program revenues and are reported as general revenues.

Measurement focus, basis of accounting, and financial statement position

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.

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District 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. All other revenue items are considered to be measurable and available only when cash is received by the District. 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* accounts for all financial resources of the District except those required to be accounted for in another fund.

The *debt service fund* accounts for the servicing of general long-term debt and revenues generated and received by the District that are required to be used for repayment of debt.

Budgets

In accordance with state budget law, the District holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, and other financing uses 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.

Pooled cash and investments

The District follows the practice of pooling cash and investments of funds to maximize investment earnings. Except when required by trust or other agreements, 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 balance.

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 and attaches as an enforceable lien as of January 1 of the following year. The County Treasurer collects the taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and sales of tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected to the District monthly.

Property taxes, net of estimated uncollectable amounts, are recorded initially as deferred revenues in the year they are levied and measurable. The deferred property tax revenues are recorded as revenues in the year they are available or collected.

Capital assets

Capital assets, which include property, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable governmental activities column 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 and a useful life greater than one year. Such assets are recorded at cost or estimated cost if purchased or constructed. Contributed capital assets are recorded at estimated acquisition value at the date of contribution.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives of the assets, which range from 40 to 50 years.

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Maintenance and repairs are charged to expense as incurred. At the time of retirement or disposition of depreciable assets, the related cost and accumulated depreciation are removed from the accounts, and the resulting gain or loss, if any, is reflected in revenues or expenses.

Capital assets which are anticipated to be conveyed to other governmental entities are not depreciated or included in the calculation of net investment in capital assets component of the District's net position.

Bond premium

In the government-wide financial statements, bond premiums are deferred and amortized over the life of the bonds using the effective interest method.

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 represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenues) until that time. Accordingly, property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Net position and fund balances

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 balances

Fund balances for governmental funds are 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. 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:

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

The *restricted fund balance* is 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.

The *committed fund balance* is 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.

The *assigned fund balance* is 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.

The *unassigned fund balance* is the residual portion of fund balance that does not meet any of the criteria described above.

For fund presentation purposes, if more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Use of estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent events

The District has evaluated events subsequent to the year ended December 31, 2023 through the date of the attached independent auditor's report, the date of these financial statements were issued.

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	\$ 561,035
Cash and investments - restricted	<u>720,844</u>
	<u>\$ 1,281,879</u>

The carrying amounts of cash and investments, which equal estimated fair value, as of December 31, 2023, are as follows:

Deposits with financial institutions	\$ 2,353
Investments	<u>1,279,526</u>
	<u>\$ 1,281,879</u>

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. The 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 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.

As of December 31, 2023, the District's cash deposits had a bank balance of \$2,353 and a carrying balance of \$2,353.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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

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

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023

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

- Obligations of the US and certain US government agency securities
- Certain international agency securities
- General obligation and revenue bonds of US local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	\$ 897,229
Colorado Surplus Asset Trust Fund (CSAFE)	Weighted average under 60 days	<u>382,297</u>
Total investments		<u>\$ 1,279,526</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust ("COLOTRUST" or "Trust"), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust offers three portfolios: COLOTRUST, PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund in which each share is equal in value to \$1, offer daily liquidity. Both portfolios may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of US government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable net asset value ("NAV") local government investment pool, offers weekly liquidity and is managed to approximate a \$10 transactional share price. COLOTRUST EDGE may invest in US Treasury securities, repurchase agreement collateralized by US Treasury securities, certain obligations of US government agencies, and highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by FitchRatings. COLOTRUST records its investment at fair value and the District records its investment in COLOTRUST at NAV as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust ("CSAFE"), 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 CSAFE. CSAFE offers two portfolios: CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND, which operates similarly to a money market fund in which each share is equal in value to \$1, offers daily liquidity. CSAFE may invest in US Treasury securities, repurchase agreements collateralized by US Treasury securities, certain money market funds, highest rated commercial paper, and 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 transactional share price. CSAFE CORE may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities, certain obligations of US government agencies, and highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE is rated AAAf/S1 by FitchRatings. CSAFE records its investment 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 or weekly, and there is no redemption notice period.

4. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2023, is as follows:

	Balance 01-01-23	Additions	Dispositions	Reclassifications	Balance 12-31-23
<u>Governmental activities</u>					
Capital assets, depreciable:					
Fish pond	\$ 16,594	\$ -	\$ -	\$ -	\$ 16,594
Gazebo	34,791	-	-	-	34,791
Entry monuments	146,287	-	-	-	146,287
Water cistern	5,765	-	-	-	5,765
Total capital assets, depreciable	203,437	-	-	-	203,437
Less accumulated depreciation	(74,374)	(5,817)	-	-	(80,191)
Capital assets, net	<u>\$ 129,063</u>	<u>\$ (5,817)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 123,246</u>
Capital assets, not depreciable:					
Landscaping improvements	\$ 5,247	\$ -	\$ -	\$ -	\$ 5,247
Capital assets, not depreciable	<u>\$ 5,247</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,247</u>

Depreciation expense for the year ended December 31, 2023, totaled \$5,817.

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ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

5. LONG-TERM OBLIGATIONS

The following is a summary of long-term debt of the District during the year ended December 31, 2023:

	Balance 01-01-23	Additions	Repayments / Amortization	Balance 12-31-23	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016 Bonds	\$ 4,920,000	\$ -	\$ 100,000	\$ 4,820,000	\$ 105,000
Series 2016 premium	286,949	-	17,685	269,264	-
Total bonds payable	5,206,949	-	117,685	5,089,264	105,000
Total long-term obligations	<u>\$ 5,206,949</u>	<u>\$ -</u>	<u>\$ 117,685</u>	<u>\$ 5,089,264</u>	<u>\$ 105,000</u>

Series 2016 General Obligation Bonds

On September 30, 2016, the District issued Series 2016 General Obligation Limited Tax Convertible to Unlimited Tax Refunding Bonds ("Series 2016 Bonds") for the purpose of: (i) refunding the previously issued bonds and other debt obligations; (ii) funding the reserve fund; and (iii) paying other costs incurred in connection with the issuance of the Series 2016 Bonds. The Series 2016 Bonds were issued in the amount of \$5,370,000, plus an original issue premium of \$400,296. The bonds bear interest from 3.00% to 5.75%, payable to the extent of pledged revenues available on each June 1 and December 1, and mature on December 1, 2046.

The District is required to maintain a bond payment, reserve, rebate, and revenue cash account with a minimum reserve fund requirement of \$372,863. The purpose of this reserve cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding.

Pledged revenues

The Series 2016 Bonds are secured by and payable from the pledged revenues consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) the portion of the specific ownership taxes which are collected as a result of the imposition of the required mill levy; and (c) any other legally available monies which the District determines to be treated as pledged revenues. The Series 2016 Bonds are also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property within the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as they become due, and payable, and to make up any deficiencies in the reserve fund. The mill levy is adjusted for changes in the ratio of actual value to assessed value of property within the District.

Optional redemption

The Series 2016 Bonds maturing on December 1, 2033, and thereafter are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2031, and on any date thereafter, upon payment of par and accrued interest.

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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023

The District's long-term obligations on the 2016 Series Bond mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 105,000	\$ 264,063	\$ 369,063
2025	110,000	259,862	369,862
2026	115,000	255,463	370,463
2027	120,000	250,862	370,862
2028	125,000	244,863	369,863
2029 - 2033	730,000	1,123,812	1,853,812
2034 - 2038	950,000	907,063	1,857,063
2039 - 2043	1,255,000	601,162	1,856,162
2044 - 2046	<u>1,310,000</u>	<u>174,225</u>	<u>1,484,225</u>
Total	<u>\$ 4,820,000</u>	<u>\$ 4,081,375</u>	<u>\$ 8,901,375</u>

Events of default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions constitutes an event of default under the indenture:

- a. Before the first interest payment date occurring after the first mill levy certification by the District occurring after the date on which the ratio derived by dividing the then-outstanding principal amount of all the general obligation debt of the District by the assessed valuation of the taxable property in the District, as such assessed valuation is certified from time to time by the appropriate county assessor, becomes 50% or less ("Unlimited Tax Receipt Date"), the District fails or refuses to impose the required mill levy or to apply the pledged revenue as required by the indenture.
- b. On and after the Unlimited Tax Receipt Date, the District fails to pay the principal or interest on the Series 2016 Bonds when due.
- c. The District defaults in performance or observance of any other covenants, agreements, or conditions in the indenture or bond resolution, and such default continues for 30 days after notice specifying such default provided by the issuer.
- d. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Series 2016 Bonds.

It is acknowledged that, due to the limited nature of the pledged revenue, prior to the Unlimited Tax Receipt Date the failure to pay the principal of or interest on the loans when due does not, in itself, constitute an event of default.

Upon the occurrence and continuance of an event of default, the trustee will have the following rights and remedies which may be pursued:

- i. Receivership - Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the trustee and of the owners, the trustee is entitled as a matter of right to the appointment of receiver or receivers of the trust estate, and of the revenues, income, product, and profits thereof pending such proceedings, subject however, to constitutional limitation inherent in the sovereignty of the District; but notwithstanding the appointment of any receiver or other custodian, the trustee will be entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of the indenture to the trustee.
- ii. Suit for judgment - The trustee may proceed to protect and enforce its rights and the rights of the owners by such suit, action, or special proceedings as the trustee, being advised by counsel, deems appropriate.

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ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

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iii. Mandamus or other suit - The owner may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

Notwithstanding the foregoing, acceleration will not be an available remedy for an event of default.

Debt authorization

As of December 31, 2023, the District's debt authorized, authorization used, and amounts authorized but unissued are as follows:

	<u>Electoral Authorization</u>	<u>Service Plan Authorization</u>
Amount authorized	\$ 11,108,500	\$ 5,500,000
Authorization used:		
Series 2006 Bonds	(5,500,000)	(5,500,000)
Series 2006 Bonds refunding	-	5,500,000
Series 2016 Bonds	<u>(5,370,000)</u>	<u>(5,370,000)</u>
Authorized but unissued indebtedness	<u>\$ 238,500</u>	<u>\$ 130,000</u>

On November 5, 2002, the District's voters authorized the issuance of indebtedness at an interest rate not to exceed 18%. The service plan set the maximum mill levy at 50 mills.

6. NET POSITION

The District has net position consisting of: 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 balance of debt that is attributable to the acquisition, construction, or improvement of those assets.

As of December 31, 2023, the District's net investment in capital assets was as follows:

Net investment in capital assets:	
Capital assets	\$ 123,246
Related long-term obligations	<u>(203,437)</u>
Net investment in capital assets	<u>\$ (80,191)</u>

Restricted net position includes balances with external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2023, the District had a restricted net position as follows:

Restricted net position:	
Debt service (Note 5)	\$ 704,195
Emergency reserve (Note 10)	baden <u>2,200</u>
	<u>\$ 706,395</u>

The District has a deficit in unrestricted net position as of December 31, 2023. This deficit is the result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion were conveyed to other governmental entities and which costs were removed from the District's financial records.

See independent auditor's report.

ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

7. RELATED PARTIES

The developer of the property within the District is Wild Pointe Investments, LLC. The members of the board of directors are officers, employees, or associated with the developer and may have conflicts of interest in dealing with the District.

8. AGREEMENTS

Intergovernmental agreement with Elbert and Highway 86 Commercial Metropolitan District

On August 31, 2021, the District entered into an intergovernmental agreement with the Commercial District for the purpose of completing the performance obligation under the compromise, settlement, and release agreement and allocating responsibility for the installation of traffic signals that the Colorado Department of Transportation may mandate at the access points from state highway 86 to their respective properties. The District and the Commercial District have satisfied the terms of this agreement and the Commercial District is now solely responsible for traffic signal expenses.

Agreement regarding facility fees

On October 31, 2014, the District entered into a facility fee agreement with the developer. Pursuant to the agreement, the developer negotiated for the purchase of lots within the boundaries of the District, each of which is subject to the imposition of facility fees. The first \$7,000 of each facility fee paid to the District is to be pledged for the repayment of the District's bonds until such time as the bonds are fully defeased.

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 ("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 coverage. 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.

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 which apply to the state of Colorado and all local governments within the state of Colorado.

Spending and revenue limits are determined based on the prior 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. Revenues in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenues.

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.

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ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

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District management believes the District 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 likely require judicial interpretation.

On November 5, 2002, the District's voters authorized the District to increase property taxes \$60,000 annually for general operations and maintenance. The election also allows the District to collect, spend, and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution.

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See independent auditor's report.

SUPPLEMENTARY INFORMATION

ELBERT AND HIGHWAY 86 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	Variance
<u>REVENUES</u>			
Property taxes	\$ 399,995	\$ 400,451	\$ 456
Specific ownership taxes	28,000	64,689	36,689
Investment income	7,500	20,420	12,920
Facility fees	-	28,000	28,000
Total revenues	435,495	513,560	78,065
<u>EXPENDITURES</u>			
County Treasurer fees	12,000	11,897	103
Bank and other charges	3,000	3,000	-
Bond principal payments	100,000	100,000	-
Bond interest payments	268,062	268,062	-
Total expenditures	383,062	382,959	103
Net change in fund balance	\$ 52,433	130,601	\$ 78,168
Fund balance, beginning of year		595,599	
Fund balance, end of year		\$ 726,200	

See independent auditor's report.