

**EVAN'S PLACE METROPOLITAN DISTRICT  
Weld County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Evan's Place Metropolitan District  
Weld County, Colorado

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Evan's Place Metropolitan District (the District), as of and for the year ended December 31, 2024, 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, 2024, and 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 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.

*Dussio & Associates, P.C.*

July 17, 2025

## **BASIC FINANCIAL STATEMENTS**

**EVAN'S PLACE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 108,452
Cash and Investments - Restricted	1,760,624
Property Taxes Receivable	677,205
Receivable - County Treasurer	2,013
Total Assets	2,548,294
<b>LIABILITIES</b>	
Accounts Payable	19,061
Accrued Interest Payable	37,333
Noncurrent Liabilities:	
Due in More Than One Year	11,388,717
Total Liabilities	11,445,111
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	677,205
Total Deferred Inflows of Resources	677,205
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	2,100
Debt Service	893,562
Unrestricted	(10,469,684)
Total Net Position	\$ (9,574,022)

See accompanying Notes to Basic Financial Statements.

**EVAN'S PLACE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2024**

		Program Revenues			Net Revenues (Expenses) and Change 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	\$ 42,823	\$ -	\$ -	\$ -	
Interest and Related Costs on Long-Term Debt	590,601	-	-	-	
Total Governmental Activities	\$ 633,424	\$ -	\$ -	\$ -	
<b>GENERAL REVENUES</b>					
Property Taxes				677,637	
Specific Ownership Taxes				24,532	
Net Investment Income				81,154	
Other Revenue				3,454	
Total General Revenues				786,777	
<b>CHANGE IN NET POSITION</b>				153,353	
Net Position - Beginning of Year				(9,727,375)	
<b>NET POSITION - END OF YEAR</b>				\$ (9,574,022)	

See accompanying Notes to Basic Financial Statements.

**EVAN'S PLACE METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 108,452	\$ -	\$ 108,452
Cash and Investments - Restricted	2,100	1,758,524	1,760,624
Receivable - County Treasurer	186	1,827	2,013
Property Taxes Receivable	63,382	613,823	677,205
Due from Other Funds	1,456	-	1,456
	<u>\$ 175,576</u>	<u>\$ 2,374,174</u>	<u>\$ 2,549,750</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 15,061	\$ 4,000	\$ 19,061
Due to Other Funds	-	1,456	1,456
Total Liabilities	<u>15,061</u>	<u>5,456</u>	<u>20,517</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	63,382	613,823	677,205
Total Deferred Inflows of Resources	<u>63,382</u>	<u>613,823</u>	<u>677,205</u>
<b>FUND BALANCES</b>			
Restricted for:			
Emergency Reserves	2,100	-	2,100
Debt Service	-	1,754,895	1,754,895
Assigned for:			
Subsequent years expenditures	41,983	-	41,983
Unassigned:			
General Government	53,050	-	53,050
Total Fund Balances	<u>97,133</u>	<u>1,754,895</u>	<u>1,852,028</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 175,576</u>	<u>\$ 2,374,174</u>	

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

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

Bonds Payable	(8,960,000)
Bonds Premium	(29,566)
Accrued Interest Payable - Series 2016 Bonds	(37,333)
Developer Advance Payable and Accrued Interest	(2,399,151)

Net Position of Governmental Activities	<u>\$ (9,574,022)</u>
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See accompanying Notes to Basic Financial Statements.

**EVAN'S PLACE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2024**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 62,759	\$ 614,878	\$ 677,637
Specific Ownership Taxes	2,272	22,260	24,532
Net Investment Income	3	81,151	81,154
Other Revenue	3,454	-	3,454
Total Revenues	<u>68,488</u>	<u>718,289</u>	<u>786,777</u>
<b>EXPENDITURES</b>			
Accounting	22,665	-	22,665
Auditing	5,500	-	5,500
County Treasurer's Fee	946	9,271	10,217
Dues and Licenses	314	-	314
Insurance and Bonds	2,671	-	2,671
Legal Services	10,127	-	10,127
Miscellaneous	600	-	600
Paying Agent Fees	-	4,000	4,000
Bond Interest - 2016 Bonds	-	448,000	448,000
Total Expenditures	<u>42,823</u>	<u>461,271</u>	<u>504,094</u>
<b>NET CHANGE IN FUND BALANCES</b>	25,665	257,018	282,683
Fund Balances - Beginning of Year	<u>71,468</u>	<u>1,497,877</u>	<u>1,569,345</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 97,133</u></u>	<u><u>\$ 1,754,895</u></u>	<u><u>\$ 1,852,028</u></u>

See accompanying Notes to Basic Financial Statements.

**EVAN'S PLACE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Governmental Funds	\$	282,683
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Amounts reported for governmental activities in the statement of activities are different because:

Some expenses 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 on Developer Advance - Change in Liability		(130,796)
Amortization of Bond Premium		<u>1,466</u>

Change in Net Position of Governmental Activities	\$	<u>153,353</u>
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**EVAN'S PLACE METROPOLITAN DISTRICT  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 62,759	\$ 62,759	\$ -
Specific Ownership Tax	2,510	2,272	(238)
Interest Income	3,400	3	(3,397)
Other Revenue	-	3,454	3,454
Total Revenues	<u>68,669</u>	<u>68,488</u>	<u>(181)</u>
<b>EXPENDITURES</b>			
Accounting	25,000	22,665	2,335
Auditing	5,500	5,500	-
County Treasurer's Fee	941	946	(5)
Dues and Licenses	500	314	186
Insurance and Bonds	3,000	2,671	329
Legal Services	25,000	10,127	14,873
Miscellaneous	1,500	600	900
Contingency	3,559	-	3,559
Total Expenditures	<u>65,000</u>	<u>42,823</u>	<u>22,177</u>
<b>NET CHANGE IN FUND BALANCES</b>	3,669	25,665	21,996
Fund Balance - Beginning of Year	<u>66,989</u>	<u>71,468</u>	<u>4,479</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 70,658</u></u>	<u><u>\$ 97,133</u></u>	<u><u>\$ 26,475</u></u>

See accompanying Notes to Basic Financial Statements.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Evan's Place Metropolitan District (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by Order and Decree of the District Court in and for Weld County, Colorado on November 21, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

At a special election of the eligible electors of the District held on November 5, 2019, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the acquisition, construction, installation, and completion of certain public improvements.

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 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 operations and administrative functions are contracted.

**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.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**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 the 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.

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 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. The District has 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 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 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.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**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 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 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.

**Capital Assets**

Capital assets, which include infrastructure assets, 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. 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.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of the net investment in capital assets component of the District's net position.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Capital Assets (Continued)**

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.

**Amortization**

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

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

**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, the 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:

*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.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 108,452
Cash and Investments - Restricted	1,760,624
Total Cash and Investments	\$ 1,869,076

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	\$ 110,552
Investments	1,758,524
Total Cash and Investments	\$ 1,869,076

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Cash Deposits**

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.

At December 31, 2024, the District's cash deposits had a bank balance and carrying balance of \$110,552.

**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 noted with an asterisk (\*) below, 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 Revised 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 of the World Bank
- . Certain international agency securities
- . 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 collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Investments (Continued)**

As of December 31, 2024, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 1,758,524
Total Investments		<u>\$ 1,758,524</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the 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 currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. 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 \$10.00 transactional share price. COLOTRUST EDGE 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 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 Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 4 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2024:

	Balance - December 31, 2023	Net Issues	Retirements/ Refundings	Balance - December 31, 2024	Due Within One Year
<b>Bonds Payable</b>					
General Obligation Bonds:					
Series 2020A <sub>(3)</sub>	\$ 8,960,000	\$ -	\$ -	\$ 8,960,000	\$ -
Series 2020A <sub>(3)</sub> - Premium	31,032	-	1,466	29,566	-
Subtotal Bonds Payable	8,991,032	-	1,466	8,989,566	-
<b>Other Debts</b>					
Developer Advance - Operating	68,162	-	-	68,162	-
Developer Advance - Capital	1,805,209	-	-	1,805,209	-
Accrued Interest on:					
Developer Advance - Operating	11,463	4,431	-	15,894	-
Developer Advance - Capital	383,521	126,365	-	509,886	-
Subtotal Other Debts	2,268,355	130,796	-	2,399,151	-
Total Long-Term Obligations	<u>\$ 11,259,387</u>	<u>\$ 130,796</u>	<u>\$ 1,466</u>	<u>\$ 11,388,717</u>	<u>\$ -</u>

The details of the District's general obligation bonds outstanding are as follows:

**Bond Proceeds**

The District issued the Bonds on November 25, 2020, in the par amount of \$8,960,000. Proceeds from the sale of the Bonds were used to: (i) reimburse the costs of constructing public improvements related to the Development; (ii) fund capitalized interest on the Bonds; (iii) fund an initial deposit to the Surplus Fund; and (iv) pay the costs of issuing the Bonds.

**Bonds Details**

The Bonds bear interest at 5.000% per annum (yield 4.969%) and are payable semiannually on June 1 and December 1, beginning on June 1, 2021. The Bonds were issued as two term bonds that have annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2026. The Bonds mature on December 1, 2050. To the extent principal of the Bonds is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2060. To the extent interest on the Bonds is not paid when due, such unpaid interest shall compound on each interest payment date, at the rate then borne by the Bonds. The Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 2, 2060. The Bonds are not subject to early termination. The Bonds are not subject to acceleration. The Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Bonds.

**Events of Default of the Bonds**

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Bonds Pledged Revenue**

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. Property Tax Revenues means all moneys derived from imposition by the District of the Required Mill Levy. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County and do not include specific ownership tax revenues. Specific Ownership Tax Revenues means the specific ownership taxes remitted to the District as a result of its imposition of the Required Mill Levy.

**Required Mill Levy**

The District is required to impose a Required Mill Levy on all taxable property of the District each year in an amount necessary to generate Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due (less any amounts then on deposit in the Bond Fund and, solely to the extent provided in the Indenture, the Surplus Fund), but not in excess of 60.000 mills less the then applicable Permitted O&M Mill Levy (both mill levies are subject to adjustment for changes in the method of calculating assessed valuation that occur on or after January 1, 2020).

For so long as the amount in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy is to be 60.000 mills less the then applicable Permitted O&M Mill Levy (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund and the Surplus Fund, will pay the Bonds in full in the year such levy is collected.

The maximum mill levy of 60 mills less the then applicable Permitted O&M Mill Levy (as adjusted) is to be reduced by the number of mills necessary to pay unlimited mill levy debt. Permitted O&M Mill Levy means, for any particular Mill Levy Certification Date, the lesser of: (i) the ad valorem property tax levy imposed on such Mill Levy Certification Date for general, administrative, operation and maintenance costs; or (ii) the number of mills which would generate property taxes in the succeeding collection year, after deduction of collection costs, in an amount equal to \$60,000 in collection year 2021 (plus 1% annually for each collection year thereafter).

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Bonds Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

**Additional Security for Bonds**

The Bonds are additionally secured by capitalized interest which was funded from proceeds of the Bonds in the amount of \$1,344,000 and by amounts, if any, in the Surplus Fund. Except for an initial deposit of \$824,000 from proceeds of the Bonds, the Surplus Fund will be funded from Pledged Revenue that is not needed to pay debt service on the Bonds in any year, up to the Maximum Surplus Amount of \$1,792,000. Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Bonds are to be applied to payment of the Bonds. The availability of such amount is to be taken into account in calculating the Required Mill Levy to be imposed in the levy year prior to the year of the final maturity of the Bonds. The balance in the Surplus Fund as of December 31, 2024, is \$1,754,341.

The outstanding principal and interest of the Bonds are due as follows:

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 448,000	\$ 448,000
2026	5,000	448,000	453,000
2027	5,000	447,750	452,750
2028	35,000	447,500	482,500
2029	40,000	445,750	485,750
2030-2034	540,000	2,176,000	2,716,000
2035-2039	1,175,000	1,981,250	3,156,250
2040-2044	2,115,000	1,599,750	3,714,750
2045-2049	3,345,000	956,000	4,301,000
2050	1,700,000	85,000	1,785,000
Total	<u>\$ 8,960,000</u>	<u>\$ 9,035,000</u>	<u>\$ 17,995,000</u>

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

At December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Debt Authorized	Authorization Used	Authorized but Unused
Public Improvements	\$ 144,650,000	\$ 8,960,000	\$ 135,690,000
Miscellaneous Purposes	52,600,000	-	52,600,000
Refunding	144,650,000	-	144,650,000
Total	\$ 341,900,000	\$ 8,960,000	\$ 332,940,000

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$13,150,000.

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; however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

**NOTE 5 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

The restricted net position includes assets 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 a restricted net position as of December 31, 2024, as follows:

Restricted Net Position:	
Emergency Reserve	\$ 2,100
Debt Service	893,562
Total Restricted Net Position	\$ 895,662

The District has a deficit in unrestricted net position. This deficit is primarily due to costs of bonds issuance, interest paid on bonds to date, operating expenses paid by advances from Developer, and as a result of the District being responsible for the repayment of bonds issued for public improvements, which are owned and maintained by other governmental entities.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 6 RELATED PARTIES**

The property within the District is being developed by LGI Homes – Colorado, LLC (the Developer). During 2024, all of the members of the Board of Directors were officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**Infrastructure Reimbursement Agreement**

The District and the Developer entered into a Public Improvement Acquisition and Reimbursement Agreement on November 3, 2020. Pursuant to the Agreement, the District and the Developer acknowledge that the District is authorized to construct, acquire and install public improvements and other facilities and services that benefit the Property, subject to the limitations set forth in the Service Plan and the Special District Act.

Pursuant to the Agreement, the obligations of the District in this Agreement are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the District's electoral authorization and Service Plan. The District's obligations under this Agreement shall terminate at the earlier of the repayment in full of the Certified District Eligible Costs or twenty (20) years from the execution date. The District agrees to reimburse the Developer for certified construction costs related to public improvements together with simple interest that shall accrue on amounts reimbursable to the Developer under the Agreement, until paid, at the rate of seven percent (7%) per annum.

Prior to reimbursement, the Developer is required to provide certain materials to the District for review. Following receipt of such materials, the District's accountant and engineer shall review the materials to substantiate the costs and issue a cost certification to the District. No payment is due until the District has adopted an Acceptance Resolution.

As of December 31, 2024, outstanding advances under this Agreement totaled \$1,805,209 and accrued interest totaled \$509,886.

**Funding and Reimbursement Agreement (Operations and Maintenance)**

The District and the Developer entered into a Funding and Reimbursement Agreement on December 6, 2019, for the purpose of funding operations and maintenance costs. The Developer agreed to loan to the District one or more sums of money, not to exceed an aggregate of \$100,000 through December 31, 2021. Thereafter, the Developer may agree to renew its obligations by providing written notice thereof to the District, in which case the termination date shall be amended to the date provided in such notice, which date shall not be earlier than December 31 of the succeeding year.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 6 RELATED PARTIES (CONTINUED)**

**Funding and Reimbursement Agreement (Operations and Maintenance) (Continued)**

Pursuant to the Agreement, the obligations of the District in this Agreement are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the District's electoral authorization and Service Plan. The District's obligations under this Agreement shall terminate at the earlier of the repayment in full of the Certified District Eligible Costs or thirty (30) years from the execution date. With respect to each loan advance made under this agreement prior to the issuance of any Reimbursement Obligation reflecting such advance, the interest rate shall be six and one half (6.5%) per annum, from the date any such advance is made, simple interest, to the earlier of the date the Reimbursement Obligation is issued to evidence such advance, or the date of repayment of such amount.

As of December 31, 2024, outstanding advances under this Agreement totaled \$68,162 and accrued interest totaled \$15,894.

**NOTE 7 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 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.

**EVAN'S PLACE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 8 TAX, SPENDING, AND DEBT LIMITATION**

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.

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.

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.

On November 5, 2019, the District's voters approved for an annual increase in taxes for general operations and maintenance without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

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**

**EVAN'S PLACE METROPOLITAN DISTRICT  
DEBT SERVICE FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 614,878	\$ 614,878	\$ -
Specific Ownership Taxes	24,595	22,260	(2,335)
Net Investment Income	80,000	81,151	1,151
Total Revenues	<u>719,473</u>	<u>718,289</u>	<u>(1,184)</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	9,223	9,271	(48)
Paying Agent Fees	4,000	4,000	-
Bond Interest	448,000	448,000	-
Contingency	3,777	-	3,777
Total Expenditures	<u>465,000</u>	<u>461,271</u>	<u>3,729</u>
<b>NET CHANGE IN FUND BALANCES</b>	254,473	257,018	2,545
Fund Balance - Beginning of Year	<u>1,494,482</u>	<u>1,497,877</u>	<u>3,395</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,748,955</u>	<u>\$ 1,754,895</u>	<u>\$ 5,940</u>

## **OTHER INFORMATION**

**EVAN'S PLACE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2024**

\$8,500,000 General Obligation Refunding  
Series 2016  
Dated November 23, 2016  
Interest at 1.50- 4.50%  
Payable June 1 and December 1  
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 448,000	\$ 448,000
2026	5,000	448,000	453,000
2027	5,000	447,750	452,750
2028	35,000	447,500	482,500
2029	40,000	445,750	485,750
2030	70,000	443,750	513,750
2031	75,000	440,250	515,250
2032	115,000	436,500	551,500
2033	120,000	430,750	550,750
2034	160,000	424,750	584,750
2035	170,000	416,750	586,750
2036	215,000	408,250	623,250
2037	225,000	397,500	622,500
2038	275,000	386,250	661,250
2039	290,000	372,500	662,500
2040	350,000	358,000	708,000
2041	365,000	340,500	705,500
2042	430,000	322,250	752,250
2043	450,000	300,750	750,750
2044	520,000	278,250	798,250
2045	545,000	252,250	797,250
2046	625,000	225,000	850,000
2047	655,000	193,750	848,750
2048	740,000	161,000	901,000
2049	780,000	124,000	904,000
2050	1,700,000	85,000	1,785,000
Total	<u>\$ 8,960,000</u>	<u>\$ 9,035,000</u>	<u>\$ 17,995,000</u>

**EVAN'S PLACE METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2024**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2021	\$ 121,170	60.000	32.724	\$ 7,270	\$ 7,271	100.01 %
2022	3,821,660	15.856	44.144	229,299	229,300	100.00
2023	7,559,740	8.219	53.482	466,444	466,444	100.00
2024	9,303,090	6.746	66.094	677,637	677,637	100.00
Estimated for Year Ending December 31, 2025	\$ 9,296,260	6.818	66.029	\$ 677,205		

**NOTE:**

Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.