

WILD PLUM METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Wild Plum Metropolitan District  
Arapahoe County, Colorado

### Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of District, as of December 31, 2023, 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 (GAAS). 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 Supplemental 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 the financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### **Supplemental Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The Supplemental Information, as listed in the table of contents, is presented for purposes of legal compliance and 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is written in a cursive style and is positioned above a horizontal line.

Castle Pines, Colorado  
June 11, 2024

**Wild Plum Metropolitan District**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2023

	<u>General</u>	<u>Special Revenue Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>							
Cash and investments	\$ 237,349	\$ 272,073	\$ -	\$ -	\$ 509,422	\$ -	\$ 509,422
Cash and investments - restricted	4,048	-	100,698	99,695	204,441	-	204,441
Property taxes receivable	122,031	-	416,550	-	538,581	-	538,581
Developer receivable	-	-	-	394	394	(394)	-
Prepaid expenses	3,418	-	-	-	3,418	-	3,418
Accounts receivable - other	-	2,887	-	-	2,887	-	2,887
Capital assets not being depreciated	-	-	-	-	-	8,653,017	8,653,017
<b>Total Assets</b>	<b><u>366,846</u></b>	<b><u>274,960</u></b>	<b><u>517,248</u></b>	<b><u>100,089</u></b>	<b><u>1,259,143</u></b>	<b><u>8,652,623</u></b>	<b><u>9,911,766</u></b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>							
Deferred loss on refunding	-	-	-	-	-	464,355	464,355
<b>Total Deferred Outflows of Resources</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>464,355</u></b>	<b><u>464,355</u></b>
<b>Total Assets and Deferred Outflows of Resources</b>	<b><u>\$ 366,846</u></b>	<b><u>\$ 274,960</u></b>	<b><u>\$ 517,248</u></b>	<b><u>\$ 100,089</u></b>	<b><u>\$ 1,259,143</u></b>		
<b>LIABILITIES</b>							
Accounts payable	\$ 4,182	\$ -	\$ -	\$ -	\$ 4,182	-	4,182
Prepaid assessments	-	8,627	-	-	8,627	-	8,627
Property taxes payable	19,394	-	88,115	-	107,509	-	107,509
Accrued interest	-	-	-	-	-	32,818	32,818
Long-term liabilities:							
Due within one year	-	-	-	-	-	60,000	60,000
Due in more than one year	-	-	-	-	-	10,356,218	10,356,218
<b>Total Liabilities</b>	<b><u>23,576</u></b>	<b><u>8,627</u></b>	<b><u>88,115</u></b>	<b><u>-</u></b>	<b><u>120,318</u></b>	<b><u>10,449,036</u></b>	<b><u>10,569,354</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred property taxes	122,031	-	416,550	-	538,581	-	538,581
<b>Total Deferred Inflows of Resources</b>	<b><u>122,031</u></b>	<b><u>-</u></b>	<b><u>416,550</u></b>	<b><u>-</u></b>	<b><u>538,581</u></b>	<b><u>-</u></b>	<b><u>538,581</u></b>
<b>FUND BALANCES/NET POSITION</b>							
<b>Fund Balances:</b>							
<b>Nonspendable:</b>							
Prepays	3,418	-	-	-	3,418	(3,418)	-
<b>Restricted:</b>							
Emergencies	4,048	-	-	-	4,048	(4,048)	-
Landscape costs	-	266,333	-	-	266,333	(266,333)	-
Debt service	-	-	12,583	-	12,583	(12,583)	-
Capital projects	-	-	-	100,089	100,089	(100,089)	-
<b>Assigned:</b>							
Assigned for subsequent years expenditure	80,756	-	-	-	80,756	(80,756)	-
Unassigned	133,017	-	-	-	133,017	(133,017)	-
<b>Total Fund Balances</b>	<b><u>221,239</u></b>	<b><u>266,333</u></b>	<b><u>12,583</u></b>	<b><u>100,089</u></b>	<b><u>600,244</u></b>	<b><u>(600,244)</u></b>	<b><u>-</u></b>
<b>Total Liabilities, Deferred Inflows of Resources     and Fund Balances</b>	<b><u>\$ 366,846</u></b>	<b><u>\$ 274,960</u></b>	<b><u>\$ 517,248</u></b>	<b><u>\$ 100,089</u></b>	<b><u>\$ 1,259,143</u></b>		
<b>Net Position:</b>							
Net investment in capital assets						-	-
<b>Restricted for:</b>							
Emergencies						4,048	4,048
Debt service						(20,235)	(20,235)
Capital projects						100,089	100,089
Unrestricted						(815,716)	(815,716)
<b>Total Net Position</b>						<b><u>\$ (731,814)</u></b>	<b><u>\$ (731,814)</u></b>

The notes to the financial statements are an integral part of these statements.

## Wild Plum Metropolitan District

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS For the Year Ended December 31, 2023

	<u>General</u>	Special Revenue <u>Fund</u>	Debt Service	Capital Projects	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Activities</u>
<b>EXPENDITURES</b>							
Accounting and audit	\$ 21,479	\$ -	\$ -	\$ -	\$ 21,479	\$ -	\$ 21,479
Election expense	9,224	-	-	-	9,224	-	9,224
Insurance	3,661	-	-	-	3,661	-	3,661
Legal	19,368	-	-	-	19,368	-	19,368
Management fees	-	13,227	-	-	13,227	-	13,227
Miscellaneous expenses	-	-	8,234	-	8,234	-	8,234
Community events	18,917	-	-	-	18,917	-	18,917
Landscape maintenance	-	64,142	-	-	64,142	-	64,142
Snow removal costs	-	4,168	-	-	4,168	-	4,168
Goose control	-	7,125	-	-	7,125	-	7,125
Treasurer's fees	1,152	-	4,388	-	5,540	-	5,540
Loan interest expense	-	-	393,822	-	393,822	16,046	409,868
Interest on developer advances	-	-	-	-	-	109,140	109,140
	<u>73,801</u>	<u>88,662</u>	<u>406,444</u>	<u>-</u>	<u>568,907</u>	<u>125,186</u>	<u>694,093</u>
<b>PROGRAM REVENUES</b>							
Assessments	<u>-</u>	<u>125,731</u>	<u>-</u>	<u>-</u>	<u>125,731</u>	<u>-</u>	<u>125,731</u>
Total Program Revenues	<u>-</u>	<u>125,731</u>	<u>-</u>	<u>-</u>	<u>125,731</u>	<u>-</u>	<u>125,731</u>
Net Program Income (Expenses)	(73,801)	37,069	(406,444)	-	(443,176)	(125,186)	(568,362)
<b>GENERAL REVENUES</b>							
Property taxes	78,723	-	301,212	-	379,935	-	379,935
Specific ownership taxes	6,444	-	25,525	-	31,969	-	31,969
Interest income	27,447	-	-	-	27,447	-	27,447
Miscellaneous income	114	40	-	-	154	-	154
	<u>112,728</u>	<u>40</u>	<u>326,737</u>	<u>-</u>	<u>439,505</u>	<u>-</u>	<u>439,505</u>
NET CHANGES IN FUND BALANCES	38,927	37,109	(79,707)	-	(3,671)	3,671	
CHANGE IN NET POSITION						(128,857)	(128,857)
<b>FUND BALANCES/NET POSITION:</b>							
BEGINNING OF YEAR	<u>182,312</u>	<u>229,224</u>	<u>92,290</u>	<u>100,089</u>	<u>603,915</u>	<u>(1,206,872)</u>	<u>(602,957)</u>
END OF YEAR	<u>\$ 221,239</u>	<u>\$ 266,333</u>	<u>\$ 12,583</u>	<u>\$ 100,089</u>	<u>\$ 600,244</u>	<u>\$ (1,332,058)</u>	<u>\$ (731,814)</u>

The notes to the financial statements are an integral part of these statements.

## Wild Plum Metropolitan District

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2023

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 98,351	\$ 78,723	\$ (19,628)
Specific ownership taxes	6,885	6,444	(441)
Interest income	1,499	27,447	25,948
Miscellaneous income	<u>-</u>	<u>114</u>	<u>114</u>
Total Revenues	<u>106,735</u>	<u>112,728</u>	<u>5,993</u>
<b>EXPENDITURES</b>			
Accounting and audit	9,500	21,479	(11,979)
Election expense	5,000	9,224	(4,224)
Insurance	7,000	3,661	3,339
Legal	5,500	19,368	(13,868)
Miscellaneous expenses	2,000	-	2,000
Community events	6,600	18,917	(12,317)
Treasurer's fees	1,475	1,152	323
Contingency	67,655	-	67,655
Emergency reserve	<u>3,812</u>	<u>-</u>	<u>3,812</u>
Total Expenditures	<u>108,542</u>	<u>73,801</u>	<u>34,741</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	(1,807)	38,927	40,734
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (to)/from other funds	<u>(90,000)</u>	<u>-</u>	<u>90,000</u>
Total Other Financing Sources (Uses)	<u>(90,000)</u>	<u>-</u>	<u>90,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	(91,807)	38,927	130,734
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>91,807</u>	<u>182,312</u>	<u>90,505</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 221,239</u>	<u>\$ 221,239</u>

The notes to the financial statements are an integral part of these statements.

## Wild Plum Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
SPECIAL REVENUE FUND  
For the Year Ended December 31, 2023

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Assessments	\$ 118,000	\$ 125,731	\$ 7,731
Miscellaneous income	<u>-</u>	<u>40</u>	<u>40</u>
Total Revenues	<u>118,000</u>	<u>125,771</u>	<u>7,771</u>
<b>EXPENDITURES</b>			
Miscellaneous expenses	6,600	-	6,600
Management fees	12,000	13,227	(1,227)
Landscape maintenance	80,000	64,142	15,858
Snow removal costs	20,000	4,168	15,832
Goose control	15,000	7,125	7,875
Utilities	25,000	-	25,000
Contingency	<u>251,509</u>	<u>-</u>	<u>251,509</u>
Total Expenditures	<u>410,109</u>	<u>88,662</u>	<u>321,447</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(292,109)</b>	<b>37,109</b>	<b>329,218</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (to)/from other funds	<u>90,000</u>	<u>-</u>	<u>(90,000)</u>
Total Other Financing Sources (Uses)	<u>90,000</u>	<u>-</u>	<u>(90,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(202,109)</b>	<b>37,109</b>	<b>239,218</b>
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>202,109</u>	<u>229,224</u>	<u>27,115</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 266,333</u>	<u>\$ 266,333</u>

The notes to the financial statements are an integral part of these statements.



# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Wild Plum Metropolitan District (“District”), located in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on November 14, 2017, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District operates pursuant to a service plan approved by the Town of Columbine Valley, Colorado (the “Town”) on August 15, 2017 (the “Service Plan”). The District was established to provide for the design, acquisition, completion, construction, installation, and operation and maintenance of the following improvements and services: water, sanitary sewer, storm drainage, streets, parks and recreation, safety protection, television relay and transmission facilities, transportation, mosquito control and covenant enforcement services for the District and its inhabitants, taxpayers, property owners and users and the public at large. The District is responsible for operating and maintaining open space improvements and is also required to undertake the operations and maintenance responsibilities for the public improvements that are not conveyed to the Town or other governmental entities. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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 instead as *general revenues*.

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Special Revenue Fund – The Special Revenue Fund is used to account for the financial resources accumulated and payments made for landscape maintenance with District assessments restricted for this purpose.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

### Budgetary Accounting

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

The District total expenditures in the Debt Service Fund exceeded total appropriations as a result of interest paid on abated property taxes. This may be a violation of State Budget Law.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2023, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition.

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 minimum number of bank accounts. 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.

### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

### Loss on Refunding

The deferred loss on refunding is being amortized over the life of the refunded bonds using the effective interest method. Accumulated amortization of the deferred loss on refunding amounted to \$24,882 at December 31, 2023.

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. The District had no depreciation expense in 2023.

### 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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

### Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The Nonspendable Fund Balance in the General Fund represents prepaid insurance.

### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$4,048 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Special Revenue Fund in the amount of \$266,333 is restricted for the payment of costs related to the landscape costs.

The restricted fund balance in the Debt Service Fund in the amount of \$12,583 is restricted for the payment of the debt service costs associated with the Series 2022 Loan (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$100,089 is restricted for the payment of the costs for capital improvements within the District.

### Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2023.

### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

WILD PLUM METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. As of December 31, 2023, the District had no amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and investments

As of December 31, 2023, cash is classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 509,422
Cash and investments - restricted	<u>204,441</u>
Total	\$ <u>713,863</u>

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

Deposits with financial institutions	\$ 25,094
COLOTRUST	<u>688,769</u>
Total	\$ <u>713,863</u>

## WILD PLUM METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

#### Deposits

##### Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

#### Investments

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment are not required to be categorized within the fair value hierarchy. This investment’s value for COLOTRUST is calculated using the net asset value method (NAV) per share.

#### Credit Risk

The District has not adopted a formal investment policy; however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

#### Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

#### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

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



WILD PLUM METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”), is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST.

The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. At December 31, 2023, the District had \$688,769 invested in COLOTRUST Plus+.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2023</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 8,653,017	\$ -	\$ -	\$ 8,653,017
Total capital assets not being depreciated	<u>8,653,017</u>	<u>-</u>	<u>-</u>	<u>8,653,017</u>
Government type assets, net	<u>\$ 8,653,017</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,653,017</u>

The District is authorized to operate and maintain District Improvements that are not conveyed to other local governments including, open space, stormwater drainage systems and detention ponds, landscaping, streets, mosquito control and water, sanitation and wastewater treatment systems.

WILD PLUM METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2023, is as follows:

\$8,455,000 Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding and Improvements Loan, Series 2022

On June 13, 2022, the District issued the \$8,455,000 Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding and Improvements Loan, Series 2022 (“Series 2022 Loan”) for the purpose of advance refunding the Series 2019A and Series 2019B Bonds, financing public improvements related to the development and paying the cost of issuance of the Series 2022 Loan. Prior to the Tax-Exempt Reissuance Date (as defined in the Loan Agreement for the Series 2022 Loan or the “Loan Agreement”) the Series 2022 Loan bears interest at the rate of 4.68% and after the Tax-Exempt Reissuance Date at a rate of 3.72%, payable semiannually on each June 1 and December 1, commencing on December 1, 2022 and matures on December 1, 2046. The Tax-Exempt Reissuance Date is anticipated to occur on September 1, 2024. The Series 2022 Loan is subject to mandatory principal payments commencing on December 1, 2022 and are subject to optional prepayment, at the option of the District, on any date upon payment of the principal amount so prepaid, accrued interest thereon to the prepayment date and applicable prepayment Fee, if any. If the District fails to pay the principal and interest on the Series 2022 Loan in full by December 1, 2046, interest on the Series 2022 Loan shall accrue at the Post-Maturity Default Interest Rate, as defined in the Loan Agreement, for so long as the Series 2022 Loan remains outstanding. In the event that any amount of the Series 2022 Loan remains unpaid on December 1, 2059, the Series 2022 Loan and the lien on the Series 2022 Loan securing payment shall be deemed discharged. Upon such discharge the Series 2022 Loan owners will have no recourse to the District of any amount of principal and interest remaining unpaid. The Series 2022 Loan is secured by the Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Required Mill Levy and any other legally available moneys as determined by the District.

Events of default include (a) the District fails to pay the principal of, premium if any, or interest on the Series 2022 Loan or any other amount payable to the Lender when due; (b) The District fails or refuses to impose the Required Mill Levy or to remit the Pledged Revenue as required by the Loan Agreement; (c) the District fails to observe or perform any of the material covenants, agreements, or conditions on the part of the District in the Loan Agreement or the other Financing Documents, and the District fails to remedy the same to the satisfaction of the Lender within 30 days after the Lender has provided the District with notice thereof. Acceleration of payment shall not be an available remedy for an event of default.

WILD PLUM METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2022 Loan, which anticipates that the Series 2022 Loan will be refunded on December 1, 2046 at a rate of 4.680% and mature on December 1, 2052.

	Principal	Interest	Total
2024	\$ 60,000	\$ 373,626	\$ 433,626
2025	125,000	310,806	435,806
2026	135,000	306,156	441,156
2027	140,000	301,134	441,134
2028	155,000	295,926	450,926
2029-2033	925,000	1,386,258	2,311,258
2034-2038	1,240,000	1,191,330	2,431,330
2039-2043	1,610,000	934,650	2,544,650
2044-2048	2,025,000	644,382	2,669,382
2049-2052	2,000,000	231,525	2,231,525
	\$ 8,415,000	\$ 5,975,793	\$ 14,390,793

The following is an analysis of changes in long-term debt for the period ending December 31, 2023:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
Direct Borrowings					
Series 2022 Loan	8,415,000	-	-	8,415,000	60,000
Other					
Developer advance	1,559,145	-	-	1,559,145	-
Developer advance interest	332,933	109,140	-	442,073	-
Total	\$ 10,307,078	\$ 109,140	\$ -	\$ 10,416,218	\$ 60,000

Debt Authorization

On November 7, 2017, a majority of the qualified electors of the District authorized the issuance of indebtedness in the amount not to exceed \$99,000,000. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$11,000,000. As of December 31, 2023, the District had \$2,834,540 remaining authority under the Service Plan.

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Note 5: Other Agreements

#### Advance, Acquisition and Reimbursement Agreement

The District and Calatlantic Group, Inc a Delaware Corporation (the “Developer”) entered into an Advance, Acquisition and Reimbursement Agreement dated as of January 1, 2018 (the “AAR”). Pursuant to the AAR, the Developer is required to construct and install all public improvements in accordance with Town standards and specifications and warranty such improvements for a two-year period. The reimbursable costs of any public improvement transferred to the District, the Town or other applicable jurisdiction is required to be determined based upon actual costs verified by the Developer, which costs may be verified by the District’s engineer based upon “as built” drawings and other construction documentation available and will bear interest at 7% from the date of such transfer to the District, the Town or other applicable jurisdiction. The Developer in its sole discretion, may, but is not obligated to advance funds as requested by the District to pay the costs of the Public Improvements and any management, operating and administrative expenses.

#### Intergovernmental Agreement

The District and the Town entered into an Intergovernmental Agreement on January 1, 2018 outlining the District’s responsibility to construct certain improvements in the open space. Upon conveyance of the open space to the Town, the Town will grant the District a license to operate, repair, and rehabilitate the open space in accordance with all laws and regulations. The District is also obligated to promulgate rules and regulations for the management of the open space that permits public access. The District is also obligated to maintain specific areas of the Town’s right of way.

### Note 6: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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.

# WILD PLUM METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

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

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

On November 7, 2017, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

### Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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.

### Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and,
- 2) long-term liabilities such as bonds/loan payable, developer advances payable, deferred loss on refunding and accrued interest on bonds/loan and developer advances are not due and payable in the current period and, therefore, are not in the funds.

WILD PLUM METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method in the statement of activities;
- 2) governmental funds report developer advances and/or bond/loan proceeds as revenue and report interest as expenditures; however, these are reported as changes to long-term liabilities on the government-wide financial statements; and,
- 3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

## SUPPLEMENTAL INFORMATION

## Wild Plum Metropolitan District

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2023

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 389,540	\$ 301,212	\$ (88,328)
Specific ownership taxes	<u>27,268</u>	<u>25,525</u>	<u>(1,743)</u>
Total Revenues	<u>416,808</u>	<u>326,737</u>	<u>(90,071)</u>
<b>EXPENDITURES</b>			
Loan interest expense	393,822	393,822	-
Miscellaneous expenses	-	8,234	(8,234)
Trustee fees	4,000	-	4,000
Treasurer's fees	<u>5,843</u>	<u>4,388</u>	<u>1,455</u>
Total Expenditures	<u>403,665</u>	<u>406,444</u>	<u>(2,779)</u>
<b>NET CHANGE IN FUND BALANCE</b>	13,143	(79,707)	(92,850)
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>96,844</u>	<u>92,290</u>	<u>(4,554)</u>
END OF YEAR	<u>\$ 109,987</u>	<u>\$ 12,583</u>	<u>\$ (97,404)</u>

The notes to the financial statements are an integral part of these statements.



**Wild Plum Metropolitan District**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
CAPITAL PROJECTS FUND  
For the Year Ended December 31, 2023

	Origianl & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Interest income	\$ -	\$ -	\$ -
Total Revenues	-	-	-
EXPENDITURES			
Contingency	100,107	-	100,107
Total Expenditures	100,107	-	100,107
NET CHANGE IN FUND BALANCE	(100,107)	-	100,107
FUND BALANCE:			
BEGINNING OF YEAR	100,107	100,089	(18)
END OF YEAR	\$ -	\$ 100,089	\$ 100,089

The notes to the financial statements are an integral part of these statements.

**Wild Plum Metropolitan District**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED

December 31, 2023

(Unaudited)

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2019	\$ 2,740,771	60.805	0.000	\$ 166,653	\$ 166,652	100.00%
2020	\$ 5,053,863	11.132	50.097	\$ 309,443	\$ 309,390	99.98%
2021	\$ 5,054,041	11.132	50.097	\$ 309,454	\$ 309,401	99.98%
2022	\$ 10,663,412	11.132	50.097	\$ 652,910	\$ 645,682	98.89%
2023	\$ 8,834,920	11.132	44.091	\$ 487,891	\$ 379,935	77.87%
Estimated for year ending December 31, 2024	\$ 10,496,403	11.626	39.685	\$ 538,581		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.