

**BELFORD NORTH METROPOLITAN  
DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**BELFORD NORTH METROPOLITAN DISTRICT  
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Board of Directors  
Belford North Metropolitan District  
Douglas County, Colorado

Independent Auditor’s Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Belford North 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Belford North Metropolitan District as of December 31, 2023, and the respective changes in financial position and the respective 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 (GAAP), 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 GAAS 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 GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## Other Matters

### Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are not affected by this missing information.

### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

### Other Information

Management is responsible for the other information included in our 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, accordingly, we do not express an opinion or provide any assurance on them.

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.

*Wipfli LLP*

Wipfli LLP  
Denver, Colorado

December 2, 2024

## **BASIC FINANCIAL STATEMENTS**

**BELFORD NORTH METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments - Restricted	\$ 4,673,396
Town of Parker IGA Surety	2,466,641
Due from Other Funds	11,253
Due from Other Districts	3,227
Receivable from County Treasurer	722
Property Tax Receivable	71,339
Security Deposit - Engineering	2,500
Capital Assets:	
Capital Assets Not Being Depreciated	<u>32,059,773</u>
Total Assets	<u>39,288,851</u>
<b>LIABILITIES</b>	
Accounts Payable	72,967
Retainage Payable	67,531
Due to Other Districts	16,298
Due to Other Funds	11,253
Accrued Interest Payable	103,950
Due to Town of Parker	5,593
Due to Compark Business Campus MD	2,366,278
Noncurrent Liabilities:	
Due in More Than One Year	<u>42,020,993</u>
Total Liabilities	<u>44,664,863</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>71,339</u>
Total Deferred Inflows of Resources	<u>71,339</u>
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	1,500
Debt Service	4,568,819
Unrestricted	<u>(10,017,670)</u>
Total Net Position	<u><u>\$ (5,447,351)</u></u>

See accompanying Notes to Basic Financial Statements

**BELFORD NORTH METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 580,650	\$ -	\$ 31,986	\$ -	\$ (548,664)
Interest on Long-Term Debt and Related Costs	2,768,123	-	-	1,977,550	(790,573)
Total Governmental Activities	\$ 3,348,773	\$ -	\$ 31,986	\$ 1,977,550	(1,339,237)
<b>GENERAL REVENUES</b>					
Property Taxes					72,118
Specific Ownership Taxes					11,153
Interest Income					244,773
Total General Revenues and Transfers					328,044
<b>CHANGES IN NET POSITION</b>					(1,011,193)
Net Position - Beginning of Year					(4,436,158)
<b>NET POSITION - END OF YEAR</b>					\$ (5,447,351)

See accompanying Notes to Basic Financial Statements

**BELFORD NORTH METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments - Restricted	\$ -	\$ 4,669,591	\$ 3,805	\$ 4,673,396
Receivable from County Treasurer	141	581	-	722
Town of Parker IGA Surety	-	-	2,466,641	2,466,641
Due from Other Districts	630	2,597	-	3,227
Due from Other Funds	-	-	11,253	11,253
Security Deposit - Engineering	-	-	2,500	2,500
Property Tax Receivable	13,897	57,442	-	71,339
	<u>\$ 14,668</u>	<u>\$ 4,730,211</u>	<u>\$ 2,484,199</u>	<u>\$ 7,229,078</u>
<b>Total Assets</b>				
	<u>\$ 14,668</u>	<u>\$ 4,730,211</u>	<u>\$ 2,484,199</u>	<u>\$ 7,229,078</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 66,899	\$ -	\$ 6,068	\$ 72,967
Retainage Payable	-	-	67,531	67,531
Due to Other Funds	11,253	-	-	11,253
Due to Other Districts	16,298	-	-	16,298
Due to Town of Parker	5,593	-	-	5,593
Due to Compark Business Campus MD	-	-	2,366,278	2,366,278
Total Liabilities	<u>100,043</u>	<u>-</u>	<u>2,439,877</u>	<u>2,539,920</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	13,897	57,442	-	71,339
Total Deferred Inflows of Resources	<u>13,897</u>	<u>57,442</u>	<u>-</u>	<u>71,339</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Security Deposit	-	-	2,500	2,500
Restricted for:				
Emergency Reserves	1,500	-	-	1,500
Debt Service	-	4,672,769	-	4,672,769
Capital Projects	-	-	41,822	41,822
Assigned to:				
Unassigned	(100,772)	-	-	(100,772)
Total Fund Balances	<u>(99,272)</u>	<u>4,672,769</u>	<u>44,322</u>	<u>4,617,819</u>
	<u>\$ 14,668</u>	<u>\$ 4,730,211</u>	<u>\$ 2,484,199</u>	<u>\$ 7,229,078</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>				

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 32,059,773

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

Developer Advance Payable	(892,644)
Bonds Payable - Series 2020A	(22,680,000)
Bonds Payable - Series 2020B	(16,475,000)
Accrued Developer Advance Interest	(81,523)
Accrued Bond Interest Series A + B	(1,995,776)

Net Position of Governmental Activities \$ (5,447,351)

See accompanying Notes to Basic Financial Statements

**BELFORD NORTH METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES (DEFICITS) – GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 14,049	\$ 58,069	\$ -	\$ 72,118
Specific Ownership Taxes	2,173	8,980	-	11,153
Interest Income	-	238,086	6,687	244,773
Intergovernmental Revenues	31,986	1,977,550	-	2,009,536
Total Revenues	<u>48,208</u>	<u>2,282,685</u>	<u>6,687</u>	<u>2,337,580</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	48,936	-	-	48,936
Auditing	11,000	-	-	11,000
County Treasurer's Fee	211	872	-	1,083
District Management	17,463	-	-	17,463
Dues And Membership	694	-	-	694
Election	3,526	-	-	3,526
Electricity	81	-	-	81
Engineering	1,000	-	49,215	50,215
Insurance	6,426	-	-	6,426
Landscaping	9,594	-	-	9,594
Legal	31,097	-	-	31,097
Miscellaneous	36	-	-	36
Repairs And Maintenance	-	-	2,280	2,280
Snow Removal	244	-	-	244
Street Repair And Maintenance	4,500	-	-	4,500
Water	11,302	-	10,600	21,902
Website	2,136	-	-	2,136
Remit To Town Of Parker	4,975	-	-	4,975
Debt Service:				
Bond Interest - 2020 Senior Bonds	-	1,247,400	-	1,247,400
Bond Interest - 2020 Sub Bonds	-	1,313,586	-	1,313,586
Paying Agent Fees	-	7,000	-	7,000
Capital Projects:				
Capital Outlay	-	-	416,696	416,696
Capital Cost Share - Svmd/Bsmd	59,488	-	305,846	365,334
Total Expenditures	<u>212,709</u>	<u>2,568,858</u>	<u>784,637</u>	<u>3,566,204</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	80,000	-	460,000	540,000
Total Other Financing Sources	<u>80,000</u>	<u>-</u>	<u>460,000</u>	<u>540,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	(84,501)	(286,173)	(317,950)	(688,624)
Fund Balances - Beginning of Year	<u>(14,771)</u>	<u>4,958,942</u>	<u>362,272</u>	<u>5,306,443</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (99,272)</u>	<u>\$ 4,672,769</u>	<u>\$ 44,322</u>	<u>\$ 4,617,819</u>

See accompanying Notes to Basic Financial Statements

**BELFORD NORTH METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES (DEFICITS) OF THE GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (688,624)

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

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

Capital Outlay 416,696

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

Developer Advance (540,000)

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

Accrued Interest CY - Change in Liability (159,674)

Accrued Interest Payable Developer Advance - Change in Liability (39,591)

Changes in Net Position of Governmental Activities \$ (1,011,193)

**BELFORD NORTH METROPOLITAN DISTRICT  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 23,429	\$ 14,049	\$ 14,049	\$ -
Specific Ownership Taxes	1,874	2,173	2,173	-
Intergovernmental Revenues	31,244	31,986	31,986	-
Total Revenues	<u>56,547</u>	<u>48,208</u>	<u>48,208</u>	<u>-</u>
<b>EXPENDITURES</b>				
Accounting	45,000	48,938	48,936	2
Auditing	6,000	11,000	11,000	-
Contingency	8,831	19,992	-	19,992
County Treasurer's Fee	351	211	211	-
District Management	35,000	17,463	17,463	-
Dues And Membership	1,000	694	694	-
Election	2,000	3,526	3,526	-
Electricity	-	81	81	-
Engineering	-	1,000	1,000	-
Insurance	6,500	13,174	6,426	6,748
Landscaping	-	9,594	9,594	-
Legal	30,000	31,097	31,097	-
Miscellaneous	7,000	34	36	(2)
Snow Removal	-	244	244	-
Street Repair And Maintenance	-	4,500	4,500	-
Water	-	1,853	11,302	(9,449)
Website	-	2,136	2,136	-
Capital Cost Share - Svmd/Bsmd	-	59,488	59,488	-
Remit To Town Of Parker	8,318	4,975	4,975	-
Total Expenditures	<u>150,000</u>	<u>230,000</u>	<u>212,709</u>	<u>17,291</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	95,000	200,000	80,000	(120,000)
Total Other Financing Sources (Uses)	<u>95,000</u>	<u>200,000</u>	<u>80,000</u>	<u>(120,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,547	18,208	(84,501)	(102,709)
Fund Balance - Beginning of Year	<u>164</u>	<u>(14,771)</u>	<u>(14,771)</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,711</u>	<u>\$ 3,437</u>	<u>\$ (99,272)</u>	<u>\$ (102,709)</u>

See accompanying Notes to Basic Financial Statements

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Belford North 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 for Douglas County on June 13, 2018, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town Council of the Town of Parker, Colorado. The District's service area is located in the Town of Parker, Douglas County, Colorado. The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services, and mosquito control. All public infrastructure is to be owned and maintained by the Town of Parker or adjacent governmental entities. Under the First Amended and Restated Service Plan, approved October 5, 2020, the District was organized in conjunction Belford South Metropolitan District (BSMD). The District serves as the operating district for BSMD.

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.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

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

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

Separate financial statements are provided for 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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Budgets**

In accordance with the Colorado Local Government 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.

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

**Pooled Cash and Investments**

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

**Property Taxes**

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

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

**Deposits With Other Entities**

Deposits with other entities represents cash surety deposits held with the Town of Parker for capital costs to be incurred related to projects within the boundary of the District. As surety balances are used toward projects, the related capital cost is recognized on the financial statements of the District.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Capital Assets**

Capital assets, which include property, 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

**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 position 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.

*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.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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.

**Deficit**

The General Fund reported a deficit in the fund financial statements as of December 31, 2023. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2024.

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments - Restricted	\$ 4,673,396
Total Cash and Investments	\$ 4,673,396

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

Deposits with Financial Institutions	\$ 477,596
Investments	4,195,800
Total Cash and Investments	\$ 4,673,396

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Deposits with Financial Institutions**

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

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

At December 31, 2023, the District's cash deposits had a bank balance of \$477,596 and carrying balance of \$477,596.

**Investments**

The District has adopted an investment policy by which it 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 statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 4,195,800
		<u>\$ 4,195,800</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 Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

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 AAAf/S1 by FitchRatings. 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.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 CAPITAL ASSETS**

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

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 31,643,077	\$ 416,696	\$ -	\$ 32,059,773
Governmental Activities Capital Assets, Net	<u>\$ 31,643,077</u>	<u>\$ 416,696</u>	<u>\$ -</u>	<u>\$ 32,059,773</u>

A significant portion of the capital assets constructed or/and acquired by the District will be conveyed to other governmental entities. The costs of all capital assets transferred to other governmental entities will be removed from the District's financial records.

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
<b>Bonds Payable:</b>					
General Obligation Bonds					
Series 2020A	\$ 22,680,000	\$ -	\$ -	\$ 22,680,000	\$ -
Subordinate Limited Tax Supported Revenue Bonds:					
Series 2020B	16,475,000	-	-	16,475,000	-
Accrued Interest					
Series 2020B	1,732,152	1,473,260	1,313,586	1,891,826	-
Subtotal Bonds Payable	<u>40,887,152</u>	<u>1,473,260</u>	<u>1,313,586</u>	<u>41,046,826</u>	<u>-</u>
<b>Other Debts:</b>					
Developer Advance - Operating	352,644	80,000	-	432,644	-
Developer Advance - Capital	-	460,000	-	460,000	-
Accrued Interest on:					
Developer Advance - Operating	41,932	31,525	-	73,457	-
Developer Advance - Capital	-	8,066	-	8,066	-
Subtotal Other Debts	<u>394,576</u>	<u>579,591</u>	<u>-</u>	<u>974,167</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 41,281,728</u>	<u>\$ 2,052,851</u>	<u>\$ 1,313,586</u>	<u>\$ 42,020,993</u>	<u>\$ -</u>

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

The details of the District’s general obligation bonds outstanding during 2023 are as follows:

**General Obligation Limited Tax Bonds, Series 2020A** (the Senior Bonds) and **Subordinate General Obligation Limited Tax Bonds, Series 2020B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds).

**Bond Proceeds**

The District issued the Bonds on November 2, 2020, in the par amounts of \$22,680,000 and \$16,475,000 for the Senior Bonds and the Subordinate Bonds, respectively.

Proceeds from the sale of the Senior Bonds were used for: (a) paying a portion of the Project Costs; (b) funding reserves and capitalized interest; and (c) paying costs of issuance of the Senior Bonds. Proceeds from the sale of the Subordinate Bonds were used for: (a) paying a portion of the Project Costs; (b) funding any funds created in the Subordinate Indenture; and (c) paying costs of issuance of the Subordinate Bonds.

**Senior Bonds Details**

The Senior Bonds bear interest at 5.50% per annum, payable semi-annually to the extent of Senior Pledged Revenue available on June 1 and December 1, beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2027. The Senior Bonds mature on December 1, 2050. To the extent principal of any Senior Bonds is not paid when due, such principal shall remain outstanding until paid and is to continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The Senior Bonds are not subject to early termination. The Senior Bonds are not subject to acceleration. The Senior Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Senior Bonds.

**Events of Default of the Senior 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 Senior Indenture, or does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

**Senior Bonds Optional Redemption**

The Senior 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%

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Senior Pledged Revenue**

The Senior Bonds are payable solely from and to the extent of Senior Pledged Revenue which means the money derived by the District from the following sources: (a) the Senior Required Mill Levy; (b) the Pledge District Revenues; (c) the Capital Fees; (d) the Infrastructure Capital Mill Levy; (e) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy and the Infrastructure Capital Mill Levy; and (f) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**Senior Required Mill Levy**

The District has covenanted to impose an ad valorem mill levy on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due, and if necessary, an amount sufficient to replenish the Senior Reserve Fund to the amount of the Senior Required Reserve, but (i) not in excess of 57.000 mills, subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2019, less the number of mills necessary to pay any unlimited mill levy debt, and (ii) for so long as the Senior Surplus Fund is required to be maintained and the amount on deposit therein is less than the Maximum Surplus Amount, not less than 57.000 mills (subject to adjustment) less the number of mills necessary to pay any unlimited mill levy debt, or such lesser mill levy which will pay the Senior Bonds when due, will replenish the Senior Reserve Fund to the amount of the Senior Required Reserve, and will fund the Senior Surplus Fund up to the Maximum Surplus Amount. The Senior Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

**Pledge District Revenues**

Pledge District Revenues are the moneys derived from the Belford South Capital Revenue, as imposed pursuant to a Capital Pledge Agreement between the District, BSMD, and the Trustee. Pledge District Revenues means the money derived by BSMD from the following sources: (a) the Mandatory Capital Levy; (b) the Capital Fees; (c) the Belford South Infrastructure Capital Mill Levy; (d) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Mandatory Capital Mill Levy and the Infrastructure Capital Mill Levy; and (e) any Payment in Lieu of Taxes (PILOT) from revenues received from any PILOT recorded against Belford South property.

**Mandatory Capital Levy**

BSMD has covenanted to impose an ad valorem mill levy upon all taxable property of BSMD each year in an amount of 57.000 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2019) less the number of mills necessary to pay any unlimited mill levy debt (the Mandatory Capital Levy). The Mandatory Capital Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Infrastructure Capital Mill Levy**

The Infrastructure Capital Mill Levy is an ad valorem mill levy imposed by the District upon all taxable property of the District (and by Belford South upon all taxable property of Belford South) each year, beginning in the first year the District certifies the Senior Required Mill Levy (and the first year that Belford South certifies the Mandatory Capital Mill Levy) in an amount of 5 mills (subject to adjustment). Revenues generated by the Infrastructure Capital Mill Levy are to be used for the planning, design, financing, acquisition, or construction of certain regional infrastructure by, or on behalf of, the District or the Town. The Infrastructure Capital Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

**Capital Fees**

Capital Fees means all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District and Belford South whether now in effect or imposed in the future, including particularly and without limitation, the Development Fees. Development Fees consist of a one-time fee imposed within the District, within Belford South, and within the Chambers Highpoint Property in the amount of \$25,000 for each single-family detached or attached residential unit, \$20,000 for each multi-family residential unit, and \$25,000 per single-family equivalent (SFE) of water and/or wastewater demand for uses other than single-family or multi-family residential structure within the District. Development Fees are due and payable prior to the issuance of a certificate of occupancy.

**Additional Security for Senior Bonds**

The Senior Bonds are additionally secured by capitalized interest that was funded from the proceeds of the Senior Bonds in the amount of \$1,971,585, by amounts on deposit in the Senior Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Senior Required Reserve of \$1,904,300, and by amounts, if any, in the Senior Surplus Fund which was not funded from proceeds of the Senior Bonds.

Subject to the receipt of sufficient Senior Pledged Revenue, the Senior Reserve Fund is to be maintained in the amount of the Senior Required Reserve for as long as any Senior Bond is outstanding. The balance in the Senior Reserve Fund at December 31, 2023, is \$1,913,213.

Subject to the receipt of sufficient Senior Pledged Revenue, the Senior Surplus Fund is to be maintained for so long as any Senior Bonds are outstanding. The Senior Surplus Fund will be funded solely from Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year up to the Maximum Surplus Amount of \$2,268,000. The balance in the Senior Surplus Fund as of December 31, 2023, is \$2,278,615.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Subordinate Bonds Details**

The Subordinate Bonds were issued at the rate of 8.50% per annum and are structured as “cash flow” bonds, meaning that no scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date. Instead, principal is payable on each December 15, beginning December 15, 2021, from available Subordinate Pledged Revenue, if any, pursuant to a mandatory redemption. The Subordinate Bonds mature December 15, 2050.

Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2021, to the extent of available Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15, until sufficient Subordinate Pledged Revenue is available for payment.

To the extent principal of any Subordinate Bond is not paid when due, principal shall remain outstanding until paid, subject to discharge on December 16, 2080. To the extent interest on any Subordinate Bond is not paid when due, such unpaid interest shall compound on each interest date, at the rate then borne by the Subordinate Bond, subject to discharge on December 16, 2080. The Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 16, 2080 regardless of the principal and interest amounts remaining unpaid. The Subordinate Bonds are not subject to acceleration. The Subordinate Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Subordinate Bonds.

**Events of Default of the Subordinate 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 Subordinate Indenture, or does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Subordinate Indenture.

**Subordinate Bonds Optional Redemption**

The Subordinate 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%

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Subordinate Pledged Revenue**

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which includes: (a) the Subordinate Required Mill Levy; (b) Subordinate Pledge District Revenues; (c) the Subordinate Capital Fee Revenue; (d) the amounts, if any, from the Infrastructure Capital Mill Levy remaining after payment on the Senior Bonds; (e) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy and the Infrastructure Capital Mill Levy, if any, remaining after payment of the Senior Bonds; and (f) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

**Subordinate Required Mill Levy**

The District has covenanted to impose an ad valorem mill levy, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County, upon all taxable property of the District in an amount of 57.000 mills (subject to adjustment) less the amount of the Senior Bond Mill Levy and the number of mills necessary to pay any unlimited mill levy debt, or such lesser mill levy which, after deduction of the number of mills necessary to pay any unlimited mill levy debt, will be sufficient to pay all of the principal of, premium if any, and interest on the Subordinate Bonds in full. Senior Bond Mill Levy means the ad valorem mill levy required to be applied in connection with any Senior Bonds.

**Subordinate Pledge District Revenues**

Subordinate Pledge District Revenues means any revenue from Pledge District Revenues remaining after deduction of any amount applied to the payment of any Senior Bonds.

**Subordinate Capital Fee Revenue**

Subordinate Capital Fee Revenue means any revenue from Pledge District Revenues remaining after deduction of any amount applied to the payment of any Senior Bonds.

Minimum annual principal and interest payments required to retire the Senior Bonds are as follows:

Year Ending December 31,	Bonded Debt		Total
	Principal	Interest	
2024	\$ -	\$ 1,247,400	\$ 1,247,400
2025	-	1,247,400	1,247,400
2026	-	1,247,400	1,247,400
2027	285,000	1,247,400	1,532,400
2028 - 2032	1,965,000	5,962,550	7,927,550
2033 - 2037	2,995,000	5,314,925	8,309,925
2038 - 2042	4,410,000	4,344,725	8,754,725
2043 - 2048	6,235,000	2,942,775	9,177,775
2048 - 2050	6,790,000	863,225	7,653,225
Total	<u>\$ 22,680,000</u>	<u>\$ 24,417,800</u>	<u>\$ 47,097,800</u>

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Subordinate Capital Fee Revenue (Revenue)**

A debt service schedule for the 2020B Bonds is not provided as the Bonds are cash flow bonds and the timing of the payments are unknown.

**Debt Authorization**

On May 5, 2018, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$403,000,000. At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized May 5, 2018 Election	Authorization Used Series 2020A	Authorization Used Series 2020B	Remaining at December 31, 2023
Streets	\$ 31,000,000	\$ 12,644,189	\$ 9,184,877	\$ 9,170,934
Water	31,000,000	1,995,834	1,449,796	27,554,370
Sanitary Sewer	31,000,000	6,101,174	4,431,959	20,466,867
Park and Recreation	31,000,000	1,938,803	1,408,368	27,652,829
Traffic and Safety	31,000,000	-	-	31,000,000
Mosquito Control	31,000,000	-	-	31,000,000
Public Transportation	31,000,000	-	-	31,000,000
Security	31,000,000	-	-	31,000,000
Fire Protection	31,000,000	-	-	31,000,000
Television Relay and Translation	31,000,000	-	-	31,000,000
Operations and Maintenance	31,000,000	-	-	31,000,000
Intergovernmental Agreements	31,000,000	-	-	31,000,000
Refunding	31,000,000	-	-	31,000,000
Total	<u>\$ 403,000,000</u>	<u>\$ 22,680,000</u>	<u>\$ 16,475,000</u>	<u>\$ 363,845,000</u>

Pursuant to the First Amended and Restated Service Plan, the District in conjunction with BSMD is permitted to issue bond indebtedness of up to \$56,700,000 (the Aggregate Debt Cap). On October 19, 2020, the District entered into an Intergovernmental Agreement Regarding Debt Allocation with BSMD allocating 100% of the Aggregate Debt Cap to the District.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 NET POSITION**

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

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, 2023, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 1,500
Debt Service Reserve	4,568,819
Total Restricted Net Position	\$ 4,570,319

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

**NOTE 7 RELATED PARTIES**

The primary developer of the land within the District is Compark South LLC (the Developer). All the members of the Board of Directors are officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**Reimbursement Agreement (Operations)**

On July 17, 2018, the District and the prior Developer entered into a Reimbursement Agreement (Operations) to repay advances made by the Developer for operations and maintenance (O&M) costs. The District agreed to repay the Prior Developer for such O&M advances plus accrued interest at the rate of 8.00% simple interest beginning on the date of advance. The Reimbursement Agreement terminates December 31, 2048, unless terminated earlier by mutual written agreement. As of December 31, 2023, outstanding advances under the agreement totaled \$432,644 and accrued interest totaled \$73,457. On August 11, 2020, the prior Developer assigned all rights and responsibilities of the OFAs to the Developer.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 7 RELATED PARTIES (CONTINUED)**

**Facilities Funding and Acquisition Agreement**

On July 17, 2018 the District and the prior Developer entered into a Facilities Funding and Acquisition Agreement (FFAA) to repay advances made by the Developer for capital improvements. The District agreed to repay advances plus accrued interest at a rate of 8.00% simple interest. Payments shall first apply to accrued and unpaid interest and then principal. The FFAA terminates December 31, 2048 unless terminated earlier by mutual written agreement. As of December 31, 2023, outstanding advances under the agreement totaled \$460,000 and accrued interest total of \$8,066. On August 11, 2020, the prior Developer assigned all rights and responsibilities of the OFAs to the Developer

**NOTE 8 ECONOMIC DEPENDENCY**

The District had not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of the operations in the District will be dependent upon funding by the Developers.

**NOTE 9 INTERGOVERNMENTAL AGREEMENTS**

**IGA Regarding Funding and Reimbursement of Public Improvement Costs –  
(Outfall Sewer and Water Line Bore)**

On August 20, 2020, the District entered into an IGA with Compark Business Campus Metropolitan District (CBC) and BSMD in order to facilitate the construction of the Outfall Sewer and Water Line Bore public improvement projects (Projects) needed to provide the District and BSMD with water and sanitary sewer services.

CBC will fund and complete the Projects with the understanding that the District and BSMD will reimburse CBC under the terms of the agreement. None of the amounts to be reimbursed will accrue interest. The Projects were completed in 2022. Pursuant to the Master Intergovernmental Agreement described below, the costs allocated to District and BSMD of \$2,366,278 were invoiced to the District in 2022. As of December 31, 2023, \$2,366,278 remains outstanding.

**Master Intergovernmental Agreement**

On October 20, 2020, the District and BSMD (the Districts) entered into a Master Intergovernmental Agreement (MIGA) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts, and costs related to the continued operation and maintenance of certain of the Public Improvements within such Districts. Pursuant to the MIGA, The District was designated as the “operating district” (the Operating District). BSMD was designated as the “financing district” (the Financing District).

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 9 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)**

**Intergovernmental Agreements with the Town of Parker**

The District and BSMD have each entered into a separate intergovernmental agreement with the Town of Parker (collectively, the Town IGAs). The District entered into the First Amended and Restated Intergovernmental Agreement with the Town of Parker on October 5, 2020 which superseded and replaced the original Town IGA approved on December 2, 2019. The Town IGAs provide that the Districts impose the Infrastructure Capital Mill Levy (5.000) mills, subject to adjustment) and use the proceeds for Regional Infrastructure. The Town IGAs require that the proceeds of the Infrastructure Capital Mill Levy be paid by the Districts to the Town; however, the Districts are permitted to retain revenues from the Infrastructure Capital Mill Levy to the extent needed to pay debt service on obligations repayable in whole or in part from such mill levy (which includes the Bonds). The Town IGAs also provide that the Districts impose the Town Capital and Maintenance Mill Levy (5.000 mills, subject to adjustment) and use the proceeds for the planning, design, constructions, and/or maintenance of Town infrastructure. The Town IGAs require that the proceeds of the Infrastructure Capital Mill Levy be paid by the Districts to the Town.

**Construction and Cost Sharing Agreement**

On March 4, 2022, the District entered into an agreement with Compark South LLC, Chambers Highpoint Metropolitan District No. 2 (CHMD), Compark 190 LLC, and First American Title Insurance Company (together, the Parties). The parties of the agreement intend to develop property within the District, BSMD, and CHMD service area as residential and commercial mixed-use development (the Project). To facilitate the development of the Project the parties to this agreement agree to commence, complete and fund the improvements and set forth their mutual understanding and obligations related to these improvements. As part of this mutual understanding is the acknowledgement that the District shall have no obligations related to the CHMD public improvements and vice versa unless the District exercises Step-In Rights. Step-In Rights occurs if either the District or CHMD has not achieved substantial completion or otherwise defaults on its obligations to timely complete of public improvements.

As part of the Construction and Cost Sharing Agreement, the parties established a segregated Highpoint and BNMD Escrow account. Funding of the Escrow accounts is the responsibility of CHMD and is estimated to be \$691,900 and \$1,240,000, respectively. As the project progresses, CHMD has the right to receive periodic disbursements from the Escrow account. In the event Compark or the District exercises its Step-In Rights, the Escrow accounts can be utilized by Compark and/or the District for completion of the Project.

**BELFORD NORTH METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, as may be amended, the District may be 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.

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

On May 5, 2018, 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 TABOR.

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

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

## **SUPPLEMENTARY INFORMATION**

**BELFORD NORTH METROPOLITAN DISTRICT  
DEBT SERVICE FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 96,840	\$ 58,069	\$ (38,771)
Specific Ownership Taxes	7,747	8,980	1,233
Interest Income	160,000	238,086	78,086
Intergovernmental Revenues	3,417,272	1,977,550	(1,439,722)
Total Revenues	<u>3,681,859</u>	<u>2,282,685</u>	<u>(1,399,174)</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	1,453	872	581
Paying Agent Fees	7,000	7,000	-
Bond Interest - 2020 Senior Bonds	1,247,400	1,247,400	-
Bond Interest - 2020 Sub Bonds	1,634,474	1,313,586	320,888
Total Expenditures	<u>2,890,327</u>	<u>2,568,858</u>	<u>321,469</u>
<b>NET CHANGE IN FUND BALANCE</b>	791,532	(286,173)	(1,077,705)
Fund Balance - Beginning of Year	<u>3,649,279</u>	<u>4,958,942</u>	<u>1,309,663</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 4,440,811</u>	<u>\$ 4,672,769</u>	<u>\$ 231,958</u>

**BELFORD NORTH METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Interest Income	\$ 8,000	\$ 6,687	\$ 6,687	\$ -
Total Revenues	<u>8,000</u>	<u>6,687</u>	<u>6,687</u>	<u>-</u>
<b>EXPENDITURES</b>				
Engineering	-	49,215	49,215	-
Repairs And Maintenance	-	2,280	2,280	-
Water	-	10,600	10,600	-
Capital Outlay	-	487,199	416,696	70,503
Capital Cost Share - Svm/bsmd	160,000	305,846	305,846	-
Contingency	-	44,860	-	44,860
Total Expenditures	<u>160,000</u>	<u>900,000</u>	<u>784,637</u>	<u>115,363</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(152,000)	(893,313)	(777,950)	115,363
<b>OTHER FINANCING SOURCES</b>				
Developer Advance	-	535,000	460,000	(75,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>535,000</u>	<u>460,000</u>	<u>(75,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(152,000)	(358,313)	(317,950)	40,363
Fund Balance - Beginning of Year	<u>1,244,439</u>	<u>362,272</u>	<u>362,272</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,092,439</u>	<u>\$ 3,959</u>	<u>\$ 44,322</u>	<u>\$ 40,363</u>

## **OTHER INFORMATION**

**BELFORD NORTH METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2023**

\$22,680,000 General Obligation Limited Tax Bonds  
Series 2020A Senior Bond Issue,  
Dated November 2, 2020  
Interest Rate 5.500%  
Principal Due December 1  
Interest Payable June 1 and December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 1,247,400	\$ 1,247,400
2025	-	1,247,400	1,247,400
2026	-	1,247,400	1,247,400
2027	285,000	1,247,400	1,532,400
2028	330,000	1,231,725	1,561,725
2029	345,000	1,213,575	1,558,575
2030	395,000	1,194,600	1,589,600
2031	420,000	1,172,875	1,592,875
2032	475,000	1,149,775	1,624,775
2033	500,000	1,123,650	1,623,650
2034	560,000	1,096,150	1,656,150
2035	590,000	1,065,350	1,655,350
2036	655,000	1,032,900	1,687,900
2037	690,000	996,875	1,686,875
2038	765,000	958,925	1,723,925
2039	805,000	916,850	1,721,850
2040	885,000	872,575	1,757,575
2041	935,000	823,900	1,758,900
2042	1,020,000	772,475	1,792,475
2043	1,075,000	716,375	1,791,375
2044	1,170,000	657,250	1,827,250
2045	1,235,000	592,900	1,827,900
2046	1,340,000	524,975	1,864,975
2047	1,415,000	451,275	1,866,275
2048	1,530,000	373,450	1,903,450
2049	1,615,000	289,300	1,904,300
2050	3,645,000	200,475	3,845,475
Total	<u>\$ 22,680,000</u>	<u>\$ 24,417,800</u>	<u>\$ 47,097,800</u>

**BELFORD NORTH METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2023**

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2019	\$ 83,780	0.0%	47.300	0.000	47.300	\$ 3,963	\$ 3,963	100.00 %
2020	87,660	4.6%	47.388	0.000	47.388	4,154	4,154	100.00 %
2021	87,660	0.0%	15.000	62.000	77.000	6,750	6,750	100.00 %
2022	1,350	-98.5%	15.000	62.000	77.000	105	104	99.05 %
2023	1,561,940	115599.3%	15.000	62.000	77.000	120,270	72,118	59.96 %
Estimated for Year Ending December 31, 2024	\$ 891,370	-42.9%	15.591	64.444	80.035	\$ 71,339		

Note:  
Property taxes collected in any one year include collection of delinquent property taxes

Source: Douglas County Assessor and Treasurer.