

HOME PLACE METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

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Board of Directors  
Home Place Metropolitan District  
Adams County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Home Place 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 Home Place Metropolitan District as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the general and special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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.

### Supplemental 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 supplemental 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 supplemental 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.

*Wipfli LLP*

Wipfli LLP  
Denver, Colorado

August 20, 2024

**Home Place Metropolitan District**

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

	<u>General</u>	<u>Special Revenue</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	\$ 1,966	\$ -	\$ -	\$ -	\$ 1,966	\$ -	\$ 1,966
Cash and investments - restricted	2,799	204,360	742,891	22	950,072	-	950,072
Receivable - County Treasurer	260	-	970	-	1,230	-	1,230
Property taxes receivable	93,314	-	347,599	-	440,913	-	440,913
Developer advance receivable	13,697	9,013	-	-	22,710	(22,710)	-
Receivable - fees	-	945	-	-	945	-	945
Prepaid expenses	1,393	-	-	-	1,393	-	1,393
Capital assets not being depreciated	-	-	-	-	-	14,890,246	14,890,246
<b>Total Assets</b>	<b><u>\$ 113,429</u></b>	<b><u>\$ 214,318</u></b>	<b><u>\$ 1,091,460</u></b>	<b><u>\$ 22</u></b>	<b><u>\$ 1,419,229</u></b>	<b><u>14,867,536</u></b>	<b><u>16,286,765</u></b>
<b>LIABILITIES</b>							
Accounts payable	\$ 9,815	\$ -	\$ -	\$ -	\$ 9,815	-	9,815
Prepaid assessment - management	-	8,353	-	-	8,353	-	8,353
Accrued interest	-	-	-	-	-	307,699	307,699
Long-term liabilities:							
Due in more than one year	-	-	-	-	-	18,007,260	18,007,260
<b>Total Liabilities</b>	<b><u>9,815</u></b>	<b><u>8,353</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>18,168</u></b>	<b><u>18,314,959</u></b>	<b><u>18,333,127</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred property taxes	<u>93,314</u>	<u>-</u>	<u>347,599</u>	<u>-</u>	<u>440,913</u>	<u>-</u>	<u>440,913</u>
<b>Total Deferred Inflows of Resources</b>	<b><u>93,314</u></b>	<b><u>-</u></b>	<b><u>347,599</u></b>	<b><u>-</u></b>	<b><u>440,913</u></b>	<b><u>-</u></b>	<b><u>440,913</u></b>
<b>FUND BALANCES/NET POSITION</b>							
<b>Fund Balances:</b>							
<b>Nonspendable:</b>							
Prepays	1,393		-	-	1,393	(1,393)	-
<b>Restricted:</b>							
Emergencies	2,799	-	-	-	2,799	(2,799)	-
Recreation and landscaping	-	205,965	-	-	205,965	(205,965)	-
Debt service	-	-	743,861	-	743,861	(743,861)	-
Capital projects	-	-	-	22	22	(22)	-
Unassigned	<u>6,108</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,108</u>	<u>(6,108)</u>	<u>-</u>
<b>Total Fund Balances</b>	<b><u>10,300</u></b>	<b><u>205,965</u></b>	<b><u>743,861</u></b>	<b><u>22</u></b>	<b><u>960,148</u></b>	<b><u>(960,148)</u></b>	<b><u>-</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b><u>\$ 113,429</u></b>	<b><u>\$ 214,318</u></b>	<b><u>\$ 1,091,460</u></b>	<b><u>\$ 22</u></b>	<b><u>\$ 1,419,229</u></b>		
<b>Net Position:</b>							
<b>Restricted for:</b>							
Emergencies						2,799	2,799
Debt service						436,162	436,162
Recreation and landscaping						205,965	205,965
Capital projects						22	22
Unrestricted						<u>(3,132,223)</u>	<u>(3,132,223)</u>
<b>Total Net Position</b>						<b><u>\$(2,487,275)</u></b>	<b><u>\$(2,487,275)</u></b>

## Home Place 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>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>							
Accounting and audit	\$ 17,800	\$ -	\$ -	\$ -	\$ 17,800	\$ -	\$ 17,800
Election expense	5,665	-	-	-	5,665	-	5,665
Insurance	2,867	-	-	-	2,867	-	2,867
Legal	24,183	6,314	-	-	30,497	-	30,497
Management fees	-	10,206	-	-	10,206	-	10,206
Miscellaneous expenses	70	-	-	-	70	-	70
Snow removal	-	17,837	-	-	17,837	-	17,837
Landscape costs	-	31,780	-	-	31,780	-	31,780
Trash removal	-	10,540	-	-	10,540	-	10,540
Electricity	-	2,714	-	-	2,714	-	2,714
Treasurer's fees	700	-	2,605	-	3,305	-	3,305
Bond interest expense	-	-	404,225	-	404,225	84,444	488,669
Paying agent fees	-	-	7,000	-	7,000	-	7,000
Capital improvements	-	-	-	6,237,101	6,237,101	(6,237,101)	-
Interest on developer advances	-	-	-	-	-	410,059	410,059
Total Expenditures	51,285	79,391	413,830	6,237,101	6,781,607	(5,742,598)	1,039,009
<b>PROGRAM REVENUES</b>							
Homeowner assessments	-	97,259	-	-	97,259	-	97,259
Permit fee income	-	11,750	-	-	11,750	-	11,750
Total Program Revenues	-	109,009	-	-	109,009	-	109,009
Net Program Income (Expenses)	(51,285)	29,618	(413,830)	(6,237,101)	(6,672,598)	5,742,598	(930,000)
<b>GENERAL REVENUES</b>							
Property taxes	46,627	-	173,676	-	220,303	-	220,303
Specific ownership taxes	3,125	-	11,638	-	14,763	-	14,763
Interest and other income	10,176	-	42,641	-	52,817	-	52,817
Total General Revenues	59,928	-	227,955	-	287,883	-	287,883
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>							
	8,643	29,618	(185,875)	(6,237,101)	(6,384,715)	5,742,598	(642,117)
<b>OTHER FINANCING SOURCES</b>							
Developer advances	-	-	-	6,237,101	6,237,101	(6,237,101)	-
Total Other Financing Sources	-	-	-	6,237,101	6,237,101	(6,237,101)	-
<b>NET CHANGES IN FUND BALANCES</b>	8,643	29,618	(185,875)	-	(147,614)	147,614	
<b>CHANGE IN NET POSITION</b>						(642,117)	(642,117)
<b>FUND BALANCES/NET POSITION:</b>							
BEGINNING OF YEAR	1,657	176,347	929,736	22	1,107,762	(2,952,920)	(1,845,158)
END OF YEAR	\$ 10,300	\$ 205,965	\$ 743,861	\$ 22	\$ 960,148	\$ (3,447,423)	\$ (2,487,275)

## Home Place Metropolitan District

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

For the Year Ended December 31, 2023

	<u>Original</u> <u>Budget</u>	<u>Final</u> <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>REVENUES</b>				
Property taxes	\$ 46,627	\$ 46,627	\$ 46,627	\$ -
Specific ownership taxes	2,331	2,331	3,125	794
Interest and other income	-	-	10,176	10,176
	<u>48,958</u>	<u>48,958</u>	<u>59,928</u>	<u>10,970</u>
<b>EXPENDITURES</b>				
Accounting and audit	17,000	17,800	17,800	-
Election expense	5,000	5,600	5,665	(65)
Insurance	3,100	3,100	2,867	233
Legal	20,000	30,700	24,183	6,517
Miscellaneous expenses	1,500	3,500	70	3,430
Treasurer's fees	699	699	700	(1)
	<u>47,299</u>	<u>61,399</u>	<u>51,285</u>	<u>10,114</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,659	(12,441)	8,643	21,084
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>14,316</u>	<u>14,316</u>	<u>1,657</u>	<u>(12,659)</u>
END OF YEAR	<u>\$ 15,975</u>	<u>\$ 1,875</u>	<u>\$ 10,300</u>	<u>\$ 8,425</u>

## Home Place 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		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>Revenues</b>			
Homeowner assessments	\$ 58,287	\$ 97,259	\$ 38,972
District fee monthly	35,000	-	(35,000)
Permit fee income	115,000	11,750	(103,250)
	208,287	109,009	(99,278)
<b>Expenditures</b>			
Legal management	10,000	6,314	3,686
Management	8,000	10,206	(2,206)
<b>Commons grounds</b>			
Amphitheatre general maintenance	1,000	-	1,000
Detention pond maintenance	1,800	-	1,800
Landscape contract	65,400	31,780	33,620
Miscellaneous common area maintenance	2,500	-	2,500
Park/play equipment maintenance	1,000	-	1,000
Snow removal-common	5,000	17,837	(12,837)
Tree pruning	8,000	-	8,000
Week control	5,000	-	5,000
<b>Common area utilities/trash service</b>			
Water/sewer/electric-irrigation	28,000	2,714	25,286
Trash removal	1,106	10,540	(9,434)
<b>Alley load</b>			
Snow removal-drives	2,000	-	2,000
<b>Townhome</b>			
Snow removal-drives	3,000	-	3,000
Social events	5,000	-	5,000
Emergency reserve	3,714	-	3,714
Contingency	3,826	-	3,826
Reserve contribution	30,000	-	30,000
<b>Total expenditures</b>	<b>184,346</b>	<b>79,391</b>	<b>103,475</b>
<b>NET CHANGES IN FUND BALANCES</b>	<b>23,941</b>	<b>29,618</b>	<b>4,197</b>
Fund balance - beginning	203,044	176,347	(26,697)
Fund balance - ending	<b>\$ 226,985</b>	<b>\$ 205,965</b>	<b>\$ (22,500)</b>

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Home Place Metropolitan District (“District”), located in City of Thornton, Adams 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 May 23, 2018, 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 City of Thornton (the “City”) on February 27, 2018 (the “Service Plan”). The District was established to provide for the construction and completion of a part or all of the public improvements for the use and benefit of the residents and property owners within the service area. The District is responsible for operating and maintaining park and recreation improvements and may undertake the operations and maintenance responsibilities for the public improvements that are not conveyed to the City 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.

# HOME PLACE 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.

# HOME PLACE 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 resources accumulated and payments made for the operation, and maintenance of the parks and recreational facilities of the District.

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 amended its total appropriations in the General Fund and the Capital Projects Fund.

### 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.

#### 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. Investments for the government are reported at net asset value.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

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 has no items that qualify for reporting in this category.

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.

### 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 fair 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 capital 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.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 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:

### 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.

Nonspendable fund balance at December 31, 2023 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 \$2,799 of the General Fund balance has been reserved in compliance with this requirement.

## HOME PLACE METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

The restricted fund balance in the amount of \$205,965 in the Special Revenue Fund is restricted for the payment of the costs associated with parks and recreation improvements.

The restricted fund balance in the Debt Service Fund in the amount of \$743,861 is restricted for the payment of the debt service costs associated with the Series 2020 Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$22 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.

#### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

#### 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.

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.

HOME PLACE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

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 and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ 1,966
Cash and investments - restricted	<u>950,072</u>
Total	<u>\$ 952,038</u>

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

Deposits with financial institutions	\$ 60,060
COLOTRUST	<u>891,978</u>
Total	<u>\$ 952,038</u>

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.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### 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:

### 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 the Trust. 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. The 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. On December 31, 2023, the District had \$891,978 invested in COLOTRUST Plus+.

HOME PLACE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

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	\$ 8,653,145	\$ 6,237,101	\$ -	\$14,890,246
Total capital assets not being depreciated	8,653,145	6,237,101	-	14,890,246
Government type assets, net	<u>\$ 8,653,145</u>	<u>\$ 6,237,101</u>	<u>\$ -</u>	<u>\$14,890,246</u>

The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owner’s association. The District shall not be authorized to operate and maintain any part or all of the Public Improvements, other than park and recreation improvements, unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the City.

Note 4: Long Term Debt

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

\$7,030,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2020A and \$834,000 Subordinate General Obligation Limited Tax Bonds, Series 2020B

On June 4, 2020, the District issued \$7,030,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2020A (“Series 2020A Bonds”) and \$834,000 Subordinate General Obligation Limited Tax Bonds, Series 2020B (“Series 2020B Bonds”) for the purpose of funding the costs of public improvements for the District, paying the costs of issuing the Bonds and, in the case of the Series 2020A Senior Bonds, funding a portion of the initial interest to accrue on the Series 2020A Senior Bonds and funding an initial deposit to the Senior Surplus Fund that secures the Series 2020A Senior Bonds prior to conversion to unlimited tax bonds. The Series 2020A Bonds bear interest at the rate of 5.75%, payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Series 2020B Bonds bear interest at the rate of 8.25%, payable annually on December 15, commencing on December 15, 2020, to the extent that Subordinate Pledged Revenue is available. The Series 2020A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2025 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on June 1, 2025, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%. The Series 2020B Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on June 1, 2025, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

HOME PLACE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The Series 2020A Bonds are secured by the Senior Required Mill Levy, the Capital Fees, if any, the portion of the Specific Ownership Tax which is collected as a result of the Senior Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2020A Bonds are also secured by the Senior Surplus Fund. The Series 2020B Bonds are secured by the Subordinate Required Mill Levy, the Subordinate Capital Fee Revenue, if any, the portion of the Specific Ownership Tax which is collected as a result of the Subordinate Required Mill Levy, the amounts, if any, in the Senior Surplus Fund after the termination of such fund pursuant to the Senior Indenture and any other legally available moneys as determined by the District.

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

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
General Obligation Bonds					
Series 2020A Bonds	\$ 7,030,000	\$ -	\$ -	\$ 7,030,000	\$ -
Series 2020B Bonds	834,000	-	-	834,000	-
Other					
Developer advance	3,151,903	6,228,088	-	9,379,991	-
Developer advance interest	353,210	410,059	-	763,269	-
Total	<u>\$ 11,369,113</u>	<u>\$ 6,638,147</u>	<u>\$ -</u>	<u>\$ 18,007,260</u>	<u>\$ -</u>

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2020A Bonds.

	Principal	Interest	Total
2024	\$ -	\$ 404,225	\$ 404,225
2025	30,000	404,225	434,225
2026	75,000	402,500	477,500
2027	80,000	398,188	478,188
2028	95,000	393,588	488,588
2029-2033	630,000	1,875,363	2,505,363
2034-2038	975,000	1,656,863	2,631,863
2039-2043	1,440,000	1,325,663	2,765,663
2044-2048	2,065,000	844,100	2,909,100
2049-2050	1,640,000	159,848	1,799,848
	<u>\$ 7,030,000</u>	<u>\$ 7,864,563</u>	<u>\$ 14,894,563</u>

Because of the uncertainty of the timing of the principal and interest payment on the Series 2020B Bonds, no schedule of principal and interest payments is presented.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Debt Authorization

On May 8, 2018, a majority of the qualified electors of the District authorized the issuance of indebtedness in the amount not to exceed \$372,000,000. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$23,250,000. As of December 31, 2023, the District had \$15,386,000 remaining authority under the Service Plan.

### Note 5: Other Agreements

#### Funding and Reimbursement Agreement for Operations and Maintenance Costs.

The District and the Developer entered into an annually renewable Funding and Reimbursement Agreement (Operations and Maintenance), effective as of January 1, 2020 (the "OFA") and amended on November 30, 2022. The OFA provides for the loan of funds from the Developer to the District from time to time in accordance with the procedures set forth therein, on the condition that the District agrees to repay such loans, in accordance with the terms set forth in the OFA, and for execution or issuance by the District of one or more reimbursement notes, bonds or other instruments ("O&M Reimbursement Obligations"), in an aggregate principal amount not to exceed the aggregate of \$300,000 per annum through December 31, 2023 (subject to extension as provided in the agreement), which amount may be increased by agreement of the parties and execution of a supplement or addendum to the OFA (the "Maximum Loan Amount"), to or at the direction of the Developer upon its request, subject to the terms and conditions of the agreement, to further evidence the District's obligation to repay the funds loaned thereunder. Each loan advance made under the agreement is to bear simple interest at the rate of 6.5% per annum from the date such advance is made until the earlier of the issuance of an O&M Reimbursement Obligation reflecting such advance or the date of repayment of such amount. Interest accrued on any previously advanced amount is to be added to the amount of the loan advance and reflected as principal of the O&M Reimbursement Obligation, and shall thereafter accrue interest as provided in such O&M Reimbursement Obligation.

The OFA provides that the District intends to repay any advances made thereunder, including those evidenced by any requested O&M Reimbursement Obligations, from ad valorem taxes, fees, or other legally available revenues of the District, net of any debt service or current operations and maintenance costs of the District. Any mill levy certified by the District for the purpose of repaying advances made under the OFA shall not exceed 50 mills and shall be further subject to any restrictions provided in the District's Service Plan, electoral authorization or any applicable laws. The provision for repayment of advances made under the agreement shall be at all times subject to annual appropriation by the District. At December 31, 2023 the total amount outstanding was \$231,383, including principal of \$190,610 and interest of \$40,773.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Amended and Restated Infrastructure Acquisition and Reimbursement Agreement

The District and Arras Park, LLC (“Developer”) entered into an Amended and Restated Infrastructure Acquisition and Reimbursement Agreement dated May 26, 2020, (the “IAA”) in order to establish the terms, conditions and procedures pursuant to which the District may coordinate the (i) reimbursement of the Developer for certain costs incurred by the Developer and accepted by the District related to the financing, construction and installation of public improvements that may be lawfully funded by the District under the Special District Act and the Service Plan (“Certified District Eligible Costs”) that are being dedicated to other governmental entities, (ii) acquisition of certain public infrastructure that is to be owned by the District, and to pay the Certified District Eligible Costs thereof and (iii) reimbursement of the Developer for costs of certain services directly related to the provision of public infrastructure in furtherance of the District’s permitted purposes, including, but not limited to, District organizational costs, engineering, architectural, surveying, construction planning, and related legal, accounting and other professional services (“Eligible Professional Service Costs”) constituting Certified District Eligible Costs. The Certified District Eligible Costs accepted by the District bear interest at 6.5% per annum from the date of the resolution accepting the costs. At December 31, 2023 the total amount outstanding was \$9,911,877, including principal of \$9,189,381 and interest of \$722,496.

#### Note 6: Related Parties

During 2023 some of the Board of Directors were employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

#### Note 7: 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.

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.

# HOME PLACE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

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 May 8, 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 Article X, Section 20 of the Colorado Constitution.

### Note 8: 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 9: 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 payable, developer advances payable and accrued interest on bonds and developer advances are not due and payable in the current period and, therefore, are not in the funds.

HOME PLACE 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 capital outlays as expenditures; however, in the statement of activities, the costs of those assets are held as construction in progress pending transfer to other governmental entities or depreciated over their useful lives;
- 2) 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; and,
- 3) governmental funds report developer advances and/or bond proceeds as revenue and report interest as expenditures; however, these are reported as changes to long-term liabilities on the government-wide financial statements.

SUPPLEMENTAL INFORMATION

## Home Place 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	\$ 173,676	\$ 173,676	\$ -
Specific ownership taxes	8,684	11,638	2,954
Interest and other income	<u>6,000</u>	<u>42,641</u>	<u>36,641</u>
Total Revenues	<u>188,360</u>	<u>227,955</u>	<u>39,595</u>
<b>EXPENDITURES</b>			
Bond interest expense	404,225	404,225	-
Paying agent fees	7,000	7,000	-
Treasurer's fees	<u>2,605</u>	<u>2,605</u>	<u>-</u>
Total Expenditures	<u>413,830</u>	<u>413,830</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(225,470)	(185,875)	39,595
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>1,043,164</u>	<u>929,736</u>	<u>(113,428)</u>
END OF YEAR	<u>\$ 817,694</u>	<u>\$ 743,861</u>	<u>\$ (73,833)</u>

## Home Place Metropolitan District

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

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES				
Interest and other income	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES				
Capital improvements	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
Total Expenditures	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(4,000,000)	(6,237,101)	(6,237,101)	-
OTHER FINANCING SOURCES				
Developer advances	<u>4,000,000</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
Total Other Financing Sources	<u>10,874,400</u>	<u>6,237,101</u>	<u>6,237,101</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	6,874,400	-	-	-
FUND BALANCE:				
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>22</u>	<u>22</u>
END OF YEAR	<u>\$ 6,874,400</u>	<u>\$ -</u>	<u>\$ 22</u>	<u>\$ 22</u>

## Home Place Metropolitan District

### SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2023

<u>Year Ended December 31,</u>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<b>Mills Levied</b>		<b>Total Property Tax</b>		<b>Percent Collected to Levied</b>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
		2019	\$ 2,080	10.000	50.000	
2020	\$ 1,940	10.000	55.664	\$ 127	\$ 127	100.00%
2021	\$ 2,760	15.000	55.664	\$ 195	\$ 195	100.00%
2022	\$ 2,092,340	15.000	55.664	\$ 147,853	\$ 147,853	100.00%
2023	\$ 3,108,460	15.000	55.872	\$ 220,303	\$ 220,303	100.00%
Estimated for year ending December 31, 2024	\$ 5,635,610	16.558	61.679	\$ 440,913		

**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.