

**CHAPEL HEIGHTS
METROPOLITAN DISTRICT
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Chapel Heights Metropolitan District
El Paso County, Colorado

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

BiggsKofford, P.C.

Colorado Springs, Colorado
September 17, 2024

BASIC FINANCIAL STATEMENTS

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 121,700
Cash and Investments - Restricted	14,232
Accounts Receivable	9,225
Due from YMCA	5,104
Receivable from County Treasurer	1,233
Prepaid Expenses	5,927
Property Taxes Receivable	345,032
Capital Assets Not Being Depreciated	1,228,704
Capital Assets, Net of Depreciation	<u>1,125,198</u>
Total Assets	<u>2,856,355</u>
LIABILITIES	
Accounts Payable	67,278
Prepaid Dues	9,176
Accrued Interest Payable	5,298
Noncurrent Liabilities:	
Due in More Than One Year	<u>2,704,146</u>
Total Liabilities	<u>2,785,898</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Revenue	<u>345,032</u>
Total Deferred Inflows of Resources	<u>345,032</u>
NET POSITION	
Net Investment in Capital Assets	(65,805)
Restricted for:	
Emergency Reserves	13,200
Unrestricted	<u>(221,970)</u>
Total Net Position	<u><u>\$ (274,575)</u></u>

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

FUNCTIONS/PROGRAMS	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
Primary Government:				
Governmental Activities:				
General Government	\$ 534,537	\$ -	\$ -	\$ (318,278)
Interest and Related Costs on Long-Term Debt	<u>344,637</u>	<u>-</u>	<u>-</u>	<u>(344,637)</u>
Total Governmental Activities	<u>\$ 879,174</u>	<u>\$ 216,259</u>	<u>\$ -</u>	<u>(662,915)</u>
GENERAL REVENUES				
Property Taxes				153,042
Specific Ownership Taxes				16,035
Net Investment Income				18
Other Revenues				<u>164,383</u>
Total General Revenues				<u>333,478</u>
CHANGE IN NET POSITION				(329,437)
Net Position - Beginning of Year				<u>54,862</u>
NET POSITION - END OF YEAR				<u>\$ (274,575)</u>

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 121,700	\$ -	\$ -	\$ 121,700
Cash and Investments - Restricted	13,200	1,032	-	14,232
Accounts Receivable	9,225	-	-	9,225
Due from YMCA	5,104	-	-	5,104
Prepaid Expenses	5,927	-	-	5,927
Receivable from County Treasurer	411	822	-	1,233
Property Taxes Receivable	115,009	230,023	-	345,032
	<u>\$ 270,576</u>	<u>\$ 231,877</u>	<u>\$ -</u>	<u>\$ 502,453</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 67,278	\$ -	\$ -	\$ 67,278
Prepaid Dues	9,176	-	-	9,176
Total Liabilities	<u>76,454</u>	<u>-</u>	<u>-</u>	<u>76,454</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Revenue	115,009	230,023	-	345,032
Total Deferred Inflows of Resources	<u>115,009</u>	<u>230,023</u>	<u>-</u>	<u>345,032</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	5,927	-	-	5,927
Restricted for:				
Emergency Reserves	13,200	-	-	13,200
Debt Service	-	1,854	-	1,854
Unassigned	59,986	-	-	59,986
Total Fund Balances	<u>79,113</u>	<u>1,854</u>	<u>-</u>	<u>80,967</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 270,576</u>	<u>\$ 231,877</u>	<u>\$ -</u>	

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

Capital assets are recorded as assets on the statement of net position, but are recorded as expenditures in the funds.

Capital Assets, Net of Depreciation	1,125,198
Capital Assets, Not Being Depreciated	1,228,704

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

Loan Payable	(1,495,940)
Loan Payable - Accrued Interest	(5,298)
Developer Advances Payable	(1,147,097)
Accrued Interest on Developer Advances	(61,109)

Net Position of Governmental Activities	<u>\$ (274,575)</u>
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See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 51,009	\$ 102,033	\$ -	\$ 153,042
Specific Ownership Taxes	5,345	10,690	-	16,035
Interest Income	5	13	-	18
Working Capital Fees	57,600	-	-	57,600
Operation Fees	148,550	-	-	148,550
Penalties and Late Fees	10,109	-	-	10,109
Other Revenues	164,383	-	-	164,383
Total Revenues	437,001	112,736	-	549,737
EXPENDITURES				
General Administration:				
Accounting	41,989	-	2,152	44,141
County Treasurer's Fee	765	1,531	-	2,296
Dues and Licenses	359	-	-	359
Insurance and Bonds	2,784	-	-	2,784
District Management	57,340	-	-	57,340
Legal Services	15,060	-	-	15,060
Election Expense	950	-	-	950
Contingency	45	-	-	45
Operations and Maintenance:				
Repairs and Maintenance	32,933	-	-	32,933
Landscaping	755	-	-	755
Utilities	24,916	-	-	24,916
Trash Collection	49,343	-	-	49,343
Snow Removal	11,108	-	-	11,108
Covenant Enforcement	15,288	-	-	15,288
Billing Services	36,245	-	-	36,245
Security	5,625	-	-	5,625
Community Center:				
Salaries and Benefits	137,583	-	-	137,583
Bank Fees	27	-	-	27
Background checks	189	-	-	189
Office Supplies	1,263	-	-	1,263
Computer Supplies	2,496	-	-	2,496
Staff Recognition	432	-	-	432
Education, Conference and Training	370	-	-	370
Professional Services	17,342	-	-	17,342
Miscellaneous and Overhead	213	-	-	213
Insurance	3,310	-	-	3,310
National Dues	2,780	-	-	2,780
Meals, Lodging and Transportation	3,217	-	-	3,217
Marketing	2,022	-	-	2,022
Telephone	2,683	-	-	2,683
Janitorial Supplies	2,138	-	-	2,138
Repairs and Maintenance	8,525	-	-	8,525
Metropolitan Fees	27,204	-	-	27,204
Debt Service:				
Loan Payment - Interest	-	57,730	-	57,730
Loan Payment - Principal	-	134,060	-	134,060
Capital Project:				
Cost of Issuance	-	-	220,500	220,500
Engineering	-	-	7,569	7,569
Capital Outlay	-	-	2,369,888	2,369,888
Total Expenditures	507,299	193,321	2,600,109	3,300,729

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects	Total Governmental Funds
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (70,298)	\$ (80,585)	\$ (2,600,109)	\$ (2,750,992)
OTHER FINANCING SOURCES (USES)				
Loan Proceeds	-	-	1,630,000	1,630,000
Developer Advances	73,779	-	2,377,109	2,450,888
Repayment of Developer Advances	-	-	(1,407,000)	(1,407,000)
Total Other Financing Sources (Uses)	<u>73,779</u>	<u>-</u>	<u>2,600,109</u>	<u>2,673,888</u>
NET CHANGE IN FUND BALANCES	3,481	(80,585)	-	(77,104)
Fund Balances - Beginning of Year	<u>75,632</u>	<u>82,439</u>	<u>-</u>	<u>158,071</u>
FUND BALANCES - END OF YEAR	<u>\$ 79,113</u>	<u>\$ 1,854</u>	<u>\$ -</u>	<u>\$ 80,967</u>

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Governmental Funds \$ (77,104)

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.

Depreciation	(23,555)
Capital Outlay	2,377,457

Long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Loan Proceeds	(1,630,000)
Loan Principal Payment	134,060
Developer Advances	(2,450,888)
Developer Advances Repayment	1,407,000

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 on Developer Advances - Change in Liability	(61,109)
Accrued Interest on Bonds - Change in Liability	(5,298)
	(5,298)

Change in Net Position of Governmental Activities \$ (329,437)

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT 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		
REVENUES				
Property Taxes	\$ 51,013	\$ 51,013	\$ 51,009	\$ (4)
Specific Ownership Taxes	5,101	5,280	5,345	65
Interest Income	-	-	5	5
Working Capital Fees	42,000	57,600	57,600	-
Operation Fees	213,000	148,550	148,550	-
Penalties and Late Fees	6,000	10,109	10,109	-
Other Revenues	-	164,383	164,383	-
Total Revenues	<u>317,114</u>	<u>436,935</u>	<u>437,001</u>	<u>66</u>
EXPENDITURES				
General Administration:				
Accounting	34,000	29,000	41,989	(12,989)
County Treasurer's Fee	765	765	765	-
Dues and Licenses	500	359	359	-
Insurance and Bonds	2,168	2,784	2,784	-
District Management	46,000	62,000	57,340	4,660
Legal Services	15,000	20,000	15,060	4,940
Election Expense	7,500	950	950	-
Contingency	6,573	4,142	45	4,097
Operations and Maintenance:				
Repairs and Maintenance	15,000	32,933	32,933	-
Landscaping	40,000	755	755	-
Utilities	20,000	24,916	24,916	-
Trash Collection	23,000	49,343	49,343	-
Snow Removal	10,500	11,108	11,108	-
Covenant Enforcement	7,500	15,288	15,288	-
Billing Services	32,000	36,245	36,245	-
Security	-	5,625	5,625	-
Community Center:				
Salaries and Benefits	122,000	137,583	137,583	-
Bank Fees	-	27	27	-
Background checks	400	189	189	-
Office Supplies	600	1,263	1,263	-
Computer Supplies	1,750	2,496	2,496	-
Staff Recognition	800	432	432	-
Computer Hardware	15,000	-	-	-
First Aid Supply	100	-	-	-
Coffee	500	-	-	-
Education, Conference and Training	500	370	370	-
Music Licensing	750	-	-	-
Professional Services	1,500	17,342	17,342	-
Miscellaneous and Overhead	2,000	7,206	213	6,993
Insurance	-	3,310	3,310	-
National Dues	-	2,780	2,780	-
Meals, Lodging and Transportation	-	3,217	3,217	-
Marketing	-	2,022	2,022	-
Telephone	-	2,683	2,683	-
Janitorial Supplies	-	2,138	2,138	-
Repairs and Maintenance	-	8,525	8,525	-
Metropolitan Fees	-	27,204	27,204	-
Total Expenditures	<u>406,406</u>	<u>515,000</u>	<u>507,299</u>	<u>7,701</u>

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT 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		
EXCESS OF REVENUES OVER NET CHANGE IN FUND BALANCE	\$ (89,292)	\$ (78,065)	\$ (70,298)	\$ 7,767
OTHER FINANCING USES				
Developer Advances	50,000	76,663	73,779	(2,884)
Total Other Financing Uses	<u>50,000</u>	<u>76,663</u>	<u>73,779</u>	<u>(2,884)</u>
NET CHANGE IN FUND BALANCE	(39,292)	(1,402)	3,481	4,883
Fund Balance - Beginning of Year	<u>150,083</u>	<u>54,014</u>	<u>75,632</u>	<u>21,618</u>
FUND BALANCE - END OF YEAR	<u>\$ 110,791</u>	<u>\$ 52,612</u>	<u>\$ 79,113</u>	<u>\$ 26,501</u>

See accompanying Notes to Basic Financial Statements.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 1 DEFINITION OF REPORTING ENTITY

Chapel Heights Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the County of El Paso on May 21, 2020, 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 City of Colorado Springs, Colorado on July 2, 2019.

The District was established to finance and plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code.

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 property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

**CHAPEL HEIGHTS 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 instead 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, operation fees, and working capital fees. 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 becomes 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 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.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

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 sales 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 property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure assets and water rights, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Parks and Recreation	40 Years
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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.

**CHAPEL HEIGHTS 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.

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	\$ 121,700
Cash and Investments - Restricted	14,232
Total Cash and Investments	\$ 135,932

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

Deposits with Financial Institutions	\$ 135,932
Total Cash and Investments	\$ 135,932

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.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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 \$135,932 and a carrying balance of \$135,932.

Investments

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

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

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

Colorado 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

As of December 31, 2023, the District had no investments.

**CHAPEL HEIGHTS 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 - December 31, 2022	Increases	Decreases	Balance - December 31, 2023
Capital Assets, Not Being Depreciated:				
Construction in Progress:				
Streets	\$ -	\$ 446,769	\$ -	\$ 446,769
Sanitary Sewer	-	288,153	-	288,153
Water System	-	493,782	-	493,782
Total Capital Assets, Not Being Depreciated	-	1,228,704	-	1,228,704
Capital Assets, Being Depreciated:				
Parks and Recreation	-	1,148,753	-	1,148,753
Total Capital Assets, Being Depreciated	-	1,148,753	-	1,148,753
Less Accumulated Depreciation for:				
Parks and Recreation	-	(23,555)	-	(23,555)
Total Accumulated Depreciation	-	(23,555)	-	(23,555)
Total Capital Assets, Being Depreciated, Net	-	1,125,198	-	1,125,198
Capital Assets, Net	\$ -	\$ 2,353,902	\$ -	\$ 2,353,902

Depreciation expense in the amount of \$23,555 was charged to the general government function.

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023	Due Within One Year
Notes/Loans from Direct Borrowings/Direct Placements:					
Series 2023 - Limited Tax General Obligation Loan	\$ -	\$ 1,630,000	\$ 134,060	\$ 1,495,940	\$ -
Total Loans Payable	-	1,630,000	134,060	1,495,940	-
Developer Advance - Capital	-	2,377,109	1,407,000	970,109	-
Accrued Interest on Developer Advance - Capital	-	47,256	-	47,256	-
Developer Advance - Operating	103,209	73,779	-	176,988	-
Accrued Interest on Developer Advance - Operating	-	13,853	-	13,853	-
Total Developer Advances	103,209	2,511,997	1,407,000	1,208,206	-
Total Long-Term Obligations	\$ 103,209	\$ 4,141,997	\$ 1,541,060	\$ 2,704,146	\$ -

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Advancing Improvement Loan, Series 2023

On February 1, 2023, the District authorized the issuance of Limited Tax General Obligation Advancing Improvement Loan, Series 2023 (the Loan) in the aggregate principal amount of \$5,000,000 with an interest rate of 4.25% calculated on the basis of a 360-day year of 12 30-day months. Interest and Principal on the Loan are payable on December 1, commencing on December 1, 2023. The principal and interest on the Loan are payable solely from and the extent of Pledged Revenues, which may or may not be sufficient to pay the principal and interest on the Loan. The Loan matures on December 1, 2042.

The Loan will be issued on a “drawdown” basis, so that advances of the purchase price of the Loan will be made by the Trustee in multiple installments in accordance with the terms and provisions of the Loan agreement. The initial drawdown amount on the closing date of February 1, 2023 was \$1,630,000. The remaining drawdown amount of \$3,370,000 will be drawn through December 1, 2025. The Loan are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines, in its absolute discretion, to transfer to the Custodian for deposit into the Pledged Revenue Fund.

Events of Default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an event of default under the Indenture:

- i. the District fails or refuses to impose the Required Mill Levy;
- ii. the District fails or refuses to transfer the Pledged Revenue to the Custodian pursuant to the terms and provisions of this Agreement and the Custodial Agreement;
- iii. the occurrence and continuance of an event of default or an event of nonperformance under any of the other Financing Documents to which the District is a party after the expiration of any grace period;
- iv. any representation or warranty made by the District in this Agreement or in any other Financing Document to which the District is a party or any certificate, instrument, financial or other statement furnished by the District to the Lender, proves to have been untrue or incomplete in any material respect when made or deemed made;
- v. the District shall initiate, acquiesce or consent to any proceedings to dissolve the District or to consolidate the District with other similar entities into a single entity or the District shall otherwise cease to exist;
- vi. a change occurs in the financial or operating conditions of the District, or the occurrence of any other event that will have a materially adverse impact on the ability of the District to generate Pledged Revenue sufficient to satisfy the District’s obligations under this Agreement and the District fails to cure such condition within the time specified by the Lender in a written notice from the Lender informing the District of an occurrence under paragraph;

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

**Limited Tax General Obligation Advancing Improvement Loan, Series 2023
(Continued)**

Events of Default (Continued)

- vii. the District shall commence any case, proceeding or other action (A) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization or relief of debtors, seeking to have an order for relief entered with respect to it or seeking to adjudicate it insolvent or a bankrupt or seeking reorganization, arrangement, adjustment, winding-up, liquidation, dissolution, composition or other relief with respect to it or its debts; or (B) seeking appointment of a receiver, trustee, custodian or other similar official for itself or for any substantial part of its property, or the District shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against the District any case, proceeding or other action of a nature referred to in clause (i) above and the same shall remain undismissed; or (iii) there shall be commenced against the District any case, proceeding or other action seeking issuance of a warrant of attachment, execution, distraint or similar process against all or any substantial part of its property which results in the entry of an order for any such relief which shall not have been vacated, discharged, or stayed or bonded pending appeal, within 60 days from the entry thereof; or (iv) the District shall take action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii) or (iii) above; or (v) the District shall generally not, or shall be unable to, or shall admit in writing its inability to, pay its debts as they become due;
- viii. this Agreement or any other Financing Document, or any material provision hereof or thereof, (i) ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District (unless being contested by the District in good faith), or the District denies it has any or further liability under any such Financing Document to which it is a party; or (ii) any pledge or security interest created hereunder fails to be fully enforceable with the priority required hereunder; or
- ix. any funds or investments on deposit in, or otherwise to the credit of, any of the funds or accounts established hereunder shall become subject to any writ, judgment, warrant or attachment, execution or similar process and the same is not released or dismissed within ten (10) Business Days.

Remedies Upon Occurrence of Event of Default

Upon the occurrence and during the continuance of any Event of Default, the Lender may take any one or more of the following actions:

- i. apply all amounts constituting Pledged Revenue to the unpaid principal of the 2023 Loan and all interest accrued and unpaid thereon in accordance with the terms of this Agreement;
- ii. take any other action or remedy available under the other Financing Documents or any other document, or at law or in equity.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

**Limited Tax General Obligation Advancing Improvement Loan, Series 2023
(Continued)**

Remedies Upon Occurrence of Event of Default (Continued)

Notwithstanding anything to the contrary herein, acceleration shall not be a remedy for the occurrence or continuance of an Event of Default.

Notwithstanding any cure period described above, the District will immediately notify the Lender in writing when the District obtains knowledge of the occurrence of any Event of Default or any event which would, with the passage of time or the giving of notice, constitute an Event of Default.

As of December 31, 2023, the District was not in default.

The outstanding principal and interest due on the Loan are not currently determinable since the Loan are paid from cash flows when drawn down. Because of the uncertainty of the timing of the principal and interest payments on the Series 2023 Loan, no schedule of principal and interest payments is presented.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with Challenger Communities, LLC (Developer) as follows:

Operations Funding and Reimbursement Agreement

On June 29, 2020, the District entered into an Operations Funding and Reimbursement Agreement to repay advances made by the Developer for operations and maintenance costs. The District agreed to repay the Developer for such operations and maintenance advances plus simple interest thereon to be accrued at the rate of 7%. As of December 31, 2023, outstanding advances under the agreement totaled \$176,988 and accrued interest totaled \$13,853.

Facilities Funding and Acquisition Agreement

On June 29, 2020, the District entered into a Facilities Funding and Acquisition Agreement to repay advances made by the Developer for capital infrastructure costs. The District agreed to repay the Developer for such capital advances plus simple interest thereon to be accrued at the rate of 7%. As of December 31, 2023, outstanding advances under the agreement totaled \$970,109 and accrued interest totaled \$47,256.

Authorized Debt

On May 5, 2020, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$320,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2023, the District had the following remaining authorized but unissued indebtedness:

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

	Amount Authorized May 5, 2020	Authorization Used by Series 2023 Loan (Draw 1)	Authorized But Unused
Streets	\$ 20,000,000	\$ 306,308	\$ 19,693,692
Parks and Recreation	20,000,000	787,592	19,212,408
Water	20,000,000	338,540	19,661,460
Sanitation/Storm Sewer	20,000,000	197,560	19,802,440
Transportation	20,000,000	-	20,000,000
Mosquito Control	20,000,000	-	20,000,000
Traffic and Safety	20,000,000	-	20,000,000
Security	20,000,000	-	20,000,000
Fire Protection	20,000,000	-	20,000,000
Television Relay	20,000,000	-	20,000,000
Operations and Maintenance	20,000,000	-	20,000,000
Refunding	40,000,000	-	40,000,000
Reimbursement Agreements	20,000,000	-	20,000,000
Special Assessment Debt	20,000,000	-	20,000,000
Revenue Debt	20,000,000	-	20,000,000
Total	<u>\$ 320,000,000</u>	<u>\$ 1,630,000</u>	<u>\$ 318,370,000</u>

The Service Plan limits the total remaining amount of debt to \$20,000,000, provided that the foregoing shall not include the principal amount of debt issued for the purpose of refinancing lawfully issued debt. In the future, the District may issue a portion or all of the remaining authorized but unissued debt for purposes of providing public improvements to support development as it occurs within the District's service area. The District is also limited to a maximum debt service mill levy of 30 mills, as adjusted for changes in the ratio of actual assessed value of property within the District, pursuant to the Service Plan.

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net of Depreciation	\$ 1,125,198
Noncurrent Portion of Long-Term Obligations	(1,191,003)
Net Investment in Capital Assets	<u>\$ (65,805)</u>

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 6 NET POSITION (CONTINUED)

The restricted component of net position includes assets that are restricted for use either externally 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 at December 31, 2023, as follows:

Restricted Net Position:	
Emergency Reserves	\$ 13,200
Total Restricted Net Position	<u>\$ 13,200</u>

The District has a deficit in unrestricted net position. The deficit was 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 AGREEMENTS

Management and Service Agreement

On August 29, 2022, the District entered into a Management and Service Agreement (Agreement) with YMCA of Pikes Peak Region (YMCA). The District currently owns the community center (Facility) located within the District's boundaries and desires to engage the YMCA to provide management and operation services with respect to the Facility. The YMCA will provide services to the District as described in the agreement with respect to the operation of the Facility. The YMCA will provide the District with an invoice 30 days prior to the payment due date, which shall be the 15th of each month. The YMCA and the District will reconcile budgets at year-end. Within sixty (60) days of year-end, the YMCA will refund any positive variance to the District; likewise, the District will reimburse the YMCA for any negative variance.

This Agreement will become effective on the date this Agreement is signed by the parties and remain in full force and effect until December 31, 2022, and shall be automatically renewed for additional one (1) year periods unless either party provides written notice to the other party at least sixty (60) days prior to December 31 of the then effective term. The agreement was automatically renewed through December 31, 2023 and 2024, and then was amended on April 18, 2024 with a term expiring December 31, 2024 unless further extended in writing by the parties.

NOTE 8 RELATED PARTIES

Some members of the Board of Directors are officers, employees, or associated with the developers of the property within the District, and may have conflicts of interest in dealing with the District. See Note 5 concerning advances made by the Developer. Any potential conflicts have been filed in accordance with Colorado Law.

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (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 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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, 2020, the District voters passed an election question to increase property taxes \$10,000,000 annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain, and spend all revenue 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

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
DEBT SERVICE 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		
REVENUES				
Property Taxes	\$ 102,029	\$ 102,033	\$ 102,033	\$ -
Specific Ownership Taxes	10,203	10,690	10,690	-
Net Investment Income	-	13	13	-
Total Revenues	<u>112,232</u>	<u>112,736</u>	<u>112,736</u>	<u>-</u>
EXPENDITURES				
County Treasurer's Fees	1,530	1,531	1,531	-
Contingency	-	1,679	-	1,679
Loan Payment - Interest	-	57,730	57,730	-
Loan Payment - Principal	-	134,060	134,060	-
Total Expenditures	<u>1,530</u>	<u>195,000</u>	<u>193,321</u>	<u>1,679</u>
NET CHANGE IN FUND BALANCE	110,702	(82,264)	(80,585)	1,679
Fund Balance - Beginning of Year	<u>82,322</u>	<u>82,439</u>	<u>82,439</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 193,024</u></u>	<u><u>\$ 175</u></u>	<u><u>\$ 1,854</u></u>	<u><u>\$ 1,679</u></u>

**CHAPEL HEIGHTS METROPOLITAN DISTRICT
CAPITAL PROJECT 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		
REVENUES				
Total Revenues	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Accounting	-	2,152	2,152	-
Bond Issue Costs	-	220,500	220,500	-
Engineering	-	7,569	7,569	-
Capital Outlay	-	2,369,888	2,369,888	-
Total Expenditures	-	2,600,109	2,600,109	-
EXCESS OF REVENUES OVER (USES) EXPENDITURES	-	(2,600,109)	(2,600,109)	-
OTHER FINANCING SOURCES (USES)				
Loan Proceeds	-	1,630,000	1,630,000	-
Developer Advances	-	2,377,109	2,377,109	-
Repayment of Developer Advances	-	(1,407,000)	(1,407,000)	-
Total Other Financing Sources (Uses)	-	2,600,109	2,600,109	-
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

OTHER INFORMATION

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

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for General	Mills Levied for Debt Service	Total Property Taxes		Percent Collected to Levied
				Levied	Collected	
2021	\$ 1,321,960	16.699	33.398	\$ 66,226	\$ 66,226	100.00 %
2022	919,900	16.699	33.398	46,084	46,084	100.00
2023	3,305,880	15.431	30.863	153,042	153,042	100.00
Estimated for the Year Ending December 31, 2024	\$ 6,229,140	18.463	36.927	\$ 345,032		

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

Source: El Paso County Assessor and Treasurer