

BRUSH CREEK METROPOLITAN DISTRICT

**BASIC FINANCIAL STATEMENTS
AND AUDITOR'S REPORT**

FOR THE YEAR ENDED DECEMBER 31, 2024

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Officers and Directors
Brush Creek Metropolitan District
Aspen, Colorado

INDEPENDENT AUDITOR'S REPORT

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Brush Creek Metropolitan District as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Brush Creek Metropolitan 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, the business-type activities, and each major fund of the Brush Creek Metropolitan District as of December 31, 2024 and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Brush Creek Metropolitan 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 Brush Creek Metropolitan District's ability to continue as a going concern for twelve months beyond the financial statement date, including any known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting in an error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Brush Creek Metropolitan 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 Brush Creek Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with accounting standards generally accepted in the United States of America, which consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplemental Information

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Brush Creek Metropolitan District's basic financial statements. The proprietary fund budgetary comparison schedule listed as Supplemental Information in the table of contents is for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the proprietary fund budgetary comparison schedule is fairly stated, in all material aspects, in relation to the basic financial statements taken as a whole.



MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
August 23, 2025

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

The Brush Creek Metropolitan District (the “District”) was formed for the purpose of providing certain public infrastructure and municipal services for the benefit of the residents and property owners within the District. The District is located within Pitkin County, Colorado. The District primarily serves the Brush Creek Village and Pioneer Springs portions of the Brush Creek planning area and the District maintains the water system for residents of Brush Creek Village and Pioneer Springs. It also provides road maintenance and snow removal on Juniper Hill Road, Medicine Bow Road and several smaller spur roads in the area. In addition, it provides trash removal services for residents of Brush Creek Village.

The management's discussion and analysis of the Brush Creek Metropolitan District’s financial performance provides an overview of the District’s financial activities for the current fiscal year. The intent of this discussion and analysis is to look at the District's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the District's overall financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal year are as follows:

- The District’s overall net position increased \$490,156 or 11% from the previous fiscal year.
- The District's *overall* General Revenues accounted for \$644,481 or 59% of all revenues. These general revenues include taxes, grants and entitlements not restricted to specific programs, interest earnings and non-program revenues. Program specific revenues, in the form of charges for services, accounted for \$446,535 or 41% of the District's total revenues of \$1,091,016.
- *Overall* the District had \$600,860 in expenses, of which \$446,535 or 74% were offset by program specific charges for water and trash services. General revenues were sufficient to provide for the remaining expenses.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of three parts – *management’s discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the District:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the District’s *overall* financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the District government, reporting the District’s operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the reader’s understanding of the financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

GOVERNMENT-WIDE STATEMENTS

While this report contains all funds used by the District to provide programs and activities, the view of the District as a whole looks at all financial transactions and asks the question, "How did we do financially during the current fiscal year?" The statement of net position and statement of activities answer this question using the accrual basis of accounting, similar to the accounting system used by most private sector companies, which takes into account all of the current year's revenues and expenses regardless of when received or paid.

The focus of the government-wide financial statements is on the overall financial position and activities of the District; therefore, the statement of net position and the statement of activities are constructed around the concept of an overall primary reporting government, which includes all funds of the District. The statement of net position and the statement of activities report the District's *net position* and changes thereof. The statement of net position and statement of activities provide information about the activities of the whole District, presenting both an aggregate view of the District's finances and a longer-term view of those finances.

The District's net position – the difference between assets plus deferred outflows, and liabilities plus deferred inflows – is one way to measure the District's financial health, or *financial position*. Over time, *increases or decreases* in the District's net position is one indicator of whether its *financial health* is improving or deteriorating. Other non-financial factors, however, such as changes in the District's property tax base and the condition of the infrastructure, are needed to assess the *overall health* of the District.

In the Statement of Net Position and the Statement of Activities, the District is divided into two kinds of activities:

- **Governmental Activities** –The activity of the District's road fund is reported as Governmental Activities, including interest and principal paid on outstanding bonds. Property taxes, specific ownership taxes, highway user taxes and interest income finance most of these activities.
- **Business-Type Activities** –The District's water and trash services are reported in Business-Type Activities, including interest and principal paid on outstanding bonds. The District charges fees to customers to cover the cost of the services it provides.

FUND FINANCIAL STATEMENTS

The fund financial statements provide more detailed information about the District's *funds*, focusing on its most significant funds – not the District as a whole. The District's two kinds of funds – *governmental* and *proprietary* – use different accounting approaches.

Governmental fund – The General (Road) Fund's activity is reported as a governmental fund, which focuses on how money flows into and out of this fund and the balances left at year-end available for spending. This fund is reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statement provides a detailed *short-term view* of the general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental *activities* and governmental *funds* in reconciliations following the fund financial statements.

Proprietary fund – When the Enterprise (Water and Trash) Fund charges users for the water and trash services it provides, these services are reported in the proprietary fund. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statements of Activities. In fact, the District's enterprise fund is the same as the business-type activities reported in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds.

Further discussion of the fund financial statements begins in the Section entitled "The District's Funds."

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

THE DISTRICT AS A WHOLE

Statement of Net Position

The perspective of the Statement of Net Position is of the District as a whole. Both the governmental activities and the business-type activities are presented along with a total of the two, which represents the total primary government. Following is a summary of the District's net position for the current and prior fiscal year:

<i>(IN THOUSANDS)</i>	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL PRIMARY GOVERNMENT	
	2024	2023	2024	2023	2024	2023
<u>ASSETS:</u>						
Current & Other Assets	\$ 3,052	\$ 2,639	\$ 706	\$ 451	\$ 3,758	\$ 3,090
Capital Assets, Net	532	603	1,163	1,250	1,695	1,853
Total Assets	3,584	3,242	1,869	1,701	5,453	4,943
<u>LIABILITIES:</u>						
Current Liabilities	11	15	17	16	28	31
Total Liabilities	11	15	17	16	28	31
<u>DEFERRED INFLOWS OF RESOURCES:</u>						
Unavailable Revenue - from Property Taxes	475	453	-	-	475	453
Total Deferred Inflows	475	453	-	-	475	453
<u>NET POSITION:</u>						
Invested in Capital Assets, Net of Related Debt	532	603	1,163	1,250	1,695	1,853
Restricted	7	7	-	-	7	7
Unrestricted	2,559	2,164	689	435	3,248	2,599
Total Net Position	\$ 3,098	\$ 2,774	\$ 1,852	\$ 1,685	\$ 4,950	\$ 4,459

Total assets increased primarily from increases in cash and investments.

As indicated earlier, net position may serve over time as a useful indicator of the District's financial health. The *net position* of the District's governmental activities increased approximately \$323 thousand and *net position* of business-type activities increased approximately \$167 thousand for an overall increase of approximately \$490 thousand.

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

THE DISTRICT AS A WHOLE - CONTINUED

Statement of Activities

The perspective of the Statement of Activities is of the District as a whole. The Statement of Activities reflects general property taxes and service revenues and the cost of providing services to the District. The following summary reflects the overall change in net position for the current and prior fiscal year:

<i>(IN THOUSANDS)</i>	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL PRIMARY GOVERNMENT	
	2024	2023	2024	2023	2024	2023
<u>REVENUES:</u>						
Program Revenues:						
Charges for Services	\$ -	\$ -	\$ 447	\$ 333	\$ 447	\$ 333
General Revenues:						
Taxes	507	474	-	-	507	474
Grants	-	-	3	1	3	1
Interest/Invest Earnings/Misc.	122	68	12	3	134	71
Total Revenues	629	542	462	337	1,091	879
<u>EXPENSES:</u>						
Program Expenses:						
Services, Operations, Maintenance	198	237	282	264	480	501
General & Administrative	68	69	53	52	121	121
Noncapitalized Capital Outlay	-	-	-	4	-	4
Total Expenses	266	306	335	320	601	626
NET INCREASE (DECREASE) BEFORE TRANSFERS	363	236	127	17	490	253
Transfers	(40)	(27)	40	27	-	-
INCREASE (DECREASE) IN NET POSITION	\$ 323	\$ 209	\$ 167	\$ 44	\$ 490	\$ 253

Overall *revenues* increased primarily due to interest earnings and service fee increases. There were increased taxes primarily as a result of changes in the overall assessed valuation of properties within the District.

Overall *expenses* decreased as compared to the prior year primarily due to decreased expenditures for road maintenance, snow removal, accounting services, consulting services, and general administration.

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

THE DISTRICT AS A WHOLE - CONTINUED

Governmental Activities

The operation of the road fund is the governmental activity of the District. As indicated in the following table, the dependence on taxes and other general revenues for these governmental activities is apparent, whereas 100% of the District's governmental activities are funded by taxes and other general revenues. The community as a whole is the primary support for the District's governmental (road) activities.

<i>(IN THOUSANDS)</i>	TOTAL COST OF SERVICES		NET COST OF SERVICES	
	2024	2023	2024	2023
Services	\$ 198	\$ 237	\$ 198	\$ 237
Administration	68	69	68	69
Total/Net Cost of Services	\$ 266	\$ 306	\$ 266	\$ 306

The dependence on taxes and other general revenues is apparent whereas 100% of governmental (road) activities are funded from general revenue sources.

Business-Type Activities

The enterprise (water and trash) fund is the business-type activity of the District. Service fees are charged for water and trash services provided to the District. As with the governmental activity, the following table summarizes information from the Statement of Activities for the business-type activities, reflecting the total cost of program services and the remaining net cost of program services:

<i>(IN THOUSANDS)</i>	TOTAL COST OF SERVICES		NET COST OF SERVICES	
	2024	2023	2024	2023
Services	\$ 282	\$ 264	\$ -	\$ -
Administration	53	52	-	-
Noncapitalized Capital Outlay	-	4	-	-
Total/Net Cost of Services	\$ 335	\$ 320	\$ -	\$ -

As indicated above, the District's business-type activities had direct program revenues of \$447 thousand in fiscal year 2024 and \$333 thousand in fiscal year 2023 to offset the cost of services provided to the District. The results of operations of the business-type activity for 2024 indicates the Water Fund generated sufficient revenues to be self-sustaining without drawing from Net Asset reserves.

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

THE DISTRICT'S FUNDS

General Fund

The fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. For financial reporting purposes, the District's general fund is considered a governmental fund which represents road operations and maintenance of the Brush Creek Metropolitan District. The District's governmental fund is reported on the modified accrual basis of accounting.

At the fund level, under the modified accrual basis of accounting, both long-term obligations and accrued interest on these obligations are not presented as they are not due and payable in the current year. In addition, at the fund level, inflows from loans are presented as a revenue item while outflows for debt service payments are presented as an expenditure item, as these items represent current period financial resources and uses.

During the current fiscal year, the General Fund ending fund balance increased from \$2,171,710 to \$2,565,726 which is a total increase of \$394,016. This represents the excess of current period revenues (financial resources) over current period expenditures (financial uses).

The General Fund ending fund balance of \$2,565,726 consists of \$7,050 of statutorily required emergency reserves, \$5,613 non-spendable resources used for prepaid expenses and deposits, and \$2,553,063 of net resources available for future spending, a portion of which has been assigned by the District as unrestricted operating reserves for unexpected contingencies and capital reserves for future capital outlay and system maintenance. The District, pursuant to the TABOR Amendment, reserves funds for emergencies. The District reserves 3% of the total of all operational expenses every fiscal year. As operational expenses increase, this reserve will grow accordingly. At the end of each fiscal year, if the emergency reserves are not used the funds are carried into the next year's operational funds.

Proprietary Fund – Enterprise Fund

For financial reporting purposes, the District's enterprise fund is considered a proprietary fund which represents the water system and trash operations of the District. Proprietary Fund financial statements consist of a statement of fund net position, a statement of revenues, expenses and changes in fund net position, and a statement of cash flows, and are prepared on an accounting basis that is similar to the basis used to prepare the government-wide financial statements.

During the fiscal year ended December 31, 2024, the ending net position of the Proprietary Fund increased from \$1,684,677 to \$1,851,587 which is a total increase of 166,910. The District has assigned a portion the ending net position as unrestricted operating reserves for unexpected contingencies and capital reserves for future capital outlay and system maintenance.

In the Proprietary Fund, operating revenues generated were \$446,535 in 2024 and \$333,053 in 2023. Operating expenditures and direct costs incurred for water and trash services were \$335,302 in 2024 and \$320,352 in 2023. The overall change in net position for 2024 as compared to 2023 is \$166,910 and \$43,767 respectively.

**BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024**

GENERAL FUND BUDGET COMPARISONS

The District’s procedures in establishing budgetary data reflected in the financial statements are summarized in *Note 1 (E)* of the financial statements. The budgetary comparison schedule for the general fund is found in the section entitled “Required Supplementary Information” following the notes to financial statements. The Board of Directors and the management strive to budget appropriate amounts for each individual line item and provide all District services in the most economical manner. The District uses a line-item based budget which is designed to control line-item expenditures, but provide flexibility for overall budgetary management. It is not anticipated that the District’s budget variances will have an effect on future services or liquidity.

Governmental Fund Resources (Inflows)

The District’s general fund budgetary revenues and other financing sources in the amount of \$628,804 exceeded budgetary expectations of \$571,360 by \$57,444, primarily due to increased interest earnings.

Charges to Appropriations (Outflows)

The District’s general fund budgetary expenditures and other financing uses of \$234,788 were \$142,952 less than the final appropriated balance of \$377,740. Budgetary savings primarily occurred in unused appropriations for fire mitigation, maintenance and snow removal, and capital outlay.

Unappropriated Budgetary Fund Balance

The General Fund’s total ending fund balance carryover to fiscal year 2024 is \$2,565,726.

CAPITAL ASSETS

At the end of the fiscal year, the District had \$1,695,239 of capital assets. The following reflects the current and prior year capital asset balances, net of depreciation:

<i>(IN THOUSANDS, NET OF DEPRECIATION)</i>	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL PRIMARY GOVERNMENT	
	2024	2023	2024	2023	2024	2023
Infrastructure:						
Land & Water Rights	\$ -	\$ -	\$ 138	\$ 138	\$ 138	\$ 138
Infrastructure - Roads	532	603	-	-	532	603
Collection/ Distrib System	-	-	1,025	1,112	1,025	1,112
TOTALS	\$ 532	\$ 603	\$ 1,163	\$ 1,250	\$ 1,695	\$ 1,853

The *overall* decrease in net capital assets is the result of current year depreciation in excess of current year additions.

DEBT ADMINISTRATION

The District had no outstanding General Obligation Debt.

BRUSH CREEK METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2024

MAJOR INITIATIVES

The District plans to continue water conservation strategies in 2024.

ECONOMIC CONDITION AND OUTLOOK

The District's Board of Directors considered several different factors when establishing 2025 budget appropriations, including changes in assessed property valuations within the District, changes in area growth, condition of the District's infrastructure, and overall economic conditions of the area. After approval of a temporary mill levy rate reduction of 7.835 mills, the District has levied 11.340 mills for 2024 taxes to be collected in fiscal year 2025.

The District, through voter approval, is permitted to collect, retain, and expend revenues notwithstanding certain restrictions under TABOR (*see Note 8*). Property taxes levied by the District constitute the largest source of revenue and, as such, the District's revenue can be affected by changes to the Assessed Value of property within the District.

As the population of the District grows, the level of operational services will increase as residents will require and benefit directly from services provided. In anticipation of future demands on the District's infrastructure, the Board has assigned reserves in both the general and proprietary funds for unexpected contingencies and for future capital improvements/system maintenance.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact:

Brush Creek Metropolitan District
500 Juniper Hill Drive
Aspen, CO 81611
Tel: (970) 925-5195

GOVERNMENT - WIDE FINANCIAL STATEMENTS

BRUSH CREEK METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2024

	PRIMARY GOVERNMENT		
	Governmental Activities	Business-Type Activities	Total
<u>ASSETS</u>			
Current Assets:			
Cash and Investments	\$ 2,570,683	\$ 581,068	\$ 3,151,751
Receivables:			
Cash with County Treasurer	1,073	-	1,073
Accounts Receivable	-	79,372	79,372
Intergovernmental Receivable	27,039	-	27,039
Property Taxes	475,079	-	475,079
Prepaid Expenses	1,613	17,882	19,495
Internal Balances	(27,889)	27,889	-
Non-current Assets:			
Deposits-Revegetation Projects	4,000	-	4,000
Capital Assets:			
Land and Infrastructure, Net	532,343	1,162,896	1,695,239
Total Assets	3,583,941	1,869,107	5,453,048
<u>LIABILITIES</u>			
Current Liabilities:			
Accounts Payable	10,793	9,455	20,248
Design Review Deposits	-	8,065	8,065
Total Liabilities	10,793	17,520	28,313
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Unavailable Revenues -			
from Property Taxes	475,079	-	475,079
Total Deferred Inflows	475,079	-	475,079
<u>NET POSITION</u>			
Invested in Capital Assets, Net of Related Debt	532,343	1,162,896	1,695,239
Restricted For:			
Emergencies	7,050	-	7,050
Unrestricted	2,558,676	688,691	3,247,367
Total Net Position	\$ 3,098,069	\$ 1,851,587	\$ 4,949,656

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>
Governmental Activities:		
General Government	\$ 265,558	\$ -
Total Governmental Activities	<u>265,558</u>	<u>-</u>
Business-type Activities:		
Water and Trash Services	<u>335,302</u>	<u>446,535</u>
Total Business-type Activities	<u>335,302</u>	<u>446,535</u>
Total Primary Government	<u>\$ 600,860</u>	<u>\$ 446,535</u>

General Revenues and Transfers

Taxes:

 Property Taxes, Levied for General Purposes

 Specific Ownership Taxes

 Highway Users Tax

Non-governmental Grant

Interest and Other Income

Total General Revenues

Change in Net Position Before Transfers

Transfers

Change in Net Position

Net Position – Beginning of Year

Net Position – End of Year

The accompanying notes are an integral part of these financial statements

Net (Expense) Revenue and
Changes in Net Position

Governmental Activities	Business-Type Activities	Total
\$ (265,558)		\$ (265,558)
<u>(265,558)</u>		<u>(265,558)</u>
	\$ 111,233	111,233
	<u>111,233</u>	<u>111,233</u>
<u>(265,558)</u>	<u>111,233</u>	<u>(154,325)</u>
466,447	-	466,447
13,199	-	13,199
27,039	-	27,039
-	3,105	3,105
<u>122,119</u>	<u>12,572</u>	<u>134,691</u>
<u>628,804</u>	<u>15,677</u>	<u>644,481</u>
363,246	126,910	490,156
<u>(40,000)</u>	<u>40,000</u>	<u>-</u>
323,246	166,910	490,156
<u>2,774,823</u>	<u>1,684,677</u>	<u>4,459,500</u>
<u>\$ 3,098,069</u>	<u>\$ 1,851,587</u>	<u>\$ 4,949,656</u>

FUND FINANCIAL STATEMENTS

BRUSH CREEK METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUND
December 31, 2024

	<u>General Fund</u>
ASSETS:	
Cash and Investments	\$ 2,570,683
Receivables:	
Cash with County Treasurer	1,073
Intergovernmental Receivable	27,039
Property Taxes Receivable	475,079
Prepaid Expenses	1,613
Internal Balances	(27,889)
Deposits-Revegetation Projects	4,000
TOTAL ASSETS	\$ 3,051,598
 LIABILITIES:	
Accounts Payable	\$ 10,793
TOTAL LIABILITIES	10,793
 DEFERRED INFLOWS OF RESOURCES:	
Unavailable Revenues - from Property Taxes	475,079
TOTAL DEFERRED INFLOWS	475,079
 FUND BALANCE:	
Nonspendable	5,613
Restricted for Emergencies	7,050
Assigned – Operating Reserves	990,490
Assigned - Capital Projects	1,485,947
Unassigned	76,626
TOTAL FUND BALANCES	2,565,726
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE	\$ 3,051,598

The accompanying notes are an integral part of these financial statements

BRUSH CREEK METROPOLITAN DISTRICT
RECONCILIATION OF THE BALANCE SHEET OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF NET POSITION
For the Year Ended December 31, 2024

TOTAL FUND BALANCE - GOVERNMENTAL FUND \$ 2,565,726

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds:

Governmental Capital Assets	\$ 1,802,949	
Less Accumulated Depreciation	<u>(1,270,606)</u>	<u>532,343</u>

NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 3,098,069

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
For the Year Ended December 31, 2024

	<u>General Fund</u>
REVENUES:	
Property Taxes	\$ 466,447
Specific Ownership Tax	13,199
Highway Users Tax	27,039
Interest & Other Income	122,119
TOTAL REVENUES	628,804
EXPENDITURES:	
General Government	
<i>Administration:</i>	
Accounting and Audit	26,249
Consulting	5,612
County Treasurer Fees	22,307
Directors' Fees	5,300
Insurance	2,388
Management - Administration	100
Office Expense	4,336
Payroll Taxes/Fees	461
Website	1,376
<i>Public Works:</i>	
Management – Operations	14,238
Road Maintenance/Weed Control/Signs	51,926
Snow Removal	60,495
TOTAL EXPENDITURES	194,788
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	434,016
OTHER FINANCING SOURCES (USES):	
Transfer (to) Water Enterprise	(40,000)
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES)	394,016
FUND BALANCE - BEGINNING OF THE YEAR	2,171,710
FUND BALANCE - END OF THE YEAR	\$ 2,565,726

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2024

NET CHANGE IN FUND BALANCE - GOVERNMENTAL FUND \$ 394,016

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

Governmental Funds report capital outlays as expenditures; however, on the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount by which capital outlay exceeded depreciation in the current year:

Capitalized Expenditures	\$ 15,658	
Depreciation	(86,428)	(70,770)

CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 323,246

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
STATEMENT OF FUND NET POSITION
PROPRIETARY FUND
December 31, 2024

	<u>Business-type Activity</u> <u>Enterprise Fund</u>
CURRENT ASSETS:	
Cash and Investments	\$ 581,068
Receivables:	
Accounts Receivable	79,372
Prepaid Expenses	17,882
Internal Balances	<u>27,889</u>
TOTAL CURRENT ASSETS	706,211
NON-CURRENT ASSETS:	
Capital Assets:	
Land, Equipment and Infrastructure, Net	<u>1,162,896</u>
TOTAL ASSETS	<u>\$ 1,869,107</u>
CURRENT LIABILITIES:	
Accounts Payable	\$ 9,455
Design Review Deposits	<u>8,065</u>
TOTAL CURRENT LIABILITIES	<u>17,520</u>
NET POSITION:	
Invested in Capital Assets, Net of Related Debt	1,162,896
Unrestricted – Operating Reserves	222,365
Unrestricted – Reserved for Capital Outlay	222,179
Unrestricted	<u>244,147</u>
TOTAL NET POSITION	<u>1,851,587</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 1,869,107</u>

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN FUND NET POSITION – PROPRIETARY FUND
For the Year Ended December 31, 2024

	Business-Type Activity <u>Enterprise Fund</u>
OPERATING REVENUES:	
Water Revenues	\$ 318,435
Trash Revenues	100,265
Tap Fees	25,000
Finance Charges and Other	<u>2,835</u>
TOTAL OPERATING REVENUES	<u>446,535</u>
COST OF SALES:	
Water Purchases	37,766
Trash Collection	<u>64,489</u>
TOTAL COST OF SALES	<u>102,255</u>
OPERATING EXPENSES:	
Collection, Treatment & Transmission	96,653
Administration	52,803
Depreciation	<u>83,591</u>
TOTAL OPERATING EXPENSES	<u>233,047</u>
OPERATING INCOME (LOSS)	<u>111,233</u>
NON-OPERATING REVENUES:	
Non-governmental Grants	3,105
Interest Income	15,780
Gain/(Loss) on Asset Disposition	(3,208)
Transfer from General Fund	<u>40,000</u>
TOTAL NON-OPERATING REVENUES	<u>55,677</u>
CHANGE IN NET POSITION	166,910
TOTAL NET POSITION – BEGINNING	<u>1,684,677</u>
TOTAL NET POSITION - ENDING	<u>\$ 1,851,587</u>

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS – PROPRIETARY FUND
For the Year Ended December 31, 2024

	<u>Business-Type Activity</u> <u>Enterprise Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash Received from Customers	\$ 414,537
Cash Payments for Goods & Services	<u>(252,160)</u>
NET CASH (USED) PROVIDED BY OPERATING ACTIVITIES	<u>162,377</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:	
Non-governmental Grant	3,105
Inter-Fund Financing, Net	<u>28,014</u>
NET CASH (USED) PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES	<u>31,119</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchase of Fixed Assets	<u>-</u>
NET CASH (USED) PROVIDED BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest Income	<u>15,780</u>
NET CASH (USED) PROVIDED BY INVESTING ACTIVITIES	<u>15,780</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	209,276
CASH AND CASH EQUIVALENTS JANUARY 1	<u>371,792</u>
CASH AND CASH EQUIVALENTS DECEMBER 31	<u>\$ 581,068</u>
 <u>RECONCILIATION OF OPERATING INCOME (LOSS) TO</u> <u>NET CASH (USED) PROVIDED BY OPERATING ACTIVITIES:</u>	
OPERATING INCOME (LOSS)	\$ 111,233
Adjustments to Reconcile Net Income to Cash (Used) Provided by Operations:	
Depreciation	83,591
(Increase) Decrease in Accounts Receivable	(31,998)
(Increase) Decrease in Prepaid Expenses	(1,596)
Increase (Decrease) in Accounts Payable	<u>1,147</u>
NET CASH (PROVIDED) BY OPERATING ACTIVITIES	<u>\$ 162,377</u>

The accompanying notes are an integral part of these financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Brush Creek Metropolitan District, herein referred to as the District, conform to generally accepted accounting principles (GAAP) as applicable to governmental units. The District applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. Significant accounting policies of the District are described below.

A. Financial Reporting Entity

The Brush Creek Metropolitan District was organized pursuant to provisions set forth in the Colorado Special District Act. The governing body of the District consists of a five member Board of Directors that is elected by the registered voters within the District. The District operates a water system, provides trash collection services, and maintains roads within the District.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District's financial statements do not include any component units, nor do they exclude any potential component units requiring inclusion in the District's reporting entity, nor is the District a component unit of any other government. The District's financial statements include the accounts of all District operations.

B. Basis of Presentation

GOVERNMENT-WIDE STATEMENTS

The statement of net position and the statement of activities display information about the District. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of inter-fund activities. These statements distinguish between the *governmental* and *business-type activities* of the District.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Presentation (continued)

The statement of activities presents a comparison between direct expenses and program revenues for the business-type activities of the District and for each function of the District's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Program revenues include charges paid by the recipients of goods or services offered by the programs. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

FUND FINANCIAL STATEMENTS

Fund financial statements provide information about the District's funds, for which separate statements for each fund category – *governmental and proprietary* – are presented. During the fiscal year, the District segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the District at this more detailed level. The emphasis of fund financial statements is on major funds, each displayed in a separate column. The funds are outlined in the following paragraphs.

Governmental Funds

Governmental funds are accounted for on a spending or "financial flow" measurement focus. This means that only current assets and current liabilities are included on their balance sheets. The reported fund balance (net current assets) is considered a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period. The District's has one governmental fund which is the General Fund:

General Fund

The General Fund consists of the Road Fund. It accounts for the funding and tax base needed to support capital improvements and maintenance for the road system in the District.

Proprietary Funds

Proprietary fund *operating revenues and expenses* are related to providing management and operational services within the District. Revenues and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses. The funds included in this category are as follows:

Enterprise Fund - Water Fund

The enterprise fund consists of the Water Fund. It accounts for the public water and trash service operations within the District.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Basis of Accounting

The government-wide and proprietary fund 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 at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the District receives value without directly giving equal value in return, consist of property taxes. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied.

Governmental funds are reported using the *current financial resources measurement focus* and the *modified accrual-basis of accounting*. Under this method, revenues are recognized when measurable and available. The following material revenue sources are considered susceptible to accrual because they are both measurable and available to finance expenditures of the current period:

- Property Taxes
- Specific Ownership Taxes

Taxpayer-assessed local property and specific ownership taxes are considered “measurable” when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for unmatured principal and interest on general long-term debt, which is recognized when due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities are reported as other financing sources.

D. Property Taxes Receivable and Deferred Inflows of Resources

Property taxes are levied on December 15, and attach as an enforceable lien on property on January 1st of the following year. They may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th. Property taxes are levied and collected on behalf of the District by Pitkin County and are reported as revenue when received by the County Treasurer. Property taxes levied in the current year and payable in the following year are reported as a receivable at December 31. However, since the taxes are not available to pay current liabilities, the receivable is recorded as a deferred inflow of resources.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting

The District uses the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to October 15, the District Secretary submits to the Board a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. A “Notice of Budget” is published when the budget is received.
2. Public hearings are held to obtain taxpayer comments.
3. Prior to December 15, the Board adopts, by resolution, the budget for the ensuing fiscal year and certifies the tax levy.
4. On or before December 31, the Board adopts an annual appropriating resolution in which such sums of money are appropriated as the Board deems necessary to defray all expenses and liabilities of the District during the ensuing year.
5. Annual appropriated budgets are adopted for all funds. The level of control at which expenditures exceed appropriations is at the fund level. The District’s general fund budget is adopted on a basis consistent with generally accepted accounting principles for governmental entities. The District’s proprietary (enterprise) fund budget is adopted on a non-GAAP basis, which provides that debt principal payments and capital outlay are treated as expenditures. The budget for the Enterprise Fund is reconciled from GAAP basis, as follows:

	<u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES:			
GAAP Operating Revenues	\$ 434,300	\$ 446,535	\$ 12,235
GAAP Non-Operating Revenues	<u>42,500</u>	<u>55,677</u>	<u>13,177</u>
TOTAL BUDGETARY BASED REVENUES	<u>\$ 476,800</u>	<u>\$ 502,212</u>	<u>\$ 25,412</u>
EXPENSES:			
GAAP Cost of Sales	\$ 118,000	\$ 102,255	\$ 15,745
GAAP Operating Expenses (incl. Deprec.)	297,401	233,047	64,354
Capital Outlay	<u>50,000</u>	<u>-</u>	<u>50,000</u>
TOTAL BUDGETARY APPROPRIATIONS	<u>\$ 465,401</u>	<u>\$ 335,302</u>	<u>\$ 130,099</u>

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting (continued)

6. After adoption of the budget ordinance, the District may make by ordinance the following changes: a) supplemental appropriations to the extent of revenues in excess of the estimated budget; b) emergency appropriations; c) reduction of appropriations for which originally estimated revenues are insufficient.
7. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on the final, legally amended budget.
8. Budget appropriations lapse at the end of each year.

The District legally adopted annual budgets for all of the District's funds.

F. Cash and Cash Equivalents / Fair Value of Financial Instruments

For the purposes of the statement of cash flows for the proprietary fund, all short-term investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash.

The District reports its investments using the fair value measurements established by generally accepted accounting principles. As such, fair value hierarchy categorizes the inputs used to measure the fair value into three levels. Level 1 inputs are quoted market prices in active markets for identical investments; Level 2 inputs include quoted prices in active markets for similar investments, or other observable inputs; and Level 3 inputs are unobservable inputs. At fiscal year-end the District had no Level 2 or 3 investments.

G. Capital Assets/Depreciation

All capital assets purchased or acquired with an original cost in excess of capitalization thresholds set by the District are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their estimated fair value on the date of donation. Repairs and maintenance are recorded as expenditures as incurred; while additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Interest costs incurred during construction of capital assets are capitalized as part of the historical cost of acquiring or constructing the qualifying assets. Depreciation is provided on the straight-line basis over the following estimated useful lives.

Equipment	5 years
Infrastructure	5-40 years

H. Allowance for Doubtful Accounts

The District evaluates outstanding accounts receivable at the end of each fiscal year. The District believes that all accounts are collectible, therefore, no allowance for bad debt is reflected in the financial statements.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Net Position and Fund Balances –

In the government-wide financial statements, net position is classified in the following categories for both governmental and business-type activities:

Invested in Capital Assets, Net of Related Debt – this category groups all capital assets into one component. Accumulated depreciation and the outstanding debt balances that are attributable to (already invested in) the acquisition, construction or improvement of these assets reduce this category.

Restricted – assets are reported as *restricted* when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by various enabling legislation.

Unrestricted – represents the amount which is not restricted for any purpose. It is the District's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available.

In the fund financial statements, governmental fund balances are classified as follows:

Nonspendable – amounts that cannot be spent because they are either in non-spendable form such as inventory and prepaid expenses, or legally or contractually required to be maintained intact such as the corpus of permanently restricted funds to be retained in perpetuity. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale, when applicable.

Restricted – when constraints are placed on the use of resources either (a) externally imposed by creditors or (b) imposed by law through constitutional provisions or enabling legislation. As discussed in *Note 8*, Colorado voters passed an amendment to the State Constitution, one of the provisions of which requires local governments to establish an emergency reserve calculated at 3% of certain expenditures. These funds may only be expended in cases of emergencies as defined by the amendment, and are used to fund appropriations only after unrestricted resources are depleted.

Committed – amounts 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). These amounts cannot be changed except by taking the same type of action employed to previously commit these amounts.

Assigned – amounts constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent should be expressed by the governing body itself, or a body or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes. The District has assigned operating reserves for unexpected contingencies and capital reserves for future capital outlay.

Unassigned – the residual for the general fund.

It is the District's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available. Committed and assigned amounts are considered to have been spent first when an expenditure is incurred for purposes for which such categories and unassigned amounts are available.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

J. Contributed Capital

Grants and contributions in the enterprise fund which may be used for either operations or capital expenditures at the discretion of the District are recognized as non-operating revenues. If expenditure of funds is the prime factor for determining eligibility for contributed funds, revenue or contributed capital is recognized at the time of making the expenditure.

K. Internal Balances

To the extent that operating expenses of the District's general fund are paid by the proprietary fund (or vice-verse) and/or transfers are made between the funds and these advances have not been repaid as of year-end, balances of interfund amounts receivable or payable are recorded.

L. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities and the reported revenues and expenses. Actual results could vary from the estimates that were used.

NOTE 2 - CASH AND INVESTMENTS

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. The eligible depository is required to pledge to the Colorado Division of Banking a pool of collateral having a market value that at all times exceeds 102 percent of uninsured aggregate public deposits. The eligible collateral is determined by the PDPA, which includes obligations of the United States, the State of Colorado, Local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. 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 uninsured public deposits as a group. The State Regulatory Commissions 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. There is no custodial credit risk for public deposits collateralized under PDPA.

As of December 31, 2024, the District's bank deposits were entirely covered by federal depository insurance (FDIC) or collateralized under PDPA in accordance with state statute. The District had bank balances of \$3,172,086 of which \$250,000 was covered by FDIC insurance and \$2,922,086 by PDPA as described above.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 - CASH AND INVESTMENTS (continued)

A summary of the District’s cash and cash equivalents at December 31, 2024 are classified below:

	General Fund	Enterprise Fund	Total
Total checking and savings	\$ 2,587,408	\$ 584,678	\$ 3,172,086
Less outstanding items	(16,725)	(3,610)	(20,335)
Total Cash and Investments	\$ 2,570,683	\$ 581,068	\$ 3,151,751

The District has not adopted a formal investment policy; however, the District invests public funds in a manner which will provide the highest investment return with the maximum security, meet daily cash flow demands, and conform to all federal, state and local statutes governing the investment of public funds. This policy applies to the investment of all financial assets of all funds of the District over which it exercises financial control. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities, including securities issued by FNMA (federal national mortgage association), GNMA (governmental national mortgage association), FHLMC (federal home loan mortgage corporation), the federal farm credit bank, the federal land bank, the export-import bank, and by the Tennessee Valley authority, and certain international agency securities, including the World Bank.
- . General obligation and revenue bonds of U.S. local government entities, the District of Columbia, and territorial possessions of the U.S. rated in the highest two rating categories by two or more nationally recognized rating agencies.
- . Bankers’ acceptances of certain banks
- . Certain securities lending agreements
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools
- . The investing local government’s own securities including certificates of participation and lease obligations.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 - CASH AND INVESTMENTS (continued)

Deposit and Investment Risk Disclosures

The concentration of credit risk, or the risk of loss attributed to the magnitude of a government's investment in a single issuer, occurs when deposits are not diversified. The District's policy places no limit on the amount it may invest in any one issuer; however the District maintains general guidelines for investments to ensure proper diversification by security type and institution. All investments are issued or explicitly guaranteed by securities of the U.S. government, or insured by the Public Depository Protection Act, or are investments in mutual fund or external investment pools, and therefore not subject to concentration of credit risk. The District has no deposits subject to custodial credit risk.

Interest rate risk is the extent to which changes in interest rates will adversely affect the fair value of an investment. The District maintains an investment policy that limits investment maturities as means of managing its exposure to fair value losses arising from increasing interest rates and to avoid undue concentration in any sector of the yield curve. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows as approved by the Board. The District has no investments that were subject to material interest rate risk as described above.

The District was not subject to foreign currency risk as of fiscal year-end.

NOTE 3 - CAPITAL ASSETS

A summary of changes in the District's Capital Assets follows:

	<u>Balance</u> <u>1/1/24</u>	<u>Additions</u>	<u>Reclassif./</u> <u>Dispositions</u>	<u>Balance</u> <u>12/31/24</u>
GOVERNMENTAL ACTIVITIES				
Depreciable Assets:				
Infrastructure-Roads/Other	\$ 1,787,291	\$ 15,658	\$ -	\$ 1,802,949
Less: Accumulated				
Depreciation	<u>(1,184,178)</u>	<u>(86,428)</u>	<u>-</u>	<u>(1,270,606)</u>
Governmental Activities, Capital Assets, Net	<u>\$ 603,113</u>	<u>\$ (70,770)</u>	<u>\$ -</u>	<u>\$ 532,343</u>
BUSINESS-TYPE ACTIVITIES				
Non-Depreciable Assets:				
Land & Water Rights	\$ 138,115	\$ -	\$ -	\$ 138,115
Depreciable Assets:				
Collection/Distribution System	3,344,450	-	(10,000)	3,334,450
Less: Accumulated				
Depreciation	<u>(2,232,870)</u>	<u>(83,591)</u>	<u>6,792</u>	<u>(2,309,669)</u>
Business-Type activities Capital Assets, Net	<u>\$ 1,249,695</u>	<u>\$ (83,591)</u>	<u>\$ (3,208)</u>	<u>\$ 1,162,896</u>

Depreciation expense of \$86,428 has been recorded in governmental activities and \$83,591 in business-type activities.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 4 - INTERGOVERNMENTAL AGREEMENTS

Water Purchases Agreement

The District has a water supply agreement with Snowmass Water and Sanitation District for water purchases. The term of the water supply agreement is perpetual except upon breach of either party or by mutual consent.

NOTE 5 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors and omissions; injuries to employees; or acts of God. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. There have been no significant reductions in coverage from the prior year and settled claims have not exceeded coverage in the last three years. 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 6 - COMMITMENTS

Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, and Statement No. 96, *Subscription-Based Information Technology Arrangements*, require recognition of certain items on the government-wide Statement of Net Assets and related note disclosures. Under these requirements, the District must determine whether a contract falls under these requirements at inception and subsequently measure, classify and recognize such commitments with contractual terms longer than twelve months. When applicable, right-to-use assets and associated obligations are included as Right-to-use Assets and Present Value of Liability, respectively, in the Statement of Net Assets. Any assets represent the District's right to use an underlying asset for the contract term and any associated liabilities represent the District's obligation to make payments, subject to annual appropriation. Operating right-of-use assets and associated liabilities are recognized based on the present value of future minimum payments to be made over the expected term, generally using the risk-free discount rate at the commencement date in determining the present value of future payments

The District has identified no commitments for leases or subscription-based information technology arrangements requiring recognition or disclosure under the requirements of GASB.

NOTE 7 - CONTINGENCIES

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and their legal representatives feel none of these claims or assertions are significant enough that they would materially affect the fairness of the presentation of the financial statements at December 31, 2024.

BRUSH CREEK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 8 - TABOR AMENDMENT – Revenue and Spending Limitation Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer’s Bill of Rights (TABOR). TABOR contains revenue, spending, tax, and debt limitations, which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

In the November 2001 election, the District’s electorate voted to allow the District to collect, retain and expend revenues notwithstanding any of TABOR’s restrictions.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of spending (excluding bonded debt service). The required reserve at December 31, 2024 is approximately \$7,050.

The District’s management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

NOTE 9 - SUBSEQUENT EVENTS

Management has evaluated events subsequent to December 31, 2024 through the issuance date of this report. There have been no material events noted during this period that would impact the result reflected in this report or the District’s results going forward.

REQUIRED SUPPLEMENTARY INFORMATION

BRUSH CREEK METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET & ACTUAL
GOVERNMENTAL FUND
For the Year Ended December 31, 2024

	GENERAL FUND			
	Original Budget	Final Budget	Actual Amount	Variance Favorable (Unfavorable)
REVENUES:				
Local Property Taxes	\$ 452,444	\$ 452,444	\$ 466,447	\$ 14,003
Specific Ownership Taxes	16,891	16,891	13,199	(3,692)
Highway Users Tax	27,025	27,025	27,039	14
Interest and Other Income	75,000	75,000	122,119	47,119
TOTAL REVENUES	<u>571,360</u>	<u>571,360</u>	<u>628,804</u>	<u>57,444</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS):				
General Government:				
<i>Administration:</i>				
Accounting and Audit	29,400	29,400	26,249	3,151
Consulting	8,500	8,500	5,612	2,888
County Treasurer Fees	22,700	22,700	22,307	393
Directors' Fees	6,000	6,000	5,300	700
Insurance	2,500	2,500	2,388	112
Management - Administration	1,300	1,300	100	1,200
Office Expense	4,200	4,200	4,336	(136)
Payroll Taxes/Fees	440	440	461	(21)
Website	1,200	1,200	1,376	(176)
Total Administration	<u>76,240</u>	<u>76,240</u>	<u>68,129</u>	<u>8,111</u>
<i>Public Works:</i>				
Fire Mitigation	20,000	20,000	-	20,000
Management – Operations	15,000	15,000	14,238	762
Road Maint/Weed Control/Signs	113,500	113,500	51,926	61,574
Snow Removal	88,000	88,000	60,495	27,505
Capital Outlay	25,000	25,000	-	25,000
Total Public Works	<u>261,500</u>	<u>261,500</u>	<u>126,659</u>	<u>134,841</u>
TOTAL EXPENDITURES	<u>337,740</u>	<u>337,740</u>	<u>194,788</u>	<u>142,952</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES BEFORE TRANSFERS				
	233,620	233,620	434,016	200,396
Transfers (to) Water Fund	<u>(40,000)</u>	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES				
	193,620	193,620	394,016	200,396
FUND BALANCE – JANUARY 1	<u>2,149,743</u>	<u>2,171,710</u>	<u>2,171,710</u>	<u>-</u>
FUND BALANCE – DECEMBER 31	<u>\$ 2,343,363</u>	<u>\$ 2,365,330</u>	<u>\$ 2,565,726</u>	<u>\$ 200,396</u>

ADDITIONAL SUPPLEMENTAL INFORMATION

BRUSH CREEK METROPOLITAN DISTRICT
BUDGET AND ACTUAL COMPARISON – BUDGETARY BASIS
PROPRIETARY FUND
For the Year Ended December 31, 2024

	ENTERPRISE FUND			
	Original Budget	Final Budget	Actual Amount	Variance Favorable (Unfavorable)
REVENUES AND OTHER FINANCING				
SOURCES – BUDGETARY BASIS:				
Water Sales and Service	\$ 333,800	\$ 333,800	\$ 318,435	\$ (15,365)
Trash Service	100,000	100,000	100,265	265
Tap Fees	-	-	25,000	25,000
Finance Charges and Other	-	500	2,835	2,335
Non-governmental Grants	-	-	3,105	3,105
Interest Income	2,500	2,500	15,780	13,280
Gain/Loss on Asset Sale/Disposition	-	-	(3,208)	(3,208)
Other Financing Sources:				
Transfer from General Fund	40,000	40,000	40,000	-
TOTAL BUDGETARY REVENUES	<u>476,800</u>	<u>476,800</u>	<u>502,212</u>	<u>25,412</u>
OTHER FINANCING SOURCES	<u>\$ 476,800</u>	<u>\$ 476,800</u>	<u>\$ 502,212</u>	<u>\$ 25,412</u>
EXPENDITURES AND OTHER FINANCING				
USES – BUDGETARY BASIS:				
Cost of Sales:				
Water Purchases	\$ 55,000	\$ 55,000	\$ 37,766	\$ 17,234
Trash Collection	63,000	63,000	64,489	(1,489)
Subtotal	<u>118,000</u>	<u>118,000</u>	<u>102,255</u>	<u>15,745</u>
Collection, Treatment & Transmission:				
Info Share/Server Maintenance	4,400	4,400	4,942	(542)
Management – Operations	15,000	15,000	16,362	(1,362)
Repairs and Maintenance	60,000	60,000	51,101	8,899
Utilities/Telephone/Misc	4,200	4,200	3,621	579
Water Testing	25,000	25,000	20,627	4,373
Subtotal	<u>108,600</u>	<u>108,600</u>	<u>96,653</u>	<u>11,947</u>
Administration:				
Audit and Accounting	29,400	29,400	26,249	3,151
Consulting	17,250	17,250	12,272	4,978
Insurance	13,000	13,000	14,161	(1,161)
Management – Administration	1,300	1,300	100	1,200
Office Expenses/Misc	500	500	21	479
Subtotal	<u>61,450</u>	<u>61,450</u>	<u>52,803</u>	<u>8,647</u>
Capital Expenditures:				
Capital Outlay	50,000	50,000	-	50,000
Depreciation	127,351	127,351	83,591	43,760
Subtotal	<u>177,351</u>	<u>177,351</u>	<u>83,591</u>	<u>93,760</u>
TOTAL BUDGETARY EXPENDITURES	<u>465,401</u>	<u>465,401</u>	<u>335,302</u>	<u>130,099</u>
AND OTHER FINANCING USES	<u>\$ 465,401</u>	<u>\$ 465,401</u>	<u>\$ 335,302</u>	<u>\$ 130,099</u>

The accompany notes are an integral part of these financial statements.