

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2024

with

Independent Auditor's Report

C O N T E N T S

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Capital Projects Fund	22



3615 Delgany St.
Suite 500
Denver, CO 80216

303.988.1900
wipfli.com

Board of Directors
Murphy Creek Metropolitan District No. 1
Arapahoe County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Murphy Creek Metropolitan District No. 1 (the "District"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Murphy Creek Metropolitan District No. 1 as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplemental Information

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

Supplemental Information

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



Wipfli LLP
Denver, Colorado

July 22, 2025

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2024

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS					
Cash and investments	\$ 27,393	\$ -	\$ 27,393	\$ -	\$ 27,393
Cash and investments - restricted	5,550	-	5,550	-	5,550
Prepaid expenses	9,999	-	9,999	-	9,999
Due from District #2	23,670	-	23,670	-	23,670
Property taxes receivable	4	-	4	-	4
Capital assets not being depreciated	-	-	-	4,163,412	4,163,412
Total Assets	<u>\$ 66,616</u>	<u>\$ -</u>	<u>\$ 66,616</u>	<u>4,163,412</u>	<u>4,230,028</u>
LIABILITIES					
Accounts payable	\$ 5,703	\$ -	\$ 5,703	-	5,703
Long-term liabilities:					
Due in more than one year	-	-	-	269,680	269,680
Total Liabilities	<u>5,703</u>	<u>-</u>	<u>5,703</u>	<u>269,680</u>	<u>275,383</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	4	-	4	-	4
Total Deferred Inflows of Resources	<u>4</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
FUND BALANCE					
Nonspendable:					
Prepays	9,999	-	9,999	(9,999)	-
Restricted:					
Emergencies	5,550	-	5,550	(5,550)	-
Unassigned	45,360	-	45,360	(45,360)	-
Total Fund Balances	<u>60,909</u>	<u>-</u>	<u>60,909</u>	<u>(60,909)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 66,616</u>	<u>\$ -</u>	<u>\$ 66,616</u>		
NET POSITION					
Net investment in capital assets				3,960,348	3,960,348
Restricted for:					
Emergencies				5,550	5,550
Unrestricted				(11,253)	(11,253)
Total Net Position				<u>\$ 3,954,645</u>	<u>\$ 3,954,645</u>

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2024

	<u>General</u>	Capital <u>Projects</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Activities</u>
EXPENDITURES					
Accounting and audit	\$ 21,032	\$ -	\$ 21,032	\$ -	\$ 21,032
Insurance	9,504	-	9,504	-	9,504
Legal	57,622	-	57,622	-	57,622
Election	704	-	704	-	704
Miscellaneous	1,200	-	1,200	-	1,200
Developer repayment - principal	-	1,754,597	1,754,597	(1,754,597)	-
Developer repayment - interest	-	1,012,042	1,012,042	(1,012,042)	-
Interest expense - developer note	-	-	-	150,352	150,352
Total Expenditures	<u>90,062</u>	<u>2,766,639</u>	<u>2,856,701</u>	<u>(2,616,287)</u>	<u>240,414</u>
GENERAL REVENUES					
Transfers in - Districts #2	37,553	2,766,639	2,804,192	-	2,804,192
Developer contributions	-	-	-	310,669	310,669
Interest income	2,094	-	2,094	-	2,094
Miscellaneous income	9	-	9	-	9
Total General Revenues	<u>39,656</u>	<u>2,766,639</u>	<u>2,806,295</u>	<u>310,669</u>	<u>3,116,964</u>
			-		
NET CHANGE IN FUND BALANCES	(50,406)	-	(50,406)	50,406	
CHANGES IN NET POSITION				2,876,550	2,876,550
FUND BALANCE/NET POSITION:					
BEGINNING OF YEAR	<u>111,315</u>	<u>-</u>	<u>111,315</u>	<u>966,780</u>	<u>1,078,095</u>
END OF YEAR	<u>\$ 60,909</u>	<u>\$ -</u>	<u>\$ 60,909</u>	<u>\$ 3,893,736</u>	<u>\$ 3,954,645</u>

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

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

For the Year Ended December 31, 2024

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable)
REVENUES			
Transfers in - Districts #2	\$ 37,570	\$ 37,553	\$ (17)
Interest income	1,500	2,094	594
Miscellaneous income	<u>1,000</u>	<u>9</u>	<u>(991)</u>
 Total Revenues	 <u>40,070</u>	 <u>39,656</u>	 <u>(414)</u>
 EXPENDITURES			
Accounting and audit	27,600	21,032	6,568
Insurance	7,176	9,504	(2,328)
Legal	72,000	57,622	14,378
Collections	1,000	-	1,000
Election	-	704	(704)
Miscellaneous	15,000	1,200	13,800
Pond maintenance	10,000	-	10,000
Contingency	30,095	-	30,095
Emergency reserve	<u>3,983</u>	<u>-</u>	<u>3,983</u>
 Total Expenditures	 <u>166,854</u>	 <u>90,062</u>	 <u>76,792</u>
 NET CHANGE IN FUND BALANCE	 (126,784)	 (50,406)	 76,378
 FUND BALANCE:			
BEGINNING OF YEAR	<u>136,854</u>	<u>111,315</u>	<u>(25,539)</u>
END OF YEAR	<u>\$ 10,070</u>	<u>\$ 60,909</u>	<u>\$ 50,839</u>

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements December 31, 2024

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Murphy Creek Metropolitan District No. 1 (“the District”), located in the City of Aurora (“Aurora”) in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on November 16, 1998, as a quasi-municipal corporation and political subdivision of the State of Colorado established under the State of Colorado Special District Act. The District is governed by an elected Board of Directors (the “Board”).

The District was organized concurrently with Murphy Creek Metropolitan District No. 2 (“District No. 2”), Murphy Creek Metropolitan District No. 3 (“District No. 3”), and Murphy Creek Metropolitan District No. 4 (“District No. 4”). Subsequent to the formation of the District, District No. 2, District No. 3, and District No. 4, in 2018 Murphy Creek Metropolitan District No. 5 (“District No. 5”) was formed. District No.4 was subsequently dissolved in 2001 and reorganized in 2005. On August 8, 2016, Aurora approved an Amended and Restated Consolidated Service Plan for the District, District No. 2, District No. 3 and District No. 4 and a Service Plan for Murphy Creek Metropolitan District No. 5 (“District No. 5”) (the “Service Plan”). The District, District No. 2, District No. 3, District No. 4 and District No. 5 are collectively referred to herein as the “Districts”. The Districts have the power to provide water, sanitation, streets, traffic and safety controls, television relay and translator services, transportation and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within the Districts’ boundaries. The Service Plan requires the Districts to convey the streets, water, sanitation and storm drainage improvements to Aurora for ownership and maintenance.

The Service Plan contemplates the District serving as the “operating district”, with District No. 2, District No. 3, District No. 4 and District No. 5 serving as the “taxing districts”. The operating district is responsible for providing the day to day operations and administrative management of any one or more of the taxing districts. The District is currently in a District Administrative Services Agreement with District No.2 and is no longer in any agreements with any of the other taxing districts.

The District’s main source of revenue is the annual revenue received from District No. 2 as reimbursement for actual service costs and construction costs under the District Administrative Services Agreement. These revenues are based on funding through property tax revenues, and system development fees.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements December 31, 2024

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

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

Basis of Presentation

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

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

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements December 31, 2024

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are transfers from other Districts and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

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

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

Budgetary Accounting

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2024, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

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

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

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting under this category.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Long-Term Obligations

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

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets, (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2024.

Fund Equity

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

Nonspendable Fund Balance

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

The nonspendable fund balance in the General Fund in the amount of \$9,999 represents prepaid expenditures.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Restricted Fund Balance

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

The restricted balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$5,550 of the General Fund balance has been restricted in compliance with this requirement.

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board. The constraint may be removed or changed only through formal action of the Board.

Assigned Fund Balance

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

Unassigned Fund Balance

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

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Net Position

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

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

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

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

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

Note 2: Cash and Investments

As of December 31, 2024, cash is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ 27,393
Cash and investments – restricted	5,550
	<u>\$ 32,943</u>

Cash and investments as of December 31, 2024, consist of the following:

Deposits with financial institutions	\$ 21,966
Investments – COLOTRUST	<u>10,977</u>
Total	<u>\$ 32,943</u>

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District does not have a formal policy for deposits. As of December 31, 2024, none of the District’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

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

Credit Risk

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

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the Board.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

As of December 31, 2024, the District had the following investment:

COLOTRUST

As of December 31, 2024, the District invested in the Colorado Local Governmental Liquid Asset Trust (“COLOTRUST”), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (“NAV”) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor’s. At December 31, 2024, the District had \$10,977 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2024, follows:

	Balance 1/1/2024	Additions	Deletions	Balance 12/31/2024
<u>Governmental Type Activities:</u>				
<u>Capital assets not being depreciated:</u>				
General engineering and construction	\$ 42,077	\$ -	\$ -	\$ 42,077
Water	1,071,872	-	-	1,071,872
Streets	2,177,588	-	-	2,177,588
Sanitation	<u>871,875</u>	<u>-</u>	<u>-</u>	<u>871,875</u>
Government type assets, net	<u>\$ 4,163,412</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,163,412</u>

No depreciation has been provided as all assets were previously transferred to the City of Aurora or are considered to be construction in progress at December 31, 2024.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

It is the policy of Aurora to accept the maintenance responsibility for the streets, water, sanitation, and storm drainage facilities within Aurora only after a probationary period following completion of construction. Upon final acceptance by Aurora, the costs of transferred improvements will be removed. Improvements in the amount of \$27,190,622 have been transferred to Aurora.

Note 4: Long Term Obligations

Reimbursement and Acquisition Agreements – District No. 2

On March 15, 2006, the District entered into the Reimbursement and Acquisition Agreement (District No. 2) (the “Reimbursement Agreement”) with Murphy Creek Development, Inc. (the “Developer”) for reimbursement of District eligible public infrastructure costs incurred by the Developer related to improvements benefiting property located within District No. 2, in an amount not-to-exceed \$8,100,000. In conjunction with the Reimbursement Agreement, the District issued Murphy Creek Metropolitan District No. 1 Revenue and Limited Obligation Promissory Note to the Developer, in the principal amount of \$8,100,000 (the “2006 Note”).

The District and District No. 2 have entered into an Intergovernmental Agreement Regarding Payment of Reimbursements for Capital Expenses dated October 2, 2024, as amended on November 13, 2024, pursuant to which the District and District No. 2 agreed that advances made by Developer under the Reimbursement Agreement, as evidenced by the 2006 Note, shall be repayment obligations of District No. 2. Under such agreement, District No. 2 agreed to incur all repayment obligations under the Reimbursement Agreement and the 2006 Note. The 2006 Note was partially paid on December 5, 2024, with a transfer of \$1,775,157 from the proceeds of the 2024 Bonds issued by District No. 2. In connection with the issuance of the 2024 Bonds by District No. 2, the Developer provided a letter to the District acknowledging that (1) the repayment amount for the 2006 Note included 6.0% interest, (2) the repayment amount fully satisfies the obligations of the District under the 2006 Note, and (3) additional repayment of any interest amounts exceeding 6.0% is waived. Therefore, the District does not have a remaining outstanding balance under the Reimbursement Agreement or the 2006 Note.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

On November 11, 2020, the District and Murphy Creek, LLC entered into the Public Improvements Acquisition and Reimbursement Agreement (the “MC IARA”) pursuant to which the District agreed to reimburse Murphy Creek, LLC for certain costs incurred by Murphy Creek, LLC for public infrastructure. The process by which such costs shall be certified and accepted is more fully described within the MC IARA. Interest shall accrue at 8.0% on any costs accepted until repayment of such costs. Pursuant to the First Amendment to Intergovernmental Agreement Regarding Payment of Reimbursements for Capital Expenses, dated November 13, 2024, by and between the District and District No. 2, District No. 2 incurred the reimbursement obligation of certain costs accepted by the District, as identified in Resolution No. 2022-11-03 of the District. In accordance with the MC IARA, the District adopted Resolution No. 2022-11-03 accepting \$533,549.47 in District Eligible Costs (as defined in the MC IARA) with interest, for a total of \$418,649.29.

On November 9, 2020, the District and MCSS, LLC entered into the Public Improvements Acquisition and Reimbursement Agreement (the “MCSS IARA”) pursuant to which the District agreed to reimburse MCSS, LLC for certain costs incurred by MCSS, LLC for public infrastructure. The process by which such costs shall be certified and accepted is more fully described within the MCSS IARA. Interest shall accrue at 8.0% on any costs accepted until repayment of such costs. Pursuant to the First Amendment to Intergovernmental Agreement Regarding Payment of Reimbursements for Capital Expenses, dated November 13, 2024, by and between the District and District No. 2, District No. 2 incurred the reimbursement obligation of certain costs accepted by the District, as identified in Resolution No. 2022-11-03 of the District. In accordance with the MCSS IARA, the District adopted Resolution No. 2022-11-03 accepting \$371,215.12 in District Eligible Costs (as defined in the MC IARA) with interest, for a total of \$601,736.86.

The advance under the MC IARA was partially paid and advances under the MCSS IARA were fully paid on December 5, 2024, with a transfer of \$1,775,157 from the proceeds of the 2024 Bonds issued by District No. 2 to Murphy Creek, LLC and MCSS, LLC, as apportioned pursuant to Resolution No. 2022-11-03. In connection with the issuance of the 2024 Bonds by District No. 2, Murphy Creek, LLC provided a letter to the District acknowledging that (1) the repayment amount under the MC IARA included 6.5% interest, (2) the repayment amount fully satisfies the obligations of the District under the MC IARA, and (3) additional repayment of any interest amounts exceeding 6.5% is waived.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Reimbursement and Acquisition Agreements – District No. 4

On March 15, 2006, the District entered into the Reimbursement and Acquisition Agreement (District No. 4) (the “District No. 4 Reimbursement Agreement”) with the Developer for reimbursement of District eligible public infrastructure costs incurred by the Developer related to improvements benefiting property located within District No. 4, in an amount not-to-exceed \$25,000,000. In conjunction with the District No. 4 Reimbursement Agreement, the District authorized a Promissory Note to the Developer, in the principal amount not to exceed \$25,000,000 (the “District No. 4 Note”). The District No. 4 Note was paid in full on November 12, 2021, with a transfer of \$6,867,946 from the proceeds of the 2022 Bonds issued by District No. 4 and the District No. 4 Reimbursement Agreement was terminated on April 5, 2022.

Funding and Reimbursement Agreement (Operations and Maintenance)

On November 11, 2020, the District and Murphy Creek, LLC entered into the Funding and Reimbursement Agreement (Operations and Maintenance) pursuant to which Murphy Creek, LLC agreed to loan to the District funds, not to exceed an aggregate of \$50,000 per annum for fiscal years 2021 and 2022, up to a total of \$100,000 available to the District through December 31, 2022. Effective on January 1, 2023, the District and Murphy Creek, LLC entered into the First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance), increasing the funds available to be loaned to the District to \$100,000 per annum for fiscal years 2023 and 2024, up to a total of \$300,000 for all advances under such agreement, and extending the availability of such funds through December 31, 2024. Effective on January 1, 2025, the District and Murphy Creek, LLC entered into the Second Amendment to Funding and Reimbursement Agreement (Operations and Maintenance), increasing the funds available to be loaned to the District to \$100,000 per annum for fiscal year 2025, up to a total of \$400,000 for all advances under such agreement, and extending the availability of such funds through December 31, 2025. The District agrees to repay the loans, along with accrues interest, at a rate of 6.5% interest, through ad valorem taxes, fees, and other legally available revenues. As of December 31, 2024, the amount due by the District under this agreement totaled \$269,680 and included principal of \$198,996 and accrued interest of \$70,684.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

The following is an analysis of changes in long-term obligations for the period ended December 31, 2024:

	Balance 1/1/2024	Additions	Retirements	Balance 12/31/2024	Current Balance
<u>Other Notes from Direct Borrowings:</u>					
Promissory Note - District 2	\$ 849,832	\$ -	\$ 849,832	\$ -	\$ -
Total Note Balances	849,832	-	849,832	-	-
Accrued Interest - District 2	1,143,769	63,330	1,207,099	-	-
Total Accrued Interest	1,143,769	63,330	1,207,099	-	-
Total Notes and Accrued Interest	1,993,601	63,330	2,056,931	-	-
<u>Developer Advances - Operating:</u>					
Developer Advance - Principal	198,996	-	-	198,996	-
Developer Advances - Principal	198,996	-	-	198,996	-
Developer Advance - Accrued Interest	51,083	19,601	-	70,684	-
Developer Advance - Accrued Interest	51,083	19,601	-	70,684	-
Total Developer Advances - Operating and Accrued Interest	250,079	19,601	-	269,680	-
<u>Developer Advances - Capital:</u>					
Developer Advance - Murphy Creek LLC	371,215	-	371,215	-	-
Developer Advance - MCSS	533,549	-	533,549	-	-
Total Developer Advances	904,764	-	904,764	-	-
Accrued Interest - Murphy Creek LLC	19,771	27,663	47,434	-	-
Accrued Interest - MCSS	28,417	39,760	68,177	-	-
Total Accrued Interest	48,188	67,423	115,611	-	-
Total Developer Advances - Capital and Accrued Interest	952,952	67,423	1,020,375	-	-
Total Long-Term Debt	\$ 3,196,632	\$ 150,354	\$ 3,077,306	\$ 269,680	\$ -

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

Debt Authorization Limit

The District was organized to provide services to the same service area as District No. 2, District No. 3, District No. 4, and District No. 5 (the “Districts”) pursuant to the Service Plan. The Districts, in aggregate, are limited in their ability to issue Debt as set forth in the Service Plans a total amount of \$150,000,000 (the “Service Plan Debt Issuance Limit”). In no event is the District authorized to issue Debt, which in aggregate with the Debt issued by the other Districts, is in an amount that is in excess of the Service Plan Debt Issuance Limit. Of the \$150,000,000 in Service Plan Debt Issuance Limit: District No. 2 has issued to date a total of \$17,835,000 in Bonds, District No. 3 has allocated to it \$41,415,000 of the Service Plan Debt Issuance Limit, District No. 4 has issued to date a total of \$21,638,000 in Bonds and District No. 5 has issued to date a total of \$16,462,000 in Bonds. Therefore, the remaining amount of debt authorization remaining within the Service Plan Debt Issuance Limit for District Nos. 1, 2, 4, and 5 is \$52,650,000.

	<u>Debt Issued or Allocated to Date</u>
District No. 1	\$ -
District No. 2	17,835,000
District No. 3	41,415,000
District No. 4	21,638,000
District No. 5	16,462,000
Total Debt Issued or Allocated to Date	<u>\$ 97,350,000</u>
Total Service Plan Debt Issuance Limit	<u>\$ 150,000,000</u>
Total Debt Authorization Remaining Under Service Plan	<u>\$ 52,650,000</u>

The District has voted debt authorization in excess of the Service Plan Debt Issuance Limit because when the District was organized, the actual costs of construction were not known. Without knowing the final costs of construction or the amount of Debt to be issued by the other Districts, the Service Plan Debt Issuance Limit was approved by the voters for each District for each statutorily authorized power (such as water, sewer or streets) or to each District. Therefore, the Service Plan Debt Issuance Limit was voted in every power. While the limit was voted in every power, the electoral authorization does not allow the District to exceed the Service Plan Debt Issuance Limit.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

With that understanding, on November 8, 2016, a majority of the eligible electors of the District voted to authorize debt issuance in an amount not to exceed \$150,000,000, by power, as follows:

	Authorized November 8, 2016 Election	Remaining Authorization
Street Improvements	\$ 150,000,000	\$150,000,000
Parks and Recreation	\$ 150,000,000	\$150,000,000
Water	\$ 150,000,000	\$150,000,000
Sanitation	\$ 150,000,000	\$150,000,000
Transportation	\$ 150,000,000	\$150,000,000
Mosquito Control	\$ 150,000,000	\$150,000,000
Safety Protection	\$ 150,000,000	\$150,000,000
Fire Protection	\$ 150,000,000	\$150,000,000
TV Relay	\$ 150,000,000	\$150,000,000
Security	\$ 150,000,000	\$150,000,000
Directional Drilling	\$ 150,000,000	\$150,000,000
Operations	\$ 150,000,000	\$150,000,000
Refunding	\$ 150,000,000	\$150,000,000
District IGA's	\$ 150,000,000	\$150,000,000
Private Agreements	\$ 150,000,000	\$150,000,000

The District has not budgeted to issue any debt in 2025.

Note although the chart above shows how the Service Plan Debt Issuance Limit was voted in every power in every one of the Districts, the voted authorization does not allow the District to issue Debt, together with all of the Debt that can be issued by the other Districts, in an amount that would exceed the Service Plan Debt Issuance Limit.

Note 5: Related Parties

All of the Board members are owners or members of or are otherwise associated with the Developer or Murphy Creek LLC, the co-Developer and major landowner within the District. The District has issued promissory notes to the Developer and entered into certain reimbursement agreements with Murphy Creek, LLC (see Note 4). Management believes that all potential conflicts, if any, have been disclosed to the Board.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements

December 31, 2024

Note 6: Agreements with Other Governments
Intergovernmental Agreement with Aurora

On August 8, 2016, the Districts and Aurora entered into an Amended and Restated Intergovernmental Agreement (“IGA”), as required by the Service Plan. Under the IGA, *inter alia*, the Districts must obtain the approval of the Aurora City Council prior to any inclusion of property in or exclusion of property from the boundaries of the Districts other than as set forth in the Service Plan and for any consolidation with any other special districts. Prior to the issuance of any privately placed debt, the District is required to obtain a certificate from an External Financial Advisor certifying to the reasonableness of the interest rate and the structure. Pursuant to the IGA and the Service Plan, the District is required to levy a regional mill levy and to remit it to an Aurora Regional Improvement (ARI) Authority or to Aurora under certain circumstances.

The Service Plan requires the Districts to dedicate certain public improvements to Aurora or other appropriate jurisdiction or owner’s association for ownership and maintenance. The District is not authorized to operate or maintain any part of the improvements, other than park and recreation improvements, drainage improvements, including detention and retention ponds, trickle channels and all necessary or proper equipment or appurtenances thereto, unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with Aurora.

District Administrative Services Agreement

Since April 26, 2017, the District and District No. 2 have been parties to a District Administrative Services Agreement (the “District Administrative Services Agreement”). The District Administrative Services Agreement confirms the District’s role as the operating district and District No. 2 to serve as the taxing district. The purpose of the District Administrative Services Agreement is to set forth the rights and obligations of District No. 2 to fully fund the operating district, and the operating district to provide administrative services on behalf of District No. 2.

The District received \$37,553 from District No. 2, during 2024 for operations and maintenance costs.

Aurora Regional Improvement Authority No. 5 Establishment Agreement

On November 10, 2008, certain metropolitan districts entered into the Aurora Regional Improvement Authority No. 5 Establishment Agreement (“Authority Establishment Agreement”) which created an independent legal entity, separate and distinct from the participating districts. The Aurora Regional Improvement Authority No. 5 (“Authority”) was organized for the purpose of planning, designing, constructing, installing, acquiring, relocating, redeveloping or financing the Regional Improvements designated in ARI Master Plans. Pursuant to the Second Amendment to the Authority Establishment Agreement, the District as well as Murphy Creek Metropolitan District Nos. 2, 4 and 5 were included as members under the Authority Establishment Agreement.

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

Note 7: Tax, Spending and Debt Limitations

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

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

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

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

On November 3, 1998 and again on November 8, 2016, the voters approved the District to be permitted to maintain fiscal year spending and collect annual District revenues from sources not excluded from fiscal year spending in 1999 and each year thereafter as a voter-approved revenue change without regard to any expenditure, revenue-raising or other limitation contained within Article X, Section 20 of the Colorado Constitution or any other statutory or constitutional expenditure or revenue-raising limitation.

Note 8: Risk Management

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

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2024

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as developer notes, accrued developer note interest payable, are not due and payable in the current period and, therefore, are not in the funds.

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

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities; and,
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities.

SUPPLEMENTAL INFORMATION

MURPHY CREEK METROPOLITAN DISTRICT NO. 1

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2024

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUES			
Transfer from District #2	\$ 9,300,000	\$ 2,766,639	\$ (6,533,361)
Total Revenues	<u>9,300,000</u>	<u>2,766,639</u>	<u>(6,533,361)</u>
EXPENDITURES			
Construction and engineering	9,300,000	-	9,300,000
Developer repayment - principal	-	1,754,597	(1,754,597)
Developer repayment - interest	-	<u>1,012,042</u>	<u>(1,012,042)</u>
Total Expenditures	<u>9,300,000</u>	<u>2,766,639</u>	<u>6,533,361</u>
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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