



# North Range Village Metro District

Serving Foxton Village & North Range Village

COMMERCE CITY, COLORADO

## ANNUAL FINANCIAL STATEMENTS

December 31, 2024

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

North Range Village Metropolitan District

Adams County, CO

### Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of North Range Village Metropolitan District (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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of District, as of December 31, 2024, and the respective changes in financial position and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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, 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 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 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 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

### **Other Matters**

#### Required Supplementary Information

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

#### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of legal compliance and 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### Other Information

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

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

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Castle Pines, Colorado  
June 6, 2025

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**December 31, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$ 40,470
Cash and investments – restricted	1,083,670
Accounts receivable - due from homeowners	67,961
Accounts receivable - special assessments	16,994
Specific ownership taxes receivable	3,166
Property taxes receivable	841,900
Prepaid expenses	12,892
Water rights - held for sale	618,275
Depreciable capital assets, net	1,190,831
Non-depreciable capital assets	69,460
<b>Total Assets</b>	<b>3,945,619</b>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	3,016
Accrued interest payable - bank loan	13,217
Current portion of bank loan	285,000
Series 2020 bank loan	5,540,000
<b>Total Liabilities</b>	<b>5,841,233</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred property tax revenue	841,900
<b>Total Deferred Inflows of Resources</b>	<b>841,900</b>
<b>NET POSITION (DEFICIT)</b>	
Restricted:	
Emergency reserves	12,100
Debt service	26,632
Committed	1,110,330
Non-spendable	12,892
Unassigned:	(3,899,468)
<b>Net Position (Deficit)</b>	<b>\$ (2,737,514)</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
For the 12-Month Period Ended  
December 31, 2024

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
<b>Primary Government:</b>					
<b>Government Activities:</b>					
General government activities	\$ (277,004)	\$ 5,180	\$ -	\$ -	\$ (271,824)
Interest and related costs on long-term debt	(222,126)		-	-	(222,126)
Capital project activities	(175,104)	-	-	-	(175,104)
	<u>\$ (674,234)</u>	<u>\$ 5,180</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(669,054)</u>
<b>General Revenues</b>					
					859,124
					42,288
					-
					64,318
					<u>965,730</u>
					296,676
					<u>(3,034,190)</u>
					<u>\$ (2,737,514)</u>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
BALANCE SHEET – GOVERNMENTAL FUNDS  
December 31, 2024**

	General Fund	NRV Operating Fund	NRV Capital Fund	Foxton Operating Fund	Foxton Capital Fund	Debt Fund	Total Government Funds
<b>ASSETS</b>							
Cash and investments	\$ 40,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,470
Cash and investments - Restricted	12,976	39,133	362,424	50,806	593,022	25,309	1,083,670
Accounts receivable - due from homeowners	-	28,706	-	39,255	-	-	67,961
Accounts receivable - special assessments	16,994	-	-	-	-	-	16,994
Specific ownership taxes receivable	1,843	-	-	-	-	1,323	3,166
Property taxes receivable	361,800	-	-	480,100	-	-	841,900
Deposits	-	-	-	-	-	-	-
Prepaid expenses	3,899	3,974	-	5,019	-	-	12,892
<b>TOTAL ASSETS</b>	<b>\$ 437,982</b>	<b>\$ 71,813</b>	<b>\$ 362,424</b>	<b>\$ 575,180</b>	<b>\$ 593,022</b>	<b>\$ 26,632</b>	<b>\$ 2,067,053</b>
<b>LIABILITIES</b>							
Accounts payable and accrued liabilities	\$ -	\$ 859	\$ -	\$ 2,157	\$ -	\$ -	\$ 3,016
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred property tax revenue	361,800	-	-	480,100	-	-	841,900
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	<b>361,800</b>	<b>859</b>	<b>-</b>	<b>482,257</b>	<b>-</b>	<b>-</b>	<b>844,916</b>
<b>FUND BALANCES</b>							
Restricted:							
Emergencies (TABOR)	12,100	-	-	-	-	-	12,100
Debt service	-	-	-	-	-	26,632	26,632
Committed	-	66,980	362,424	87,904	593,022	-	1,110,330
Non-spendable	3,899	3,974	-	5,019	-	-	12,892
Unrestricted	60,183	-	-	-	-	-	60,183
<b>TOTAL FUND BALANCES</b>	<b>76,182</b>	<b>70,954</b>	<b>362,424</b>	<b>92,923</b>	<b>593,022</b>	<b>26,632</b>	<b>1,222,137</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 437,982</b>	<b>\$ 71,813</b>	<b>\$ 362,424</b>	<b>\$ 575,180</b>	<b>\$ 593,022</b>	<b>\$ 26,632</b>	
<b>Amounts reported for governmental activities in the statement of net position are different because:</b>							
Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds							
Capital assets, net							1,190,831
Land and water rights							69,460
Water rights - held for sale							618,275
Long-term liabilities, including the bank loan, are not due and payable in the current period and, therefore, are not reported in the funds:							
General obligation debt							(5,825,000)
Accrued interest payable							(13,217)
<b>Net position of governmental activities</b>							<b>\$ (2,737,514)</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**12-Month Period Ended**  
**December 31, 2024**

	General Fund	NRV Operating Fund	NRV Capital Fund	Foxton Operating Fund	Foxton Capital Fund	Debt Fund	Total Government Funds
<b>REVENUES</b>							
Property taxes	\$ 500,133	\$ -	\$ -	\$ -	\$ -	\$ 358,991	\$ 859,124
Specific ownership taxes	24,618	-	-	-	-	17,670	42,288
Covenant violation fines	-	2,474	-	2,706	-	-	5,180
Net investment income	5,183	5,264	12,134	9,587	19,358	12,792	64,318
<b>Total Revenues</b>	<b>529,934</b>	<b>7,738</b>	<b>12,134</b>	<b>12,293</b>	<b>19,358</b>	<b>389,453</b>	<b>970,910</b>
<b>EXPENDITURES</b>							
General and administration	38,470	545	-	294	-	-	39,309
Landscaping maintenance	-	89,522	-	84,458	-	-	173,980
Other district expenses	-	36,166	-	27,549	-	-	63,715
Debt service							
Direct and indirect collection costs	-	-	-	-	-	23,876	23,876
Interest payments on 2020 bank Loan	-	-	-	-	-	201,555	201,555
Principal payments on 2020 bank loan	-	-	-	-	-	275,000	275,000
Major capital projects	-	-	61,257	-	25,700	-	86,957
<b>Total Expenditures</b>	<b>38,470</b>	<b>126,233</b>	<b>61,257</b>	<b>112,301</b>	<b>25,700</b>	<b>500,431</b>	<b>864,392</b>
<b>EXCESS OF REVENUES OVER (UNDER)</b>	<b>491,464</b>	<b>(118,495)</b>	<b>(49,123)</b>	<b>(100,008)</b>	<b>(6,342)</b>	<b>(110,978)</b>	<b>106,518</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
Fund Transfers In / (Out)	(477,400)	63,300	184,000	(33,600)	263,700	-	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>14,064</b>	<b>(55,195)</b>	<b>134,877</b>	<b>(133,608)</b>	<b>257,358</b>	<b>(110,978)</b>	<b>106,518</b>
<b>FUND BALANCES – BEGINNING</b>	<b>62,118</b>	<b>126,149</b>	<b>227,547</b>	<b>226,531</b>	<b>335,664</b>	<b>137,610</b>	<b>1,115,619</b>
<b>FUND BALANCES – END OF YEAR</b>	<b>\$ 76,182</b>	<b>\$ 70,954</b>	<b>\$ 362,424</b>	<b>\$ 92,923</b>	<b>\$ 593,022</b>	<b>\$ 26,632</b>	<b>\$ 1,222,137</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
12-Month Period Ended  
December 31, 2024**

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances – Total government funds	\$	106,518
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Principal payments on 2020 bank loan		275,000
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:		
Construction of property, structures and equipment		-
Depreciation expense on property, structures and equipment		(88,147)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Decrease in accrued interest on 2020 bank loan		3,305
<b>Changes in net position of governmental activities</b>	<b>\$</b>	<b>296,676</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 490,100	\$ 500,133	\$ 10,033
Specific ownership taxes	31,900	24,618	(7,282)
Other income	-	-	-
Net investment income	200	5,183	4,983
<b>Total Revenues</b>	<b>522,200</b>	<b>529,934</b>	<b>7,734</b>
<b>EXPENDITURES</b>			
Management and accounting expenses	28,700	28,700	-
Administrative costs	3,500	1,389	2,111
Audit fees	7,200	8,500	(1,300)
Collection fees – County Treasurer	7,400	7,507	(107)
Board of Directors’ fees	2,000	1,400	600
Board training and conferences	4,200	3,456	744
Insurance	5,400	3,822	1,578
Legal fees	3,000	-	3,000
Miscellaneous	1,500	183	1,317
Indirect Cost Allocation	(18,100)	(16,487)	(1,613)
Board election costs	-	-	-
<b>Total Expenditures</b>	<b>44,800</b>	<b>38,470</b>	<b>6,330</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>477,400</b>	<b>491,464</b>	<b>14,064</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (out) to NRV Operating Fund	(247,300)	(162,220)	85,080
Transfers (out) to Foxton Village Operating Fund	(230,100)	(315,180)	(85,080)
<b>Total Other Financing Sources (Uses)</b>	<b>(477,400)</b>	<b>(477,400)</b>	<b>-</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>-</b>	<b>14,064</b>	<b>14,064</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>50,000</b>	<b>62,118</b>	<b>12,118</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 50,000</b>	<b>\$ 76,182</b>	<b>\$ 26,182</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
**NOTES TO FINANCIAL STATEMENTS**  
Year Ended December 31, 2024

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

North Range Village Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on November 16, 1999 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the amended service plan approved by Commerce City (City) in October 1999 and as modified on June 19, 2000 and on February 5, 2007. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the construction of streets, safety controls, street lighting, landscaping, water, sanitary sewer, storm drainage, television relay facilities, park and recreation, and mosquito control improvements within the North Range Village subdivision, Foxtan Village Filing No 1 subdivision and Foxtan Village Filing No 3 subdivision.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies of the District are as follows:

**Government-wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

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

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.

These notes are an integral part of the accompanying financial statements.

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

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The NRV Operating Fund accounts for the resources accumulated and payments made to provide covenant enforcement, architectural review, park and open space maintenance, recreation and other services to the residents of the North Range Village subdivision.

The NRV Capital Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as perimeter fencing and park facilities – located within the North Range Village subdivision.

The Foxton Operating Fund accounts for the resources accumulated and payments made to provide covenant enforcement, architectural review, park and open space maintenance, recreation and other services to the residents of the Foxton Village Filing No 1 subdivision.

The Foxton Capital Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as perimeter fencing and park facilities – located within the Foxton Village Filing No 1 subdivision.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

### **Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures

These notes are an integral part of the accompanying financial statements.

level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Actual expenditures in the NRV Operating fund exceeded budgeted amounts. This may be a violation of State Law.

### **Pooled Cash and Investments**

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

Investments are carried at net asset value.

### **Property Taxes**

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

Property taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

### **Specific Ownership Taxes**

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. In 2024, the District's share of Specific ownership taxes was equal to approximately 4.9% of the property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

### **Property Maintenance Fines**

Covenant violation fines are assessed, in accordance with the District's covenant enforcement policy, on properties that the District deems to be in violation of the restrictive covenants provided in the Declaration of Covenants, Conditions and Restrictions for North Range Village (NRV Declaration) and the Declaration of Covenants, Conditions and Restrictions for Foxton Village (FV Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the homeowner to

These notes are an integral part of the accompanying financial statements.

request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

### **Reimbursable Costs**

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

### **Collection Costs**

Collection costs incurred by the District related to the collection of property taxes includes all costs incurred by the District that enable and support the District's ability to collect property taxes revenue. Generally, such costs include (a) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (b) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (c) costs related to managing the District's annual property tax assessment process and (d) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

The District allocates indirect collection costs between its general fund (70% cost allocation) and its debt fund (30% cost allocation). Direct collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

### **Water Rights – Held for Sale**

Water rights are recorded at acquisition cost. Any costs incurred for the protection and holding of those rights, are expensed, and shall be recovered upon the sale of the ERUs for the development of the subject property.

### **Land**

Land is recorded at acquisition cost.

### **System Development Fees**

System development fees of \$900 per single-family home are charged against properties within the District. The development fee is due at the time of issuance of a building permit. The District records the system development fees as revenue when received, which may be at the transfer of property from the developer to a builder.

As of December 31, 2024, 15 single-family home lots within the North Range Village subdivision remain undeveloped.

### **Fund Equity**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur.

These notes are an integral part of the accompanying financial statements.

Governmental funds report up to five classifications of fund balance: non-spendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- **Non-spendable fund balance** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- **Restricted fund balance** – The portion of a fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- **Committed fund balance** – The portion of a fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- **Assigned fund balance** – The portion of a fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- **Unrestricted fund balance** – The residual portion of a fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

### NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2024 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments – unrestricted	\$ 40,470
Cash and investments – restricted	1,083,670
<b>Total cash and investments</b>	<b><u>\$1,124,140</u></b>

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

Deposits with financial institutions	\$ 37,773
Investments	1,086,367
<b>Total cash and investments</b>	<b><u>\$1,124,140</u></b>

### Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance

These notes are an integral part of the accompanying financial statements.

levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

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

At December 31, 2024, the District's cash held at financial institutions had a bank balance of \$37,678 and a carrying balance of \$37,773.

## Investments

The District has adopted a formal investment policy which requires the District to follow state statutes regarding investments.

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

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest.

As of December 31, 2024, the District's investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 892,483
Morgan Stanley Liquid Govt ADV	Weighted average under 60 days	193,884
	<b>Total</b>	<b>\$ 1,086,367</b>

## CSAFE

The District invests in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments.

These notes are an integral part of the accompanying financial statements.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAmmf by Fitch Group.

#### **Morgan Stanley Government Money Market Fund**

The debt service money that was included in the trust accounts at United Missouri Bank (UMB) was invested in the Morgan Stanley Government Money Market Fund. This portfolio is a money market mutual fund which invests primarily in short term U.S. Treasury securities and includes repurchase agreements collateralized by U.S. Treasury securities. The Morgan Stanley Government Money Market Fund is rated AAAM by Standard & Poor's.

#### **NOTE 4 – WATER RIGHTS – HELD FOR SALE**

In 2007, using proceeds from the issuance of the District's Series 2007 General Obligation Bonds, the District financed the purchase of 89 Equivalent Residential Unit water and sanitary sewer rights (ERUs). An ERU right allows a property owner to purchase a water tap and sanitary sewer connection into the South Adams County Water and Sanitation District system. The ERUs are restricted to servicing land situated within the South Adams County Water & Sanitation District and PV Water & Sanitation Metropolitan District.

For the 12-month period ended December 31, 2024, the District did not sell any ERUs. As of December 31, 2024, the District held 83 ERUs recorded at an acquisition cost of \$618,275.

#### **NOTE 5 – PROPERTY, EQUIPMENT & STRUCTURES**

The District owns and maintains the following property, equipment and structures:

	<b>Balance at 12/31/23</b>	<b>Acquisitions</b>	<b>Disposals</b>	<b>Balance at 12/31/24</b>	<b>Accumulated Depreciation</b>
Perimeter fencing - FV	\$ 69,240	\$ -	\$ -	\$ 69,240	(\$ 22,382)
Perimeter fencing - NRV	369,000	-	-	369,000	(\$ 123,000)
Monument signage - FV	90,436	-	-	90,436	(\$ 43,132)
Monument signage - NRV	100,000	-	-	100,000	(\$ 50,000)
Playground & park equip - FV	80,000	-	-	80,000	(\$ 26,665)
Playground & park equip - NRV	147,909	-	-	147,909	(\$ 24,583)
Detention pond structures	95,000	-	-	95,000	(\$ 6,375)
Backflow valves	15,000	-	-	15,000	(\$ 3,750)
Sprinkler systems	231,362	-	-	231,362	(\$ 57,229)
Sidewalks	400,000	-	-	400,000	(\$ 50,000)
<b>Total</b>	<b>\$1,597,947</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$1,597,947</b>	<b>(\$ 407,116)</b>

#### **NOTE 6 – LAND**

The District owns 4.67 acres of open space land in the North Range Village subdivision. Per the plat map filed with the Adams County Clerk and Recorder's Office on June 07, 2000, the District-owned land tracts are comprised of Tracts A,

These notes are an integral part of the accompanying financial statements.

B, D, E, F, G, K, L, N, M, P, Q, R, S, T and U. The land is recorded by the District at a nominal value of \$4,670. Water rights and three water taps servicing this public land is recorded at a nominal value of \$36,000.

The District owns 4.79 acres of open space land in the Foxton Village Filing No. 1. Per the plat map filed with the Adams County Clerk and Recorder’s Office on December 20, 2000, the District-owned land tracts are comprised of Tracts C, D, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z and AA. The land is recorded by the District at a nominal value of \$4,790. Water rights and two water taps servicing this public land is recorded at a nominal value of \$24,000.

**NOTE 7 – DEBT**

The following is an analysis of changes in general debt obligations for the year ended December 31, 2024:

	<u>Balance at Dec. 31, 2023</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at Dec. 31, 2024</u>	<u>Due within one year</u>
Series 2020 Loan	\$ 6,100,000	\$ -	(\$ 275,000)	\$ 5,825,000	\$ 285,000
Accrued interest	16,521	198,250	( 201,554)	13,217	-
<b>Totals</b>	<b>\$ 6,114,367</b>	<b>\$ 198,250</b>	<b>(\$ 476,554)</b>	<b>\$ 5,838,217</b>	<b>\$ 285,000</b>

Details regarding the District's debt obligations are as follows:

**Series 2020 Loan**

On November 10, 2020, the District borrowed \$6,870,000 from Zions Bank for the purpose of refinancing its 2007 General Obligation Refunding and Improvement Bonds and Series 2007 Interest Certificates. The Series 2020 Loan is due December 1, 2040, with a fixed stated annual interest rate of 3.25%, paid semiannually on June 1 and December 1. The Series 2020 Loan may be prepaid prior to maturity at the option of the District at any time without any prepayment penalties. The Series 2020 Loan is secured by the Pledged Revenues and all moneys and earnings thereon. Pledged Revenues consists of revenues collected by the District from the imposition of the Required Mill Levy.

The Series 2020 Loan is secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the specific ownership tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Loan as the same becomes due and payable without limitation of rate in an amount sufficient to such payment when due.

These notes are an integral part of the accompanying financial statements.

The proceeds from the Series 2020 Loan were used for the following purposes:

Proceeds from Series 2020 Loan	\$ 6,870,000
Cash in debt fund	450,000
<b>Cash proceeds</b>	<b>\$ 7,320,000</b>
Repay Series 2007 general obligation bonds	(\$ 5,955,000)
Repay Series 2007 Supplemental B interest certificates	( 471,678)
Capital project funding	( 600,000)
Pay accrued interest on Series 2007 Bonds	( 143,522)
Debt refinancing costs	( 149,800)
<b>Total uses of cash proceeds</b>	<b>(\$ 7,320,000)</b>

The District's Series 2020 Loan will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 285,000	\$ 189,313	\$ 474,313
2026	295,000	180,050	475,050
2027	300,000	170,463	470,463
2028	310,000	160,713	470,713
2029	320,000	150,638	470,638
2030 to 2034	1,775,000	589,714	2,364,714
2035 to 2039	2,085,000	281,613	2,366,613
2040	455,000	14,788	469,788
	<u>\$ 5,825,000</u>	<u>\$ 1,737,292</u>	<u>\$ 7,562,292</u>

#### Authorized Debt

As of December 31, 2024, the District is prohibited from issuing any additional debt (other than refinancing existing debt that would generate a net cost saving to the homeowners) without first obtaining authorization from the District's voters in compliance with TABOR.

Per the second amended Service Plan, the District is limited to issuing without prior authorization from the City of Commerce City \$10,000,000 in debt to fund capital improvements. As of December 31, 2024, the District has issued debt totaling \$8,355,766 against the borrowing limit in the District's Service Plan.

#### Purpose of Debt Issuance

The majority of the District's current outstanding debt was used to fund the construction of various infrastructure assets within the North Range Village subdivision and Foxton Village subdivision including roads, sidewalks, storm drains, park, open space landscaping, perimeter fencing, etc. Upon completion of the construction of these infrastructure assets, the land developer conveyed the District-funded public infrastructure to various entities including City of Commerce City, South Adams County Water and Sanitation District and public utility entities. These entities accepted the maintenance and ownership responsibilities for these improvements.

These notes are an integral part of the accompanying financial statements.

## **NOTE 8 – NET POSITION**

The District has a net position consisting of four components – restricted, committed, non-spendable and unrestricted.

### **Restricted Net Position**

As of December 31, 2024, the District's restricted net position totaled \$38,732 and is comprised of the restricted net positions in the following two funds: General Fund and Debt Service Fund. The restricted net position of each fund is \$12,100 and \$26,632, respectively. Restricted net position includes net position that is restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

### **Committed Net Position**

As of December 31, 2024, the District's committed net position totaled \$1,110,330 and is comprised of the committed net positions of the following four funds: NRV Operating Fund, NRV Capital Fund, Foxton Operating Fund and Foxton Capital Fund. The committed net position of each fund is \$66,980, \$362,424, \$87,904 and \$593,022, respectively.

### **Non-Spendable Net Position**

As of December 31, 2024, the District's non-spendable net position totaled \$12,892 and is comprised of the non-spendable net position of the General Fund, NRV Operating Fund, and the Foxton Operating Fund. This balance was created due to the District prepaying certain 2025 expenses in 2024.

### **Unassigned Net Position**

The District's unassigned net position as of December 31, 2024 totaled (\$3,899,468). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to Commerce City, South Adams County Water and Sanitation District and public utility entities.

## **NOTE 9 – COMMITMENTS AND CONTINGENCIES**

### **Easement Agreements**

Various tracts of land owned by the District are subject to various utility easements allowing utility line access across District-owned properties to District residents.

### **Landscaping Plan – North Range Village Subdivision**

The parks and open spaces owned by the District within the North Range Village subdivision are subject to a landscaping plan that was approved by Commerce City on June 2, 2000 (NRV Landscaping Plan). Per the NRV Landscaping Plan, the District must ensure (1) all land owned by the District conforms to the Commerce City Community Development Department, Public Works Department and Parks & Recreation Department standards and (2) all plant material on District-owned land conforms to Commerce City's approved plant list and planting specifications. The NRV Landscaping Plan also requires a minimum number of trees and shrubs be maintained on the certain portions of District-owned open spaces.

These notes are an integral part of the accompanying financial statements.

The District continues to be subject to the NRV Landscaping Plan, and any revisions to the NRV Landscaping Plan must first be submitted and approved by Commerce City. If Commerce City deems the District to be in violation of the NRV Landscaping Plan, Commerce City may assess monetary fines and/or other penalties on the District. As of December 31, 2024, the District believes it is in material compliance with the NRV Landscaping Plan.

### **Landscaping Plan – Foxton Village Subdivision**

The parks and open spaces owned by the District within the Foxton Village Filing No. 1 subdivision are subject to a landscaping plan that was approved by Commerce City on November 20, 2000 (FV Landscaping Plan). Per the FV Landscaping Plan, the District must ensure (1) all land owned by the District conforms to the Commerce City Community Development Department, Public Works Department and Parks & Recreation Department standards and (2) all plant material on District-owned land conforms to Commerce City's approved plant list and planting specifications. The FV Landscaping Plan also requires a minimum number of trees and shrubs be maintained on the certain portions of District-owned open spaces.

The District continues to be subject to the FV Landscaping Plan, and any revisions to the FV Landscaping Plan must first be submitted and approved by Commerce City. If Commerce City deems the District to be in violation of the FV Landscaping Plan, Commerce City may assess monetary fines and/or other penalties on the District. As of December 31, 2024, the District believes it is in material compliance with the FV Landscaping Plan.

### **Storm Water Detention Pond**

Per the North Range Village subdivision PUD agreement, the District is responsible for the maintenance of the storm water detention area (Tract G on the North Range Village subdivision plat map). In the event such maintenance is not performed by the District, Commerce City has the right to enter the area and perform the necessary work, the cost of which will be billed to and the responsibility of the District.

### **NOTE 10 – RELATED PARTIES**

For the 12-month period ended December 31, 2024, all directors serving on the District's board were residents/homeowners of the District and reported no conflicts of interest arising from their participation on the District's board.

### **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss including (a) torts, thefts of, damage to, or destruction of assets, (b) errors or omissions and (c) acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to insure its member districts against various risks of loss. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from its members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to the Pool's distribution formula.

These notes are an integral part of the accompanying financial statements.

## NOTE 12 – TAX, SPENDING AND DEBT LIMITATIONS

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

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

On November 3, 2016, District voters authorized the District to assess property taxes at no more than \$230,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Under TABOR, the \$230,000 voter-approved property tax limit approved by the voters in 2015 may be adjusted to reflect (1) changes in the Denver-Aurora-Lakewood Consumer Price Index (CPI) plus (2) the net percentage change in actual value of all real property in the District from construction of taxable real property improvements. The United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Boulder averaged 240.0 in 2015. For 2024, the CPI for Denver-Aurora-Lakewood was 327.572 – a 36.5% cumulative increase in the Denver-Aurora-Lakewood CPI. New construction within the District since 2015 totaled \$41,200,000, which increased the actual value of property within the District by 39.7% above the total actual value of all land within the District for 2015 (\$103,650,966) per the Adams County Assessor's Office. For the 2023 collection year, the adjusted maximum property tax revenue limit to fund District operations is \$405,233 (= \$230,000 x [1 + (36.5% + 39.7%)])

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

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

## SUPPLEMENTARY INFORMATION

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
NORTH RANGE VILLAGE OPERATING FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Reimb expenses - collection costs	\$ -	\$ -	\$ -
Covenant violation fines	5,000	2,474	(2,526)
Other income	-	-	-
Net investment income	200	5,264	5,064
<b>Total Revenues</b>	<b>5,200</b>	<b>7,738</b>	<b>2,538</b>
<b>EXPENDITURES</b>			
General and administration	3,500	545	2,955
Landscaping maintenance	108,500	89,522	18,978
Other district expenses	38,700	36,166	2,534
<b>Total Expenditures</b>	<b>150,700</b>	<b>126,233</b>	<b>24,467</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(145,500)</b>	<b>(118,495)</b>	<b>27,005</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in from other funds	247,300	247,300	-
Transfers out to NRV Capital Project Fund	(184,000)	(184,000)	-
<b>Total Other Financing Sources (Uses)</b>	<b>63,300</b>	<b>63,300</b>	<b>-</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(82,200)</b>	<b>(55,195)</b>	<b>27,005</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>132,200</b>	<b>126,149</b>	<b>(6,051)</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 50,000</b>	<b>\$ 70,954</b>	<b>\$ 20,954</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
NORTH RANGE VILLAGE OPERATING FUND  
EXPENDITURE DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>GENERAL AND ADMINISTRATION</b>			
Administrative costs	\$ 2,000	\$ 294	\$ 1,706
Legal fees	1,500	-	1,500
Board Training	-	140	(140)
Miscellaneous expenses	-	111	(111)
<b>Total General and Administration</b>	<b><u>\$ 3,500</u></b>	<b><u>\$ 545</u></b>	<b><u>\$ 2,955</u></b>
<b>LANDSCAPING MAINTENANCE</b>			
Ground maintenance fees	\$ 27,000	\$ 31,480	\$ (4,480)
Tree maintenance & replacement	8,000	8,968	(968)
Trees - winter watering	-	-	-
Sprinkler repairs	16,000	9,475	6,525
Sprinklers – water	30,000	29,515	485
Sprinklers – electricity	1,600	1,633	(33)
Landscape improvement projects	6,900	3,809	3,091
Playground maintenance	3,000	150	2,850
Monument sign maintenance	3,000	400	2,600
Perimeter fence maintenance	6,000	-	6,000
Property insurance	3,000	3,023	(23)
Miscellaneous landscape costs	4,000	1,069	2,931
<b>Total Landscaping Maintenance</b>	<b><u>\$ 108,500</u></b>	<b><u>\$ 89,522</u></b>	<b><u>\$ 18,978</u></b>
<b>OTHER DISTRICT EXPENSES</b>			
Snow removal	\$ 12,000	\$ 8,003	\$ 3,997
Vandalism	1,000	250	750
Park and recreation events	11,000	11,360	(360)
Covenant enforcement services	10,200	12,259	(2,059)
Covenant enforcement - legal fees	1,500	851	649
Covenant enforcement - administrative costs	3,000	3,443	(443)
<b>Total Other District Expenses</b>	<b><u>\$ 38,700</u></b>	<b><u>\$ 36,166</u></b>	<b><u>\$ 2,534</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
NORTH RANGE VILLAGE CAPITAL PROJECTS FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Net investment income	\$ 600	\$ 12,134	\$ 11,534
Other revenue	-	-	-
<b>Total Revenues</b>	<b>600</b>	<b>12,134</b>	<b>11,534</b>
<b>EXPENDITURES</b>			
General and administrative fees	-	-	-
Capital projects			
Major capital projects	75,000	61,257	13,743
<b>Total Expenditures</b>	<b>75,000</b>	<b>61,257</b>	<b>13,743</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(74,400)</b>	<b>(49,123)</b>	<b>25,277</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	184,000	184,000	-
<b>Total Other Financing Sources (Uses)</b>	<b>184,000</b>	<b>184,000</b>	<b>-</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES</b>	<b>109,600</b>	<b>134,877</b>	<b>(25,277)</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>226,700</b>	<b>227,547</b>	<b>847</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 336,300</b>	<b>\$ 362,424</b>	<b>\$ 26,124</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
FOXTON VILLAGE OPERATING FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12 -Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Reimb expenses - collection costs	\$ -	\$ -	\$ -
Covenant violation fines	5,000	2,706	(2,294)
Other income	-	-	-
Net investment income	200	9,587	9,387
<b>Total Revenues</b>	<b>5,200</b>	<b>12,293</b>	<b>7,093</b>
<b>EXPENDITURES</b>			
General and administration	3,500	294	3,206
Landscaping maintenance	106,700	84,458	22,242
Other district expenses	27,600	27,549	51
<b>Total Expenditures</b>	<b>137,800</b>	<b>112,301</b>	<b>25,499</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(132,600)</b>	<b>(100,008)</b>	<b>32,592</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in from other funds	230,100	230,100	-
Transfers out to Foxton Village Capital Project Fund	(263,500)	(263,700)	(200)
<b>Total Other Financing Sources (Uses)</b>	<b>(33,400)</b>	<b>(33,600)</b>	<b>(200)</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(166,000)</b>	<b>(133,608)</b>	<b>32,392</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>216,000</b>	<b>226,531</b>	<b>10,531</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 50,000</b>	<b>\$ 92,923</b>	<b>\$ 42,923</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
 FOXTON VILLAGE OPERATING FUND  
 EXPENDITURE DETAILS - BUDGET AND ACTUAL  
 12 -Month Period Ended  
 December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>GENERAL AND ADMINISTRATION</b>			
Administrative costs	\$ 2,000	\$ 294	\$ 1,706
Legal fees	1,500	-	1,500
Miscellaneous expenses	-	-	-
<b>Total General and Administration</b>	<b><u>\$ 3,500</u></b>	<b><u>\$ 294</u></b>	<b><u>\$ 3,206</u></b>
<b>LANDSCAPING MAINTENANCE</b>			
Ground maintenance fees	\$ 20,300	\$ 20,464	\$ (164)
Tree maintenance & replacement	32,200	4,333	27,867
Trees - winter watering	-	-	-
Sprinkler repairs	8,000	5,125	2,875
Sprinklers – water	27,600	30,922	(3,322)
Sprinklers – electricity	900	545	355
Backflow maintenance	700	144	556
Landscape improvement projects	-	3,000	(3,000)
Playground maintenance	3,000	4,656	(1,656)
Monument sign maintenance	3,000	700	2,300
Perimeter fence maintenance	6,000	8,321	(2,321)
Property insurance	2,000	1,794	206
Miscellaneous landscape costs	3,000	4,454	(1,454)
<b>Total Landscaping Maintenance</b>	<b><u>\$ 106,700</u></b>	<b><u>\$ 84,458</u></b>	<b><u>\$ 22,242</u></b>
<b>OTHER DISTRICT EXPENSES</b>			
Snow removal	\$ 10,800	\$ 4,823	\$ 5,977
Vandalism	1,000	782	218
Park and recreation events	4,000	4,486	(486)
Covenant enforcement services	9,600	12,800	(3,200)
Covenant enforcement - administrative costs	2,200	4,658	(2,458)
<b>Total Other District Expenses</b>	<b><u>\$ 27,600</u></b>	<b><u>\$ 27,549</u></b>	<b><u>\$ 51</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
 FOXTON VILLAGE CAPITAL PROJECTS FUND  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
 BALANCES - BUDGET AND ACTUAL  
 12-Month Period Ended  
 December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Net investment income	\$ 200	\$ 19,358	\$ 19,158
Other revenue	-	-	-
<b>Total Revenues</b>	<b>200</b>	<b>19,358</b>	<b>19,158</b>
<b>EXPENDITURES</b>			
General and administrative fees	-	-	-
Capital projects			
Major capital projects	75,000	25,700	49,300
<b>Total Expenditures</b>	<b>75,000</b>	<b>25,700</b>	<b>49,300</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(74,800)</b>	<b>(6,342)</b>	<b>68,458</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	263,500	263,700	(200)
<b>Total Other Financing Sources (Uses)</b>	<b>263,500</b>	<b>263,700</b>	<b>(200)</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES</b>	<b>188,700</b>	<b>257,358</b>	<b>68,258</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>336,500</b>	<b>335,664</b>	<b>(836)</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 525,200</b>	<b>\$ 593,022</b>	<b>\$ 67,422</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 351,800	\$ 358,991	\$ 7,191
Specific ownership taxes	22,800	17,670	(5,130)
Net investment income	5,000	12,792	7,792
<b>Total Revenues</b>	<b>379,600</b>	<b>389,453</b>	<b>9,853</b>
<b>EXPENDITURES</b>			
Direct and indirect collection costs	27,200	23,876	3,324
Debt service			
Interest payments on 2020 bank loan	198,300	201,555	(3,255)
Principal payments on 2020 bank loan	275,000	275,000	-
<b>Total Expenditures</b>	<b>500,500</b>	<b>500,431</b>	<b>69</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(120,900)</b>	<b>(110,978)</b>	<b>9,922</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in (out)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(120,900)</b>	<b>(110,978)</b>	<b>9,922</b>
<b>FUND BALANCE – BEGINNING</b>	<b>130,900</b>	<b>137,610</b>	<b>6,710</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ 10,000</b>	<b>\$ 26,632</b>	<b>\$ 16,632</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
COLLECTION COST DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>DIRECT AND INDIRECT COLLECTION COSTS</b>			
Collection fees – County Treasurer	\$ 5,300	\$ 5,389	\$ (89)
Indirect Collection Cost Allocation	18,100	16,487	1,613
Paying agent fees	-	2,000	(2,000)
Miscellaneous	3,800	-	3,800
<b>Total Direct and Indirect Collection Costs</b>	<b>\$ 27,200</b>	<b>\$ 23,876</b>	<b>\$ 3,324</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
December 31, 2024

The District's repayment schedule for its Series 2020 Loan is as follows:

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Interest Rate</b>	<b>Total</b>
<b>2025</b>	\$ 285,000	\$ 189,313	3.250%	\$ 474,313
<b>2026</b>	295,000	180,050	3.250%	475,050
<b>2027</b>	300,000	170,463	3.250%	470,463
<b>2028</b>	310,000	160,713	3.250%	470,713
<b>2029</b>	320,000	150,638	3.250%	470,638
<b>2030</b>	330,000	140,238	3.250%	470,238
<b>2031</b>	345,000	129,513	3.250%	474,513
<b>2032</b>	355,000	118,300	3.250%	473,300
<b>2033</b>	365,000	106,763	3.250%	471,763
<b>2034</b>	380,000	94,900	3.250%	474,900
<b>2035</b>	390,000	82,550	3.250%	472,550
<b>2036</b>	405,000	69,875	3.250%	474,875
<b>2037</b>	415,000	56,713	3.250%	471,713
<b>2038</b>	430,000	43,225	3.250%	473,225
<b>2039</b>	445,000	29,250	3.250%	474,250
<b>2040</b>	455,000	14,788	3.250%	469,788
	<b>\$5,825,000</b>	<b>\$ 1,737,292</b>		<b>\$ 7,562,292</b>

Interest is payable each year on June 1<sup>st</sup> and December 1<sup>st</sup>, and principal payments are due each year on December 1<sup>st</sup>. The Series 2020 Loan can be paid in advance without prepayment penalty at any time.

NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
**SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED**

December 31, 2024

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2018	\$ 10,397,470	22.120	50.830	\$ 758,500	\$ 758,362	99.9%
2019	10,241,090	22.458	51.606	758,500	758,360	99.9%
2020	12,267,330	18.749	45.527	788,500	788,212	99.9%
2021	12,541,080	18.340	42.142	758,500	757,532	99.9%
2022	13,704,760	16.782	38.563	758,500	757,589	99.8%
2023	13,057,980	28.305	36.169	841,900	842,299	100.0%
2024	15,438,350	31.746	22.787	841,900	859,124	102.0%
2025	15,446,090	23.423	31.082	841,900	[TBD]	[TBD]

**NOTE A:** Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

## OTHER SUPPLEMENTARY INFORMATION

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT**  
**CHANGE IN TOTAL OVERLAPPING MILL LEVY**

December 31, 2024

	2023 Mill Levy *	2024 Mill Levy **	Change
North Range Village Metropolitan District	54.533	54.505	(0.028)
Brighton School District No. 27J	56.290	56.644	0.354
Commerce City North Infrastructure General Improvement District	8.000	8.000	-
Adams County	26.835	26.944	0.109
South Adams Fire District No. 4	14.750	14.750	-
Rangeview Library District	3.653	3.667	0.014
City of Commerce City	2.550	2.700	0.150
South Adams County Water and Sanitation District	1.966	2.013	0.047
Central Colorado Water Conservation District	0.891	1.017	0.126
Urban Drainage and Flood Control	0.900	0.900	-
Urban Drainage and Flood Control – South Platte	0.100	0.100	-
<b>Total Mill Levy</b>	<b>170.468</b>	<b>171.240</b>	<b>0.772</b>

\* -- For property tax collections in 2024

\*\* -- For property tax collections in 2025

NORTH RANGE VILLAGE METROPOLITAN DISTRICT  
**HISTORICAL DEBT RATIOS**  
 December 31, 2024

	2020	2021	2022	2023	2024
Debt outstanding	\$ 6,870,000	\$ 6,620,000	\$ 6,365,500	\$ 6,100,000	\$ 5,825,000
Restricted cash in debt fund	(\$ 11,578)	(\$ 18,075)	(\$ 86,643)	(\$ 134,945)	(\$ 25,309)
Combined assessed property values within the District	\$12,541,080	\$ 13,704,760	\$ 13,057,980	\$ 15,438,350	\$ 15,446,090
Ratio of debt to assessed property values	54.7%	48.2%	48.1%	38.6%	37.4%