

**PARK MEADOWS METROPOLITAN DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**


YEAR ENDED DECEMBER 31, 2024


**PARK MEADOWS METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2024**

INDEPENDENT AUDITOR'S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	18
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	19



1221 W. Mineral Avenue, Suite 202
Littleton, CO 80120

 303-734-4800

 303-795-3356

 www.HaynieCPAs.com

Independent Auditors' Report

To the Board of Directors
Park Meadows Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Meadows 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 financial position of the governmental activities and each major fund of Park Meadows Metropolitan 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 audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Park Meadows Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Park Meadows Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' 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 auditors' report that includes our opinion. 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 Park Meadows Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Park Meadows Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

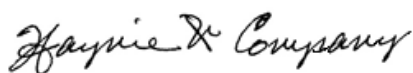
Required Supplementary Information

Management has omitted the 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 financial reporting for placing the basic financial statements in an appropriate operational, 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. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are 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 supplementary information, as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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.



Littleton, Colorado
July 7, 2025

BASIC FINANCIAL STATEMENTS

**PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 10,211,543
Cash and Investments - Restricted	101,300
Prepaid Insurance	24,308
Receivable from County Treasurer	18,876
Property Tax Receivable	2,950,119
Capital Assets:	
Capital Assets Net of Depreciation	<u>5,674,707</u>
Total Assets	<u>18,980,853</u>
LIABILITIES	
Accounts Payable	<u>116,802</u>
Total Liabilities	116,802
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>2,950,119</u>
Total Deferred Inflows of Resources	<u>2,950,119</u>
NET POSITION	
Investment in Capital Assets	5,674,707
Restricted for:	
Emergency Reserve	101,300
Net Position - Unrestricted	<u>10,137,925</u>
Total Net Position	<u><u>\$ 15,913,932</u></u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 3,510,362	\$ 6,701,181	\$ 10,211,543
Cash and Investments - Restricted	101,300	-	101,300
Receivable from County Treasurer	18,876	-	18,876
Prepaid Insurance	24,308	-	24,308
Property Tax Receivable	2,950,119	-	2,950,119
Total Assets	\$ 6,604,965	\$ 6,701,181	\$ 13,306,146
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 76,656	\$ 40,146	\$ 116,802
Total Liabilities	76,656	40,146	116,802
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	2,950,119	-	2,950,119
Total Deferred Inflows of Resources	2,950,119	-	2,950,119
FUND BALANCES			
Nonspendable:			
Prepaid Expense	24,308	-	24,308
Restricted for:			
Emergency Reserves	101,300	-	101,300
Assigned to:			
Capital Projects	-	6,661,035	6,661,035
Unassigned	3,452,582	-	3,452,582
Total Fund Balances	3,578,190	6,661,035	10,239,225
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 6,604,965	\$ 6,701,181	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

5,674,707

Net Position of Governmental Activities

\$ 15,913,932

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024**

	General	Capital Projects	Total Governmental Funds
REVENUES			
Property taxes	\$ 2,928,052	\$ -	\$ 2,928,052
Specific ownership taxes	220,369	-	220,369
Interest Income	144,710	364,622	509,332
Other Revenue	82,042	-	82,042
Total Revenues	3,375,173	364,622	3,739,795
EXPENDITURES			
Current:			
Accounting	42,758	-	42,758
Auditing	6,000	-	6,000
County Treasurer's Fee	45,144	-	45,144
Directors' fees	5,984	-	5,984
Payroll taxes	153	-	153
District management	83,584	443	84,027
Election	168	-	168
Engineering	10,738	20,333	31,071
Insurance	22,897	-	22,897
Legal	47,626	1,663	49,289
Miscellaneous	3,298	-	3,298
Landscaping	298,920	-	298,920
Landscape maintenance - PMBID	18,539	-	18,539
Landscape maintenance - Utilities	38,386	-	38,386
Landscape maintenance & repairs	138,751	-	138,751
Landscape irrigation maintenance & repairs	57,798	-	57,798
Landscape maintenance - Tree Care	73,310	-	73,310
Capital Projects:			
Joint Projects - Lone Tree	-	75,000	75,000
Landscape project - Tuckpoint repairs	-	347,921	347,921
Total Expenditures	894,054	445,360	1,339,414
NET CHANGE IN FUND BALANCES	2,481,119	(80,738)	2,400,381
Fund Balances - Beginning of Year	1,097,071	6,741,773	7,838,844
FUND BALANCES - END OF YEAR	\$ 3,578,190	\$ 6,661,035	\$ 10,239,225

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 2,400,381
--	--------------

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay	347,921
Depreciation Expense	<u>(311,274)</u>

Changes in Net Position of Governmental Activities	<u>\$ 2,437,028</u>
--	---------------------

**PARK MEADOWS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 2,942,042	\$ 2,928,052	\$ (13,990)
Specific ownership taxes	264,784	220,369	(44,415)
HRMD - Quebec Median Landscape Maintenance	2,000	-	(2,000)
Interest Income	35,000	144,710	109,710
Other Revenue	-	82,042	82,042
Total Revenues	<u>3,243,826</u>	<u>3,375,173</u>	<u>131,347</u>
EXPENDITURES			
Accounting	52,800	42,758	10,042
Auditing	6,000	6,000	-
Contingency	20,058	-	20,058
County Treasurer's Fee	44,131	45,144	(1,013)
Directors' fees	6,800	5,984	816
District management	84,000	83,584	416
Election	-	168	(168)
Engineering	10,000	10,738	(738)
GIS Mapping	10,000	-	10,000
Insurance	30,500	22,897	7,603
Landscaping	298,920	298,920	-
Landscape maintenance - PMBID	18,539	18,539	-
Landscape maintenance - Utilities	42,000	38,386	3,614
Landscape maintenance & repairs	290,000	138,751	151,249
Landscape maintenance & repairs - Quebec Street	4,752	-	4,752
Landscape irrigation maintenance & repairs	70,000	57,798	12,202
Landscape maintenance - Tree Care	110,000	73,310	36,690
Legal	57,500	47,626	9,874
Miscellaneous	7,500	3,298	4,202
Payroll taxes	-	153	(153)
Website	1,500	-	1,500
Total Expenditures	<u>1,165,000</u>	<u>894,054</u>	<u>270,946</u>
NET CHANGE IN FUND BALANCE	2,078,826	2,481,119	402,293
Fund Balance - Beginning of Year	<u>707,592</u>	<u>1,097,071</u>	<u>389,479</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,786,418</u></u>	<u><u>\$ 3,578,190</u></u>	<u><u>\$ 791,772</u></u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 1 DEFINITION OF REPORTING ENTITY

Park Meadows Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by District Court Order on August 12, 1982, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in northern Douglas County (the County). A substantial portion of the District is located within the City of Lone Tree (the City). The District was established to provide financing for construction of streets, drainage, and safety improvements.

In March 2002, the District's Board of Directors, concurrently with Douglas County, amended the District's Service Plan to allow for greater flexibility to the District to meet its service needs. The District's original Service Plan was approved in 1981. Under the modified Service Plan, the District is authorized to participate in planning, constructing, and maintaining street and landscape improvements, primarily in cooperation with other governmental entities. Additionally, the District is authorized to participate with other governmental entities to finance the design of transportation improvements relating to the extension of a light rail system.

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

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

The District has no employees, and contracts for all of its management and professional services.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows 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 as general revenues.

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 government 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 and specific ownership 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 Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital infrastructure.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2024.

Pooled Cash and Investments

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

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

The policy of the District requires that after construction, warranty, and final acceptance by the County or the City, the District will dedicate all public infrastructures, except for certain landscape street median improvements, to the County or City for perpetual maintenance. The capital assets held by the District are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Landscape Street Medians	15 to 30 Years
--------------------------	----------------

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

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

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Assigned Fund Balance – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 10,211,543
Cash and Investments - Restricted	101,300
Total Cash and Investments	\$ 10,312,843

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

Deposits with Financial Institutions	\$ 56,009
Investments	10,256,834
Total Cash and Investments	\$ 10,312,843

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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

At December 31, 2024, the District's cash deposits had a bank balance and carrying balance of \$56,009.

Investments

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

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

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

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	<u>\$ 10,256,834</u>

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Being Depreciated:				
Landscape Street Medians	\$ 9,280,227	\$ 347,921	\$ -	\$ 9,628,148
Total Capital Assets, Being Depreciated	9,280,227	347,921	-	9,628,148
Less Accumulated Depreciation for:				
Landscape Street Medians	(3,642,167)	(311,274)	-	(3,953,441)
Total Accumulated Depreciation	(3,642,167)	(311,274)	-	(3,953,441)
 Total Capital Assets, Being Depreciated, Net	 5,638,060	 36,647	 -	 5,674,707
 Governmental Activities Capital Assets, Net	 \$ 5,638,060	 \$ 36,647	 \$ -	 \$ 5,674,707

Depreciation expense for the year ended December 31, 2024 was charged to general government function/program.

NOTE 5 NET POSITION

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

Investment in capital assets consists of capital assets, net of accumulated depreciation. As of December 31, 2024, the District had investment in capital assets of \$5,674,707.

Restricted net position includes assets that are restricted for use either externally imposed by auditors, grantors, contributors or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2024 as follows:

Restricted Net Position:	Governmental Activities
Emergencies	\$ 101,300
Total Restricted Net Position	\$ 101,300

The District's unrestricted net position as of December 31, 2024 totaled \$10,137,925.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 6 RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 7 INTERGOVERNMENTAL AGREEMENTS

Capital Improvements

Beginning in 2002, the District has entered into various intergovernmental agreements with the City of Lone Tree (the City) and Douglas County (the County) for the purpose of sharing the costs of design, acquisition, and construction of capital improvements that benefit the District and the District's constituents. As of December 31, 2024, the District has paid \$13,830,022, pursuant to these agreements. Future years' payments of shared costs are subject to annual appropriation.

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

On May 5, 2000, the District voters approved a revenue change to allow the District to retain and spend all revenue in excess of TABOR spending, revenue raising or other limitations and all revenue in excess of the 5.5% statutory property tax revenue limitation from 1998 forward.

On May 2, 2023, the District voters approved the extension of a District General Fund mill levy of 3.472 mills through December 1, 2033 and approved that the District may collect, retain, and spend the revenue from such mill levy, along with the District's current mill levy, and investment earnings as a voter-approved revenue change, without regard to any spending, revenue-raising, or other limitations contained within TABOR or any other current or future law limiting District revenues or expenditures.

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

SUPPLEMENTARY INFORMATION

**PARK MEADOWS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Interest Income	\$ 352,000	\$ 352,000	\$ 364,622	\$ 12,622
Total Revenues	<u>352,000</u>	<u>352,000</u>	<u>364,622</u>	<u>12,622</u>
EXPENDITURES				
Accounting	5,000	5,000	-	5,000
District management	10,000	10,000	443	9,557
Engineering	35,000	35,000	20,333	14,667
Legal	10,000	10,000	1,663	8,337
Contingency	5,000	7,000	-	7,000
Capital outlay				
Joint Projects - Lone Tree	75,000	75,000	75,000	-
Landscape project - Tuckpoint repairs	350,000	550,000	347,921	202,079
Total Expenditures	<u>490,000</u>	<u>692,000</u>	<u>445,360</u>	<u>246,640</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(138,000)	(340,000)	(80,738)	259,262
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	2,050,000	2,050,000	-	(2,050,000)
Total Other Financing Sources (Uses)	<u>2,050,000</u>	<u>2,050,000</u>	<u>-</u>	<u>(2,050,000)</u>
NET CHANGE IN FUND BALANCE	1,912,000	1,710,000	(80,738)	(1,790,738)
Fund Balance - Beginning of Year	<u>6,930,400</u>	<u>6,741,772</u>	<u>6,741,773</u>	<u>1</u>
FUND BALANCE - END OF YEAR	<u>\$ 8,842,400</u>	<u>\$ 8,451,772</u>	<u>\$ 6,661,035</u>	<u>\$ (1,790,737)</u>

**PARK MEADOWS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2024**

Year Ended <u>December 31,</u>	Assessed Valuation	Percent Change	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
			General Operations	Total	Levied	Collected	
2019/2020	\$ 380,423,150	7.1%	6.387	6.387	\$ 2,429,763	\$ 2,415,269	99.40 %
2020/2021	377,276,920	-0.8%	6.387	6.387	2,409,668	2,396,863	99.47 %
2021/2022	406,290,390	7.7%	6.387	6.387	2,594,977	2,582,323	99.51 %
2022/2023	400,997,670	-1.3%	6.387	6.387	2,561,172	2,550,548	99.59 %
2023/2024	460,629,680	14.9%	6.387	6.387	2,942,042	2,928,052	99.52 %
Estimated for Year Ending December 31, 2025	\$ 461,894,259	0.3%	6.387	6.387	\$ 2,950,119		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

Source: Douglas County Assessor and Treasurer.