

RED LEAF METROPOLITAN DISTRICT NO. 2

Financial Statements

Year Ended December 31, 2024

with

Independent Auditors' Report

C O N T E N T S

	<u>Page</u>
<u>Independent Auditors' Report</u>	I
<u>Management's Discussion and Analysis</u>	III
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Other Information</u>	
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected (Unaudited)	17
Assessed and Actual Valuation of Classes of Property in the District (Unaudited)	18



Crady, Puca & Associates

Certified Public Accountants & Consultants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
of the Red Leaf Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Red Leaf Metropolitan District No. 2 as of and for the year ended December 31, 2024, and related notes to the financial statements, which collectively comprise Red Leaf Metropolitan District No. 2'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 Red Leaf Metropolitan District No. 2 as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Red Leaf Metropolitan District No. 2, 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 Red Leaf Metropolitan District No. 2'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 Red Leaf Metropolitan District No. 2'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 Red Leaf Metropolitan District No. 2's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages III through VII be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information. The other information comprises Summary of Assessed Valuation, Mill Levy and Property Taxes Collected on page 17 and Assessed and Actual Valuation of Classes of Property in the District on page 18 but 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 any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the 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.

Crady, Puca & Associates

Aurora, Colorado
March 27, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

The discussion and analysis is designed to provide an analysis of the District's financial condition and operating results and to inform the reader of the District's financial issues and activities.

The Management's Discussion and Analysis (MD&A) should be read in conjunction with the District's financial statements.

Financial Highlights

- The net position (deficit) of the District increased by \$286,165 in 2024 to \$(1,351,329). A negative net position (deficit) is typical in a metropolitan district, which transfers its capital assets to the controlling government entity (city, town, etc.) after construction is complete but retains the related debt in the district until it is paid off.
- Budgeted revenue exceeded actual revenue by \$2,815 due to a decrease in specific ownership taxes and budgeted expenditures exceeded actual expenditures by \$137,046 primarily due to unused contingency expenditures of \$134,355.
- There were no additions to capital assets in 2024; however, capital assets net of accumulated depreciation decreased by the depreciation expense incurred in 2024 of \$20,134.
- The District reduced its total mill levy from 21.250 in 2023 to 16.510 in 2024.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, deferred inflows of resources and deferred outflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements identify functions of the District that are principally to be supported by ad valorem taxes (governmental activities). The governmental activities of the District include the financing of governmental infrastructure including streets, water, sanitation, fire and safety protection, park and recreation improvements and transportation services constructed or acquired by the District.

The government-wide financial statements can be found on pages 1-2 of this report.

Fund financial statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows, outflows and balances of spendable resources. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

All of the District's activities are reported in a single governmental fund, the general fund, which focuses on how money flows in and out of that fund and the balance left at year-end available for spending in future periods.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for this fund in the basic financial statements to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 1-3 of this report.

Notes to financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 4-15 of this report.

Government-wide Financial Analysis

The assets of the District are classified as current assets or capital assets. Cash and investments, receivables, and prepaid expenses are current assets. These assets are available to provide resources for the near-term operations of the District. The majority of the current assets are property taxes receivable, and cash and investments.

Current and noncurrent liabilities are classified based on anticipated liquidation either in the near-term or in the future. Current liabilities include accounts payable and accrued interest. The liquidation of current liabilities is anticipated to be either from current available resources, current assets or new resources that become available during fiscal year 2025.

Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Deferred inflows of resources represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has one type of item that qualifies for reporting in this category, deferred property taxes.

Current and other assets decreased by \$54,882, mainly due to a decrease in property taxes receivable and cash and investments. In 2024, the District decreased its mill levy from 21.250 to 16.510 mills and with a valuation increase of \$4,205,570 this resulted in a decrease in property taxes assessed of \$25,061. For 2025, the assessed valuation increased by \$42,430 and the District decreased its mill levy to 16.000 which resulted in a decrease in property taxes receivable at December 31, 2024, of \$11,573.

Capital assets net of accumulated depreciation decreased by the depreciation expense incurred in 2024 of \$20,134.

Current liabilities increased by \$6,948 mainly due to increases in the current portion of the long-term debt.

Long-term liabilities decreased by \$375,128 due to the payment of principal on the outstanding bonds and amortization of the bond premium.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position.

Review of Net Position

	December 31,	
	2024	2023
Assets:		
Current and other assets	\$ 533,822	\$ 588,704
Capital assets	850,916	871,050
Total assets	1,384,738	1,459,754
Deferred outflow of resources:		
Deferred loss on refunding	109,887	128,459
Total deferred outflow of resources	109,887	128,459
Liabilities:		
Current liabilities	363,005	356,057
Long-term liabilities	2,097,891	2,473,019
Total liabilities	2,460,896	2,829,076
Deferred inflows of resources:		
Deferred property taxes	385,058	396,631
Total deferred inflows of resources	385,058	396,631
Net position(deficit):		
Net investment in capital assets	(1,492,088)	(1,818,510)
Restricted	55,152	89,249
Unrestricted net position	85,607	91,767
Total net position	\$ (1,351,329)	\$ (1,637,494)

The District's liabilities and deferred inflow of resources exceeded assets and deferred outflows of resources by \$1,351,329 at the close of the most recent fiscal year.

Review of Change in Net Position

	Year Ended December 31,	
	2024	2023
Revenues:		
General revenue:		
Property taxes	\$ 396,074	\$ 421,135
Specific ownership taxes	16,849	21,664
Interest income	18,682	19,505
Total revenue	431,605	462,304
Expenses:		
Governmental activities:		
General government	61,612	58,084
Interest and other fiscal charges	83,828	91,571
Total expenses	145,440	149,655
Total change in net position	286,165	312,649
Net position - beginning of year	(1,637,494)	(1,950,143)
Net position - end of year	\$ (1,351,329)	\$ (1,637,494)

Total net position increased \$286,165 partially due to steady property tax revenues and a decrease in interest expense and other fiscal charges as the result of the 2016 bond refunding.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds

The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's one governmental fund, the General Fund, reported an ending fund balance of \$139,867.

Unassigned fund balance for the District at the end of the fiscal year was \$78,790.

General Fund Budgetary Highlights

The fund balance for the General Fund decreased by \$38,923, resulting in an ending fund balance of \$139,867. Budgeted revenue exceeded actual revenue by \$2,815, principally due to a decrease in specific ownership taxes. Actual expenditures were \$137,046 less than budgeted expenditures, principally due to unused contingency expenditures.

Long-Term Debt

At the end of the current fiscal year, the District had total outstanding general obligation bond indebtedness of \$2,452,891. The District's Series 2016 Bonds are due in 2030 and pay interest at a rate of 3.0%, payable semiannually on June 1 and December 1.

Additional information on the District's long-term debt can be found in note 4 on pages 12-14 of this report.

Next Year's Budgets and Rates

The assessed valuation of the property in the District increased by \$42,430 (for property taxes to be collected in 2025) and is expected to stabilize in future years but is subject to additional assessment rate changes. Interest rates on short term deposits continue to decrease while debt service (principal and interest) on the Series 2016 Bonds increases slightly each year. Because of these factors and a substantial beginning fund balance, the District was able to decrease the mill levy for 2025 property tax collections from 16.510 mills down to 16.000 mills.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Red Leaf Metropolitan District No. 2
Diane Wheeler
304 Inverness Drive South, Suite 490
Englewood, CO 80112

RED LEAF METROPOLITAN DISTRICT NO. 2

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

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS				
Cash and investments	\$ 70,503	\$ 70,503	\$ -	\$ 70,503
Cash and investments - restricted	69,516	69,516	-	69,516
Receivable County Treasurer	1,428	1,428	-	1,428
Property taxes receivable	385,058	385,058	-	385,058
Prepaid expenses	450	450	-	450
Prepaid bond insurance	-	-	6,867	6,867
Capital assets not being depreciated	-	-	795,659	795,659
Capital assets, net of depreciation	-	-	<u>55,257</u>	<u>55,257</u>
Total Assets	<u>526,955</u>	<u>526,955</u>	<u>857,783</u>	<u>1,384,738</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred loss on refunding	-	-	<u>109,887</u>	<u>109,887</u>
Total Deferred Outflows of Resources	-	-	<u>109,887</u>	<u>109,887</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 526,955</u>	<u>\$ 526,955</u>		
LIABILITIES				
Accounts payable	\$ 2,030	\$ 2,030	-	2,030
Accrued interest on bonds	-	-	5,975	5,975
Long-term liabilities				
Due within one year	-	-	355,000	355,000
Due in more than one year	-	-	<u>2,097,891</u>	<u>2,097,891</u>
Total Liabilities	<u>2,030</u>	<u>2,030</u>	<u>2,458,866</u>	<u>2,460,896</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property taxes	<u>385,058</u>	<u>385,058</u>	-	<u>385,058</u>
Total Deferred Inflows of Resources	<u>385,058</u>	<u>385,058</u>	-	<u>385,058</u>
FUND BALANCES/NET POSITION				
Fund Balances:				
Nonspendable:				
Prepays	450	450	(450)	-
Restricted				
Emergencies	1,595	1,595	(1,595)	-
Debt Service	59,532	59,532	(59,532)	-
Unassigned	<u>78,290</u>	<u>78,290</u>	<u>(78,290)</u>	-
Total Fund Balances	<u>139,867</u>	<u>139,867</u>	<u>(139,867)</u>	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 526,955</u>	<u>\$ 526,955</u>		
Net Position:				
Net Investment in Capital Assets			(1,492,088)	(1,492,088)
Restricted for:				
Emergencies			1,595	1,595
Debt service			53,557	53,557
Unrestricted			<u>85,607</u>	<u>85,607</u>
Total Net Position			<u>\$ (1,351,329)</u>	<u>\$ (1,351,329)</u>

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

RED LEAF METROPOLITAN DISTRICT NO. 2

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

For the Year Ended December 31, 2024

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES				
Accounting	\$ 8,298	\$ 8,298	\$ -	\$ 8,298
Audit	4,100	4,100	-	4,100
Election expense	212	212	-	212
Insurance	8,113	8,113	-	8,113
Legal	14,123	14,123	-	14,123
Website Costs	600	600	-	600
Miscellaneous expenses	89	89	-	89
Depreciation	-	-	20,134	20,134
Treasurer's fees	5,943	5,943	-	5,943
Debt Service:				
Bond principal	345,000	345,000	(345,000)	-
Bond interest expense	82,050	82,050	(2,419)	79,631
Bond insurance amortization	-	-	2,197	2,197
Paying agent fees	<u>2,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>
 Total Expenditures	 <u>470,528</u>	 <u>470,528</u>	 <u>(325,088)</u>	 <u>145,440</u>
GENERAL REVENUES				
Property taxes	396,074	396,074	-	396,074
Specific ownership taxes	16,849	16,849	-	16,849
Interest income	<u>18,682</u>	<u>18,682</u>	<u>-</u>	<u>18,682</u>
Total General Revenues	<u>431,605</u>	<u>431,605</u>	<u>-</u>	<u>431,605</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES				
	(38,923)	(38,923)	325,088	286,165
NET CHANGES IN FUND BALANCES				
	(38,923)	(38,923)	38,923	
CHANGE IN NET POSITION				
			286,165	286,165
FUND BALANCE/NET POSITION				
BEGINNING OF YEAR	<u>178,790</u>	<u>178,790</u>	<u>(1,816,284)</u>	<u>(1,637,494)</u>
END OF YEAR	<u>\$ 139,867</u>	<u>\$ 139,867</u>	<u>\$ (1,491,196)</u>	<u>\$ (1,351,329)</u>

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

RED LEAF METROPOLITAN DISTRICT NO. 2

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

For the Year Ended December 31, 2024

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 396,631	\$ 396,074	\$ (557)
Specific ownership taxes	19,789	16,849	(2,940)
Interest income	<u>18,000</u>	<u>18,682</u>	<u>682</u>
 Total Revenues	 <u>434,420</u>	 <u>431,605</u>	 <u>(2,815)</u>
 EXPENDITURES			
Accounting	9,000	8,298	702
Audit	6,000	4,100	1,900
Election expense	-	212	(212)
Insurance	7,875	8,113	(238)
Legal	12,500	14,123	(1,623)
Website Costs	1,000	600	400
Miscellaneous expenses	500	89	411
Treasurer's fees	5,949	5,943	6
Contingency	134,355	-	134,355
Emergency reserve	1,345	-	1,345
Debt Service:			
Bond principal	345,000	345,000	-
Bond interest expense	82,050	82,050	-
Paying agent fees	<u>2,000</u>	<u>2,000</u>	<u>-</u>
 Total Expenditures	 <u>607,574</u>	 <u>470,528</u>	 <u>137,046</u>
 CHANGE IN FUND BALANCE	 (173,154)	 (38,923)	 134,231
 FUND BALANCE - BEGINNING OF YEAR	 <u>173,154</u>	 <u>178,790</u>	 <u>5,636</u>
 FUND BALANCE - END OF YEAR	 <u>\$ -</u>	 <u>\$ 139,867</u>	 <u>\$ 139,867</u>

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Red Leaf Metropolitan District No. 2 (“the District”), located within the limits of the City and County of Broomfield, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was formed in November 2001, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established for the primary purpose of providing for the acquisition, construction, installation and completion of certain improvements, including streets, parks and recreation, safety protection, transportation, mosquito control, and water and sanitation improvements for the inhabitants of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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

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

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

Basis of Presentation

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

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

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

Major individual governmental funds are reported as separate columns in the fund financial statements. The District has no fiduciary funds.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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

The District reports the following major governmental fund:

General Fund - The General Fund is the general operating fund of the District. It accounts for all financial resources of the District.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

Budgetary Accounting

In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge.

The Capital Assets are depreciated using the straight-line method over the following estimated useful lives:

Park and irrigation equipment	5-20 years
-------------------------------	------------

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

Prepaid Bond Insurance, Original Issue Premium, and Loss on Refunding,

Prepaid Bond Insurance and Original issue premium on the 2016 Bonds are being amortized over the term of the bonds using the effective interest method. Loss on Refunding on the 2016 Bonds is being amortized over the term of the bonds using the straight line method. Accumulated amortization on prepaid bond insurance, original issue premium, and loss on refunding amounted to \$26,496, \$242,708, and \$159,410, respectively, at December 31, 2024.

Fund Equity

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

Nonspendable Fund Balance

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

The nonspendable fund balance in the General Fund in the amount of \$450 represents prepaid expenditures.

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,595 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the amount of \$59,532 is restricted for the payment of the debt service costs related to the General Obligation Debt (see Note 4).

Committed Fund Balance

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

Assigned Fund Balance

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

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

Net Position

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

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

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

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

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

Note 2: Cash and Investments

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

Statement of net position:	
Cash and investments	\$ 70,503
Cash and investments – restricted	<u>69,516</u>
	\$ <u>140,019</u>

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

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

Deposits with financial institutions	\$ 4,267
Investments – CSAFE	<u>135,752</u>
	\$ <u>140,019</u>

Deposits

Custodial Credit Risk

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

The District does not have a formal policy for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Credit Risk

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

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. The CSAFE investment's value is calculated using the amortized cost method.

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

CSAFE

The local government investment pool Colorado Surplus Asset Fund Trust ("CSAFE"), is rated AAAMmf by Fitch Ratings with a weighted average maturity of under 60 days. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. CSAFE 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 the Trust. The Trust is similar to a money market fund, with each share valued at \$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. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to custodian agreements. 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 custodians' internal records identify the investments owned by CSAFE. At December 31, 2024, the District had \$135,752 invested in CSAFE.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

Note 3: Capital Assets

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

	<u>Balance</u> <u>1/1/2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2024</u>
<u>Governmental Type Activities:</u>				
<u>Capital assets not being depreciated:</u>				
Land improvements	\$ 795,659	\$ -	\$ -	\$ 795,659
Total capital assets not being depreciated:	<u>795,659</u>	<u>-</u>	<u>-</u>	<u>795,659</u>
<u>Capital assets being depreciated:</u>				
Parks and irrigation equipment	404,967	-	-	404,967
Total capital assets being depreciated	<u>404,967</u>	<u>-</u>	<u>-</u>	<u>404,967</u>
<u>Accumulated Depreciation:</u>				
Parks and irrigation equipment	<u>(329,576)</u>	<u>(20,134)</u>	<u>-</u>	<u>(349,710)</u>
Total accumulated depreciation	<u>(329,576)</u>	<u>(20,134)</u>	<u>-</u>	<u>(349,710)</u>
Net capital assets being depreciated	<u>75,391</u>	<u>(20,134)</u>	<u>-</u>	<u>55,257</u>
Government type assets, net	<u>\$ 871,050</u>	<u>\$ (20,134)</u>	<u>\$ -</u>	<u>\$ 850,916</u>

The District and the Red Leaf Master Association, Inc. (“Association”), are parties to a maintenance agreement whereby during the period of required District ownership of the Capital assets, the Association performs the operation, maintenance, repair, replacement and other management services necessary for such Capital assets. The District shall transfer ownership of the Capital assets including the land upon which the assets are located to the Association when District ownership is no longer required to preserve the tax-exempt nature of the District debt or when the debt is discharged.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2024, is as follows:

\$4,600,000 General Obligation Limited Tax Refunding Bonds, Series 2016

On June 7, 2016, the District issued \$4,600,000 of General Obligation Limited Tax Refunding Bonds, Series 2016, ("Series 2016 Bonds") dated June 7, 2016, for the purpose of advance refunding the District's Limited Tax General Obligation Bonds, Series 2007, maturing on and after December 1, 2018, in the amount of \$4,495,000, and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016 Bonds bear interest at the rate of 3%, payable semiannually on each June 1 and December 1, commencing on December 1, 2016, and mature on December 1, 2030. The Bonds are subject to early redemption at the option of the District commencing December 1, 2026, without redemption premium. The 2016 Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased at the issuance with the exception of the bonds payable on December 1, 2017 in the amount of \$195,000 which were paid in full on December 1, 2017. The reacquisition price of the old debt exceeded the net carrying amount by \$269,297. This amount is recorded as a deferred outflow and is being amortized over the life of the 2016 Bonds. The refunding resulted in an economic gain of \$674,456 due to the average interest rate of the Series 2016 Bonds being lower than the refunded bonds.

Events of Default as defined in the Series 2016 Bond Indenture are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture, and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2016 Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2016 Bonds is not an available remedy for an Event of Default.

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

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

	Balance 12/31/2023	Additions	Deletions	Balance 12/31/2024	Current Portion
<i><u>General Obligation Bonds:</u></i>					
GO Bonds - Series 2016	\$ 2,735,000	\$ -	\$ 345,000	\$ 2,390,000	\$ 355,000
Bond Premium - GO Bonds - Series 2016	83,019	-	20,128	62,891	-
Total	\$ 2,818,019	\$ -	\$ 365,128	\$ 2,452,891	\$ 355,000

The following is a summary of the annual long-term debt principal and interest requirements.

	Principal	Interest	Total
2025	\$ 355,000	\$ 71,700	\$ 426,700
2026	375,000	61,050	436,050
2027	390,000	49,800	439,800
2028	410,000	38,100	448,100
2029	420,000	25,800	445,800
2030	440,000	13,200	453,200
	\$ 2,390,000	\$ 259,650	\$ 2,649,650

As of December 31, 2024, the District had remaining voted debt authorization of approximately \$2,665,000. The Service Plan limits the issuance of indebtedness by the District to \$7,500,000. The District did not budget to issue any new debt in 2025.

Note 5: Tax, Spending and Debt Limitations

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

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements December 31, 2024

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

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

Note 6: Risk Management

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

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

Note 7: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

RED LEAF METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements
December 31, 2024

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

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities, including amortization of the bond premium and,
- 3) governmental funds report principal payments on debt as expenses; however, they are recorded as a reduction in debt on the Statement of Activities.

OTHER INFORMATION

RED LEAF METROPOLITAN DISTRICT NO. 2

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED

December 31, 2024

(Unaudited)

<u>Year Ended</u> <u>December 31,</u>	<u>Prior</u> <u>Year Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Bond Fund</u>	<u>Levied</u>	<u>Collected</u>	
		2008	\$ 12,663,390	2.800	29.604	
2009	13,310,590	2.860	28.100	412,096	412,286	100.05%
2010	13,730,000	0.000	28.450	390,619	391,940	100.34%
2011	13,721,290	0.700	28.810	404,915	407,007	100.52%
2012	13,538,200	0.100	29.000	393,962	393,574	99.90%
2013	13,635,250	2.500	28.800	426,783	427,170	100.09%
2014	14,263,980	2.500	28.800	446,463	446,462	100.00%
2015	14,276,651	2.500	28.800	446,859	446,859	100.00%
2016	16,555,470	2.000	25.000	446,998	446,984	100.00%
2017	16,559,020	2.000	23.000	413,976	413,976	100.00%
2018	18,269,340	1.250	21.250	411,060	410,918	99.97%
2019	18,285,809	1.250	21.250	411,431	411,430	100.00%
2020	19,055,244	1.250	21.250	428,743	428,390	99.92%
2021	19,089,730	1.250	21.250	429,519	429,511	100.00%
2022	20,389,720	1.500	19.750	433,282	433,282	100.00%
2023	19,818,110	1.500	19.750	421,135	421,135	100.00%
2024	24,023,680	0.533	15.977	396,631	396,074	99.86%
Estimated for year ending December 31, 2025	24,066,110	1.000	15.000	385,058		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

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

RED LEAF METROPOLITAN DISTRICT NO. 2

ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2024

(Unaudited)

<u>Class</u>	<u>2024 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>2024 Actual Valuation</u>	<u>Percent of Actual Valuation</u>
Residential	\$ 23,616,210	98.13%	\$ 352,481,090	99.54%
State Assessed	449,900	1.87%	1,612,550	0.46%
Total	<u>\$ 24,066,110</u>	<u>100.00%</u>	<u>\$ 354,093,640</u>	<u>100.00%</u>

NOTE

Percentage is based on a 2024 certified assessed valuation of \$24,066,110.