

**WILDGRASS METROPOLITAN DISTRICT  
Broomfield County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

**WILDGRASS METROPOLITAN DISTRICT  
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**Independent Auditors' Report**

Board of Directors  
Wildgrass Metropolitan District  
Broomfield County, Colorado

**Opinions**

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

**Basis for Opinions**

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

**Responsibilities of Management for the Financial Statements**

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

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplementary Information**

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

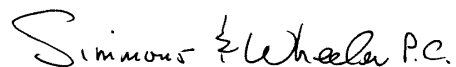
## Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information listed in the accompanying table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The supplementary 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 financial statements or to the 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 is fairly stated in all material respects in relation to the financial statements as a whole.

## Other Information

Management is responsible for the other information included in the annual report. The other information listed in the table of contents 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. The continuing disclosure annual financial information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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.

 Simmons & Wheeler P.C.

Englewood, CO  
September 23, 2025

## **BASIC FINANCIAL STATEMENTS**

**WILDGRASS METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 431,957
Cash and Investments - Restricted	899,077
Accounts Receivable - County Treasurer	3,691
Property Taxes Receivable	1,024,193
Prepaid Expenses	450
Prepaid Debt Insurance, Net of Accumulated Amortization	13,584
Total Assets	2,372,952
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred Loss on Refunding	460,144
Total Deferred Inflows of Resources	460,144
<b>LIABILITIES</b>	
Accounts Payable	17,831
Accrued Interest on Bonds	28,883
Noncurrent Liabilities:	
Due Within One Year	245,000
Due in More Than One Year	8,515,389
Total Liabilities	8,807,103
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	1,024,193
Total Deferred Inflows of Resources	1,024,193
<b>NET POSITION</b>	
Restricted For:	
Emergency Reserves	5,500
Debt Service	867,526
Unrestricted	(7,871,226)
Total Net Position	\$ (6,998,200)

See accompanying Notes to Basic Financial Statements.



**WILDGRASS METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 431,957	\$ -	\$ 431,957
Cash and Investments - Restricted	5,500	893,577	899,077
Accounts Receivable - County Treasurer	559	3,132	3,691
Property Taxes Receivable	155,181	869,012	1,024,193
Prepaid Expenses	450	-	450
Total Assets	<u>\$ 593,647</u>	<u>\$ 1,765,721</u>	<u>\$ 2,359,368</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 17,531	\$ 300	\$ 17,831
Total Liabilities	17,531	300	17,831
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	155,181	869,012	1,024,193
Total Deferred Inflows of Resources	155,181	869,012	1,024,193
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	450	-	450
Restricted For:			
Emergencies (TABOR)	5,500	-	5,500
Debt Service	-	896,409	896,409
Unassigned	414,985	-	414,985
Total Fund Balances	420,935	896,409	1,317,344
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 593,647</u>	<u>\$ 1,765,721</u>	

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

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.

Prepaid debt insurance, net of accumulated amortization	13,584
Deferred loss on refunding, net of accumulated amortization	460,144

Long-term liabilities, including Developer advances payable and bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(8,760,389)
Accrued Interest Payable - Bonds	(28,883)

Net Position of Governmental Activities	<u>\$ (6,998,200)</u>
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See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 155,289	\$ 869,619	\$ 1,024,908
Specific Ownership Taxes	6,594	36,928	43,522
Interest Income	20,477	66,843	87,320
Total Revenues	182,360	973,390	1,155,750
<b>EXPENDITURES</b>			
Current:			
Accounting	29,142	-	29,142
Audit	4,700	-	4,700
County Treasurer's Fees	2,330	13,050	15,380
Director Fees	800	-	800
Insurance	3,451	-	3,451
Management Fees	11,145	-	11,145
Legal	12,634	-	12,634
Miscellaneous Expenses	178	-	178
Payroll Taxes	92	-	92
Dues and Licenses	370	-	370
Debt Service:			
Paying Agent Fees	-	300	300
Bond Principal	-	235,000	235,000
Bond Principal - Early Redemption	-	300,000	300,000
Bond Interest	-	368,000	368,000
Total Expenditures	64,842	916,350	981,192
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	117,518	57,040	174,558
Fund Balances - Beginning of Year	303,417	839,369	1,142,786
<b>FUND BALANCES - END OF YEAR</b>	\$ 420,935	\$ 896,409	\$ 1,317,344

See accompanying Notes to Basic Financial Statements.

**WILDGRASS METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENTS 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 - Governmental Funds \$ 174,558

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

The issuance of long-term debt (e.g., issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal Payment	535,000
Deferred Loss on Refunding, Net of Accumulated Amortization - Change in Asset	(38,478)
Prepaid Debt Insurance, Net of Accumulated Amortization - Change in Asset	(1,136)
Original Issue Premium, Net of Accumulated Amortization - Change in Asset	7,976

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bonds - Change in Liability	1,784
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Change in Net Position of Governmental Activities	\$ 679,704
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**WILDGRASS 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)
<b>REVENUES</b>			
Property Taxes	\$ 155,303	\$ 155,289	\$ (14)
Specific Ownership Taxes	7,765	6,594	(1,171)
Interest Income	12,000	20,477	8,477
Total Revenues	175,068	182,360	7,292
<b>EXPENDITURES</b>			
Current:			
Accounting	30,000	29,142	858
Audit	6,000	4,700	1,300
County Treasurer's Fees	2,330	2,330	-
Director Fees	2,000	800	1,200
Insurance	5,500	3,451	2,049
Management Fees	30,000	11,145	18,855
Legal	25,000	12,634	12,366
Miscellaneous Expenses	10,000	178	9,822
Payroll Taxes	300	92	208
Dues and licenses	800	370	430
Contingency	13,070	-	13,070
Total Expenditures	125,000	64,842	60,158
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	50,068	117,518	67,450
Fund Balance - Beginning of Year	281,583	303,417	21,834
<b>FUND BALANCE - END OF YEAR</b>	\$ 331,651	\$ 420,935	\$ 89,284

See accompanying Notes to Basic Financial Statements.

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

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Wildgrass Metropolitan District (the District) was organized on November 18, 2003, as a quasi-municipal corporation and political subdivision of the state of Colorado. The District's purpose is to finance and construct certain public infrastructure improvements that benefit the taxpayers and service users of the District. The District's primary revenues are property taxes. The District is managed by an elected board of directors.

As required by accounting principles generally accepted in the United States of America (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.

**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 property taxes and intergovernmental revenues.

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

**WILDGRASS 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 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.

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation 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 Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

**WILDGRASS 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 and other financing uses 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 and investments.

**Property Taxes**

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

**Capital Assets**

Capital assets, which include infrastructure (e.g., storm drainage, streets, and similar items), are reported in the applicable governmental activities' column 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.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**WILDGRASS 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 on property that will remain assets of the District is reported on the statement of activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2024.

**Deferred Outflows/Inflows of Resources**

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

**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.

**Prepaid Debt Insurance, Original Issue Premium, and Loss on Refunding**

In the government-wide financial statements, prepaid debt insurance, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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.

*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.

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

**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	\$ 431,957
Cash and Investments - Restricted	899,077
Total Cash and Investments	\$ 1,331,034

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

Deposits with Financial Institutions	\$ 10,125
Investments	1,320,909
Total Cash and Investments	\$ 1,331,034

**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.

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 of \$10,125 and a carrying balance of \$10,125.

**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.

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

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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>\$ 1,320,909</u>

**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 CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

COLOTRUST (Continued)

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 AAf/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.

**NOTE 4 LONG-TERM OBLIGATIONS**

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

	Balance - December 31, 2023	Additions	Retirements	Balance - December 31, 2024	Due Within One Year
General Obligation					
Refunding Bonds:					
Series 2014A-Principal	\$ 9,200,000	\$ -	\$ 535,000	\$ 8,665,000	\$ 245,000
Original Issue Premium	103,365	-	7,976	95,389	-
Total Long-Term					
Obligations	<u>\$ 9,303,365</u>	<u>\$ -</u>	<u>\$ 542,976</u>	<u>\$ 8,760,389</u>	<u>\$ 245,000</u>

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

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$9,815,000 General Obligation Refunding Bonds Series 2014A and \$965,000 Taxable General Obligation Refunding Bonds Series 2014B**

On November 19, 2014, the District issued \$9,815,000 in General Obligation Refunding Bonds Series 2014A (the 2014A Bonds) and \$965,000 in Taxable General Obligation Refunding Bonds Series 2014B (the 2014B Bonds and, together with the 2014A Bonds the "2014A/B Bonds"). The Series 2014A/B Bonds were issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2007 Bonds. The proceeds from the sale of the Bonds were used for the following purposes of: 1) current refunding the District's outstanding General Obligation Refunding Bonds (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2007 and 2) paying other costs incidental to the issuance of the Bonds. The Series 2014A Bonds bear interest at 4.00% payable on June 1 and December 1 commencing on June 1, 2015, and mature on December 1, 2044. Bonds maturing on or after December 1, 2025, are subject to redemption prior to maturity, on December 1, 2024, or on any date thereafter at par plus accrued interest to the redemption date, without a redemption premium. The Series 2014B Bonds bear interest at 2.50% payable on June 1st and December 1st commencing on June 1, 2015, and matured on December 1, 2020.

As a result, the 2007 refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$876,232. This amount is recorded as a deferred inflow and is being amortized over the remaining life of the new debt issued. This advance refunding was undertaken to reduce total debt service payments over the remaining life of the old debt at the time of the refunding by \$1,720,561 and resulted in an economic gain of \$915,595.

The Series 2014A Bonds are general obligations of the District secured by a pledge of the full faith and credit of the District and payable from general ad valorem taxes which may be levied against all taxable property within the District without limitation of rate and in an amount sufficient to pay the 2014A Bonds when due.

The principal and interest payment of the Series A Bonds are further secured by a Municipal Bond Insurance policy issued by Build America Mutual Assurance Company, (BAM). As of December 31, 2024, BAM was rated AA/Stable by Standard & Poor's.

The Series 2014B bonds matured on December 1, 2020.

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

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Events of Default**

The occurrence of existence of any one or more of the following events shall be an Event of Default under the Bond Resolution: (a) payment of the principal of or redemption premium on any Bond is not made by the District when due; (b) payment of any interest on any Bond is not made by the District when due; (c) the District defaults in the performance of any other of its covenants in this Bond Resolution, and such default continues for 60 days after written notice specifying such default and requiring the same to be remedied is given to the District by the Owners of 25% in aggregate principal amount of the Bonds then outstanding; provided, however, that any breach of any covenant set forth under "Federal Income Tax Covenants" above shall not be an Event of Default with respect to any Series 2014B Bonds; or (d) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the debt represented by the Bonds.

**Amount of Unused Lines of Credit**

The District has no unused lines of credit.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 245,000	\$ 346,600	\$ 591,600
2026	265,000	336,800	601,800
2027	280,000	326,200	606,200
2028	300,000	315,000	615,000
2029	315,000	303,000	618,000
2030-2034	1,890,000	1,309,400	3,199,400
2035-2039	2,470,000	887,000	3,357,000
2040-2044	2,900,000	336,800	3,236,800
Total	<u>\$ 8,665,000</u>	<u>\$ 4,160,800</u>	<u>\$ 12,825,800</u>

**Authorized Debt**

At an election held November 4, 2003 a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness in an amount not to exceed \$10,385,000 for providing public improvements and \$10,385,000 for refunding of previously issued indebtedness. The District has no additional new debt authorization available.

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

**NOTE 5 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

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

Restricted Net Position:	
Emergencies	\$ 5,500
Debt Service	867,526
Total Restricted Net Position	<u>\$ 873,026</u>

The District's unrestricted net position as of December 31, 2024 is (\$6,998,200). This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

**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.

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

**NOTE 7 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer'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.

On November 4, 2003, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution except for an annual limit on the ad valorem taxes of \$1,500,000 and/or an annual limit of \$1,500,000 for total General Fund expenses.

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**

**WILDGRASS METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 869,696	\$ 869,696	\$ 869,619	\$ (77)
Specific Ownership Taxes	43,485	43,485	36,928	(6,557)
Interest Income	39,500	39,500	66,843	27,343
Total Revenues	<u>952,681</u>	<u>952,681</u>	<u>973,390</u>	<u>20,709</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fees	13,045	13,045	13,050	(5)
Paying Agent Fees	300	300	300	-
Bond Interest	368,000	368,000	368,000	-
Bond Principal	235,000	235,000	235,000	-
Bond Principal - Early Redemption	-	300,000	300,000	-
Contingency	8,655	33,655	-	33,655
Total Expenditures	<u>625,000</u>	<u>950,000</u>	<u>916,350</u>	<u>33,650</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	327,681	2,681	57,040	54,359
Fund Balance - Beginning of Year	<u>824,513</u>	<u>839,369</u>	<u>839,369</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 1,152,194</u></u>	<u><u>\$ 842,050</u></u>	<u><u>\$ 896,409</u></u>	<u><u>\$ 54,359</u></u>

## **OTHER INFORMATION**

**WILDGRASS METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2024**

\$9,815,000 General Obligation Refunding  
Bonds Series 2014A  
Dated November 19, 2014  
Interest Rate 4.00%  
Principal Due December 1st  
Interest Payable June 1st and December 1st

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 245,000	\$ 346,600	\$ 591,600
2026	265,000	336,800	601,800
2027	280,000	326,200	606,200
2028	300,000	315,000	615,000
2029	315,000	303,000	618,000
2030	340,000	290,400	630,400
2031	350,000	276,800	626,800
2032	380,000	262,800	642,800
2033	395,000	247,600	642,600
2034	425,000	231,800	656,800
2035	440,000	214,800	654,800
2036	470,000	197,200	667,200
2037	490,000	178,400	668,400
2038	525,000	158,800	683,800
2039	545,000	137,800	682,800
2040	580,000	116,000	696,000
2041	605,000	92,800	697,800
2042	640,000	68,600	708,600
2043	665,000	43,000	708,000
2044	410,000	16,400	426,400
Total	<u>\$ 8,665,000</u>	<u>\$ 4,160,800</u>	<u>\$ 12,825,800</u>

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

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2020	\$ 23,463,503	33.000	\$ 774,296	\$ 774,010	99.96 %
2021	23,544,550	33.000	776,970	776,432	99.93
2022	25,130,620	33.000	829,310	828,219	99.87
2023	24,583,760	33.000	811,264	812,356	100.13
2024	31,060,570	33.000	1,024,999	1,024,908	99.99
Estimated for Year Ending December 31, 2025	\$ 31,036,140	33.000	\$ 1,024,193		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.

**CONTINUING DISCLOSURE – ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)**

**WILDGRASS METROPOLITAN DISTRICT  
 2024 "ACTUAL" VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT  
 DECEMBER 31, 2024  
 UNAUDITED**

Class	"Actual" Valuation	Percent of "Actual" Valuation
Residential	\$ 456,523,600	99.65%
State Assessed	1,609,640	0.35%
Total	\$ 458,133,240	100.00%

Source: Assessor's Office of the City and County of Broomfield

**WILDGRASS METROPOLITAN DISTRICT  
 2024 ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT  
 DECEMBER 31, 2024  
 UNAUDITED**

Class	Assessed Valuation	Percent of Assessed Valuation
Residential	\$ 30,587,050	98.55%
State Assessed	449,090	1.45%
Total	\$ 31,036,140	100.00%

Source: Assessor's Office of the City and County of Broomfield

**WILDGRASS METROPOLITAN DISTRICT  
HISTORY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GENERAL FUND  
DECEMBER 31, 2024  
UNAUDITED**

	2020	2021	2022	2023	2024
<b>REVENUES</b>					
Property Taxes	\$ 117,274	\$ 117,641	\$ 125,488	\$ 123,084	\$ 155,289
Specific Ownership Taxes	6,533	6,897	6,231	6,323	6,594
Interest Income	2,645	161	6,055	15,719	20,477
Miscellaneous Income	77	-	-	1,669	-
<b>Total Revenues</b>	<u>126,529</u>	<u>124,699</u>	<u>137,774</u>	<u>146,795</u>	<u>182,360</u>
<b>EXPENDITURES</b>					
Accounting	24,459	18,563	27,829	29,405	29,142
Audit	4,200	4,200	4,200	4,500	4,700
County Treasurer's Fees	1,760	1,765	1,883	1,847	2,330
Director Fees	1,700	1,300	1,200	1,000	800
Insurance	3,240	3,304	3,304	3,601	3,451
Management Fees	19,985	18,160	22,076	14,296	11,145
Legal	5,014	16,302	14,678	9,618	12,634
Miscellaneous Expenses	290	145	334	15,621	178
Payroll Taxes	152	99	92	46	92
Website	-	3,255	-	-	-
Dues and Licenses	631	489	456	361	370
Election	1,558	-	5,839	3,296	-
<b>Total Expenditures</b>	<u>62,989</u>	<u>67,582</u>	<u>81,891</u>	<u>83,591</u>	<u>64,842</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	63,540	57,117	55,883	63,204	117,518
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers (to) from Other Funds	(139,802)	(3,145)	(118,927)	(152)	-
<b>Total Other Financing     Sources (Uses)</b>	<u>(139,802)</u>	<u>(3,145)</u>	<u>(118,927)</u>	<u>(152)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(76,262)	53,972	(63,044)	63,052	117,518
Fund Balances - Beginning of Year	<u>325,699</u>	<u>249,437</u>	<u>303,409</u>	<u>240,365</u>	<u>303,417</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 249,437</u></u>	<u><u>\$ 303,409</u></u>	<u><u>\$ 240,365</u></u>	<u><u>\$ 303,417</u></u>	<u><u>\$ 420,935</u></u>

**WILDGRASS METROPOLITAN DISTRICT  
HISTORY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
DECEMBER 31, 2024  
UNAUDITED**

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<b>REVENUES</b>					
Property Taxes	\$ 656,736	\$ 658,791	\$ 702,731	\$ 689,272	\$ 869,619
Specific Ownership Taxes	36,586	38,623	34,895	35,411	36,928
Interest Income	3,471	454	13,585	52,537	66,843
<b>Total Revenues</b>	<u>696,793</u>	<u>697,868</u>	<u>751,211</u>	<u>777,220</u>	<u>973,390</u>
<b>EXPENDITURES</b>					
Debt Service:					
Bond Interest	397,225	392,600	385,000	376,600	368,000
Bond Principal	185,000	190,000	210,000	215,000	235,000
Bond Principal - Early Redemption	-	-	-	-	300,000
County Treasurer's Fees	9,857	9,885	10,548	10,344	13,050
Paying Agent Fees	300	600	300	300	300
<b>Total Expenditures</b>	<u>592,382</u>	<u>593,085</u>	<u>605,848</u>	<u>602,244</u>	<u>916,350</u>
<b>NET CHANGE IN FUND BALANCES</b>	104,411	104,783	145,363	174,976	57,040
Fund Balances - Beginning of Year	<u>309,836</u>	<u>414,247</u>	<u>519,030</u>	<u>664,393</u>	<u>839,369</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 414,247</u>	<u>\$ 519,030</u>	<u>\$ 664,393</u>	<u>\$ 839,369</u>	<u>\$ 896,409</u>