

9TH AVENUE METROPOLITAN DISTRICT NO. 1
City and County of Denver, Colorado

FINANCIAL STATEMENTS


YEAR ENDED DECEMBER 31, 2024


**9TH AVENUE METROPOLITAN DISTRICT NO. 1
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YEAR ENDED DECEMBER 31, 2024**

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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors
9th Avenue Metropolitan District No. 1
Denver County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of 9th Avenue Metropolitan District No. 1 as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the 9th Avenue Metropolitan District No. 1'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 the 9th Avenue Metropolitan District No. 1 as of December 31, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 9th Avenue Metropolitan District No. 1 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the 9th Avenue Metropolitan District No. 1's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting

from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

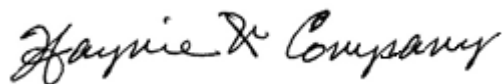
In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 9th Avenue Metropolitan District No. 1'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 9th Avenue Metropolitan District No. 1's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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



Littleton, Colorado
July 17, 2025

BASIC FINANCIAL STATEMENTS

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2024**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 3
Cash and Investments - Restricted	151
Accounts Receivable	408,990
Prepaid Insurance	13,110
Due from District No. 2	8,844
Due from District No. 3	1,169
Capital Assets:	
Capital Assets Not Being Depreciated	2,846,030
Capital Assets Net of Depreciation	941,916
Total Assets	4,220,213
LIABILITIES	
Accounts Payable	87,888
Noncurrent Liabilities:	
Due in More Than One Year	338,448
Total Liabilities	426,336
NET POSITION	
Net Investment in Capital Assets	941,916
Restricted for:	
Emergency Reserve	39,100
Unrestricted	2,812,861
Total Net Position	\$ 3,793,877

See accompanying Notes to Basic Financial Statements.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General	Total Governmental Funds
ASSETS		
Cash and Investments	\$ 3	\$ 3
Cash and Investments - Restricted	151	151
Due from District No. 2	8,844	8,844
Due from District No. 3	1,169	1,169
Accounts Receivable	408,990	408,990
Prepaid Insurance	13,110	13,110
Total Assets	\$ 432,267	\$ 432,267
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts Payable	\$ 87,888	\$ 87,888
Total Liabilities	87,888	87,888
FUND BALANCES		
Nonspendable:		
Prepaid Expense	13,110	13,110
Restricted for:		
Emergency Reserves	38,900	38,900
Unassigned	292,369	292,369
Total Fund Balances	344,379	344,379
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 432,267	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	3,787,946
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Developer Advances Payable	(270,981)
Accrued Interest on Developer Advances	(67,467)
Net Position of Governmental Activities	\$ 3,793,877

See accompanying Notes to Basic Financial Statements.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024**

	General
REVENUES	
Interest Income	\$ 320
Other Revenue	83
Retail Sales Fee Revenue	564,894
Intergovernmental Revenues - District No. 2	401,812
Intergovernmental Revenues - District No. 3	329,275
Total Revenues	1,296,384
EXPENDITURES	
Current:	
Accounting	47,434
Auditing	14,400
Administration Fees	(465)
Dues And Membership	1,163
Insurance	11,662
Legal	60,316
Miscellaneous	122
Security	106,811
Election	347
Repairs And Maintenance	5,609
Property Management	111,425
Janitorial Services	128,268
Superblock Infrastructure	8,475
Landscaping	164,408
Paying Agent Fees	3,500
Snow Removal	127,743
Utilities	43,574
Electricity	362
Website	192
Storm Drainage	33,222
Total Expenditures	868,568
NET CHANGE IN FUND BALANCES	427,816
Fund Balances - Beginning of Year	(83,437)
FUND BALANCES - END OF YEAR	\$ 344,379

See accompanying Notes to Basic Financial Statements.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 427,816
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Amounts reported for governmental activities in the statement of activities are different because:

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

Depreciation Expense	(67,683)
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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 Payable Developer Advance - O&M - Change in Liability	(18,800)
Accrued Interest Payable Developer Advance - Capital - Change in Liability	<u>(2,702)</u>

Changes in Net Position of Governmental Activities	<u>\$ 338,631</u>
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**9TH AVENUE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 4,000	\$ 320	\$ (3,680)
Other Revenue	-	83	83
Retail Sales Fee Revenue	200,000	564,894	364,894
Intergovernmental Revenues - District No. 2	400,686	401,812	1,126
Intergovernmental Revenues - District No. 3	318,525	329,275	10,750
Total Revenues	923,211	1,296,384	373,173
EXPENDITURES			
Accounting	43,000	47,434	(4,434)
Auditing	14,000	14,400	(400)
Administration Fees	9,000	(465)	9,465
Dues And Membership	1,900	1,163	737
Insurance	12,000	11,662	338
Legal	70,000	60,316	9,684
Miscellaneous	500	122	378
Security	82,500	106,811	(24,311)
Election	-	347	(347)
Repairs And Maintenance	10,000	5,609	4,391
Property Management	125,000	111,425	13,575
Janitorial Services	125,000	128,268	(3,268)
Superblock Infrastructure	-	8,475	(8,475)
Landscaping	130,000	164,408	(34,408)
Paying Agent Fees	3,500	3,500	-
Snow Removal	150,000	127,743	22,257
Utilities	35,000	43,574	(8,574)
Electricity	-	362	(362)
Website	1,500	192	1,308
Storm Drainage	55,000	33,222	21,778
Contingency	25,100	-	25,100
Total Expenditures	893,000	868,568	24,432
NET CHANGE IN FUND BALANCE	30,211	427,816	397,605
Fund Balance - Beginning of Year	10,752	(83,437)	(94,189)
FUND BALANCE - END OF YEAR	\$ 40,963	\$ 344,379	\$ 303,416

See accompanying Notes to Basic Financial Statements.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 1 DEFINITION OF REPORTING ENTITY

9th Avenue Metropolitan District No. 1 (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the District Court of the City and County of Denver (the City) on September 20, 2016, and recorded on September 30, 2016, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized in conjunction with two other districts, 9th Avenue Metropolitan District No. 2 (District No. 2) and 9th Avenue Metropolitan District No. 3 (District No. 3) (collectively, the Districts) to provide for the financing, acquisition, construction, completion, operation, and maintenance of all public infrastructure and services within and without the Districts' service area, including streets, traffic and safety, water, sanitation, storm drainage, transportation, mosquito control, and park and recreation facilities for the collective use and benefit of the property owners within, and residents of all of the Districts. The District serves as a service district and acts as the manager for the Districts. District No. 2 and District No. 3 serve as the financing districts and will provide tax and other revenues necessary to fund the costs of providing the services.

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

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

The District has no employees, and 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 taxes and intergovernmental revenues.

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

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
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 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 intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

Budgets

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

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, and equipment and infrastructure assets are reported by the District. 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.

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

Parks and Open Spaces	20 Years
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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.

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.

9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
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	\$	3
Cash and Investments - Restricted		151
Total Cash and Investments		\$ 154

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

Deposits with Financial Institutions	\$	151
Investments		3
Total Cash and Investments		\$ 154

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.

As of December 31, 2024, the District's cash deposits had a bank balance of \$151.

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.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
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 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	\$ 3
Total		<u>\$ 3</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations 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, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE 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.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 2,846,030	\$ -	\$ -	\$ 2,846,030
Total Capital Assets, Not Being Depreciated	2,846,030	-	-	2,846,030
Capital Assets, Being Depreciated:				
Parks and Recreation	1,353,653	-	-	1,353,653
Total Capital Assets, Being Depreciated	1,353,653	-	-	1,353,653
Less Accumulated Depreciation for:				
Accumulated Depreciation - Parks and Rec	344,054	67,683	-	411,737
Total Accumulated Depreciation	344,054	67,683	-	411,737
Total Capital Assets, Being Depreciated, Net	1,009,599	(67,683)	-	941,916
Governmental Activities Capital Assets, Net	<u>\$ 3,855,629</u>	<u>\$ (67,683)</u>	<u>\$ -</u>	<u>\$ 3,787,946</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities:	
General Government	<u>\$ 67,683</u>

The majority of capital assets constructed by the District are expected to be dedicated to other governments for ownership and maintenance. When the property is dedicated, the District removes the cost of construction from capital assets.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 5 LONG-TERM OBLIGATIONS

Developer Advance

The District has entered into funding and reimbursement agreements with 9th Avenue (Denver) Land, LLC, a Delaware limited liability company (the Developer) as follows:

On December 8, 2016 (with an effective date of September 30, 2016), the District entered into an Operation Funding Agreement with the Developer, as amended by that certain First Amendment to Operation Funding Agreement dated November 21, 2019, by that certain Second Amendment to Operation Funding Agreement dated November 19, 2020, and by that certain Third Amendment to Operation Funding Agreement dated November 18, 2021 (the Operations Agreement). Under the Operations Agreement, the Developer advances funds to the District for operations and maintenance expenses. The District is obligated to repay the advances, plus simple interest at the rate of 8% per annum, from monies not otherwise needed to fund operations and maintenance expenses or debt service obligations, which repayment is subject to annual budget and appropriation. As of December 31, 2024 outstanding advances under the Operations Agreement totaled \$235,000 and Accrued interest totaled \$58,105.

On December 8, 2016 (with an effective date of September 30, 2016), the District entered into a Facilities Funding and Acquisition Agreement (Facilities Agreement) with the Developer. Under the Facilities Agreement, the District acknowledges that the Developer has expended funds on behalf of the District for organizational costs. The Facilities Agreement also anticipates that the Developer may fund capital improvements that may be designed and constructed by the District, or the District may acquire capital improvements designed and constructed by the Developer. The District will repay the Developer for organization and capital improvement costs, plus simple interest at the rate of 8% per annum, subject to the receipt of funding from the issuance of debt by the District, District No. 2, or District No. 3.

As of December 31, 2024, outstanding advances under the Facilities Agreement totaled \$35,981 and accrued interest totaled \$9,362.

On November 15, 2022 (with an effective date of January 1, 2023), the District entered into an Operation Funding Agreement – Retail Sales Fee Revenue (OFA – RSF) with the Developer. The OFA – RSF provides a mechanism by which any portion of the RSF Revenue (as defined therein) may be assigned to the District for payment of the District’s General Fund Expenses (as defined therein), either directly under the OFA – RSF or indirectly under the Operations Agreement, discussed above.

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 235,000	\$ -	\$ -	\$ 235,000	\$ -
Developer Advance - Capital	35,981	-	-	35,981	-
Accrued Interest on:					
Developer Advance - Operating	39,305	18,800	-	58,105	-
Developer Advance - Capital	6,660	2,702	-	9,362	-
Total Long Term Obligations	\$ 316,946	\$ 21,502	\$ -	\$ 338,448	\$ -

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 3, 2015, the District's electors authorized the incurrence of general obligation debt totaling \$2,080,000,000 in principal at a rate not to exceed 18%. At December 31, 2024, the District has authorized but unissued indebtedness for the following purposes:

	Amount Authorized on November 3, 2015	Authorization Used	Remaining at December 31, 2024
Streets	\$ 160,000,000	\$ -	\$ 160,000,000
Parks and Recreation	160,000,000	-	160,000,000
Water Supply	160,000,000	-	160,000,000
Storm and Sanitation	160,000,000	-	160,000,000
Public Transportation	160,000,000	-	160,000,000
Mosquito Control	160,000,000	-	160,000,000
Traffic Safety	160,000,000	-	160,000,000
Fire Protection	160,000,000	-	160,000,000
Television Relay and Translation	160,000,000	-	160,000,000
Security Services	160,000,000	-	160,000,000
Operations and Maintenance	160,000,000	-	160,000,000
Debt Refunding	160,000,000	-	160,000,000
Intergovernmental Agreements	160,000,000	-	160,000,000
Total	<u>\$ 2,080,000,000</u>	<u>\$ -</u>	<u>\$ 2,080,000,000</u>

The District's Service Plan limits the aggregate debt issuance of the Districts to \$160,000,000, with a maximum debt mill levy of 50.000 mills, as may be adjusted to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation.

NOTE 6 NET POSITION

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

The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2024, the District had net investment in capital assets in the amount of \$941,916.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 6 NET POSITION (CONTINUED)

The restricted component of net position includes 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:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	\$ 39,100
Total Restricted Net Position	\$ 39,100

The unrestricted component of net position is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

NOTE 7 RELATED PARTIES

The members of the Board of Directors of the District are employees of, owners of, or associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Memorandum of Understanding

On December 8, 2016, (with an effective date of September 30, 2016) the District entered into a Memorandum of Understanding (MOU) with District No. 2 and District No. 3. The MOU provides that the District, District No. 2, and District No. 3 anticipate entering into a Facilities Funding, Construction, and Operations Agreement (FFCOA), that is expected to provide that the District will finance, own, acquire, operate, and maintain any or all of the improvements acquired by the District and services needed to serve the development in conjunction with the financing provided by District No. 2 and District No. 3.

Denver Urban Renewal Authority (DURA)

All of the property within the boundaries of the Districts (the Development) is subject to the 9th and Colorado Urban Renewal Plan approved by an ordinance adopted by the City on July 26, 2013 (the Urban Renewal Plan). The Urban Renewal Plan specifies, for purposes of the Urban Renewal Law, a "Redevelopment Area" (referred to herein as the 9th and Colorado Urban Redevelopment Area) encompassing approximately 41 acres, comprising substantially all of the former campus of the University of Colorado Health Sciences Center.

**9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 8 AGREEMENTS (CONTINUED)

Denver Urban Renewal Authority (DURA) (Continued)

In connection therewith and in order to further provide for the financing of public improvements within the 9th and Colorado Urban Redevelopment Area, the Denver Urban Renewal Authority (DURA) and the City entered into the 9th Avenue Tax Increment Area Cooperation Agreement dated as of December 15, 2014 (the City/DURA Cooperation Agreement). In accordance therewith and with the Urban Renewal Law (Section 31-25-101, et seq. C.R.S.), until the 25th anniversary of the date of the approval by the City Council of the 9th Avenue Project (i.e. December 8, 2039) (also referred to herein as the TIF Period), all property taxes resulting from imposition of ad valorem property taxes on the assessed valuation of all taxable property in the 9th Avenue Project within 9th and Colorado Urban Redevelopment Area (which includes all of the property within the boundaries of the Districts) in excess of the base assessed valuation thereof (i.e., the incremental assessed valuation) are to be remitted by the City to DURA. According to the City Assessor, the base assessed valuation of taxable property in the Districts is zero.

The Districts and DURA entered into a Cooperation Agreement, dated as of June 21, 2018 (the District Cooperation Agreement) pursuant to which DURA has agreed to remit during the TIF Period to each of the Districts all revenues generated from the imposition of ad valorem property taxes by such District on the incremental assessed valuation of property of such District, including property tax revenue resulting from the imposition of the District No. 2 Required Mill Levy and the District No. 3 Required Mill Levy.

Intergovernmental Agreement Regarding Construction, Funding, Operations, and Maintenance of 10th Avenue and Bellaire Street Improvements

On April 26, 2021, the District entered into an Intergovernmental Agreement Regarding Construction, Funding, Operations, and Maintenance of 10th Avenue and Bellaire Street Improvements (the "Bellaire IGA") by and among the Districts and the City, under which the Districts anticipate funding and constructing certain street improvements near 10th Avenue and Bellaire Street (the "Bellaire Street Improvements"), located within the Districts' service area. The Bellaire IGA sets forth the anticipated processes for the Districts to finance and construct the Bellaire Street Improvements and for the City to accept the Bellaire Street Improvements.

Intergovernmental Agreement Regarding Operations and Maintenance of Drainage and Water Quality Improvements Pursuant to Permanent Nonexclusive Easements

During the District's November 18, 2021, Board meeting, the District approved the proposed Intergovernmental Agreement Regarding Operations and Maintenance of Drainage and Water Quality Improvements Pursuant to Permanent Nonexclusive Easements (the "Proposed Water Quality IGA") by and among the Districts, under which the Districts agreed that, upon District No. 1's acquisition of certain water quality improvements, District No. 1 will become the owner of certain permanent nonexclusive easement rights related to the water quality improvements. Therefore, District No. 1 will provide operations and maintenance services for, and fund the costs of construction, reconstruction, repair and maintenance, of such water quality improvements. As of the date of this audit, the Proposed Water Quality IGA is pending final execution.

9TH AVENUE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 9 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be 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 (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, public officials' liability, and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 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.

On November 3, 2015, the District's voters authorized the District to increase property taxes \$5,000,000 annually for general operations and maintenance. The election also allows the District to collect, spend, and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR).

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.