

**THE CANYONS METROPOLITAN
DISTRICT NO. 7
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY
INFORMATION**

YEAR ENDED DECEMBER 31, 2024

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
The Canyons Metropolitan District No. 7
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Canyons Metropolitan District No. 7 (the District), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and the Special Revenue 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 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as 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.

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.

Duggio & Associates, P.C.

August 15, 2025

BASIC FINANCIAL STATEMENTS

THE CANYONS METROPOLITAN DISTRICT NO. 7
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
Assets	
Cash and Investments	\$ 994,701
Cash and Investments - Restricted	48,000
Accounts Receivable	11,327
Receivable from County Treasurer	2,952
Due from Other Governments	568,708
Prepaid Expenses	8,385
Property Taxes Receivable	471,958
Capital Assets not being depreciated	20,451,210
Capital Assets (net), being depreciated	623,785
Total Assets	23,181,026
 Liabilities	
Accounts Payable	74,199
Prepaid Operations & Maintenance Fees	22,867
Retainage Payable	104,394
Total Liabilities	201,460
 Deferred Inflows of Resources	
Deferred Property Tax Revenue	471,958
Total Deferred Inflows of Resources	471,958
 Net Position	
Net Investment in Capital Assets	1,030,663
Restricted for:	
Emergency Reserves	48,000
Unrestricted	21,428,945
Total Net Position	\$ 22,507,608

See accompanying Notes to Basic Financial Statements

THE CANYONS METROPOLITAN DISTRICT NO. 7
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

	Program Revenue			Net Revenues (Expenses) and Change in Net Position	
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Functions/Programs					
Primary Government					
Governmental Activities					
General Government	\$ 972,557	\$ 413,266	\$ 568,208	\$ -	\$ 8,917
Dedication of Public Improvement to other Governments	13,201,754	-	-	304,806	(12,896,948)
Interest and Related Costs on Long-Term Debt	12,454	-	-	-	(12,454)
Total Governmental Activities	\$ 14,186,765	\$ 413,266	\$ 568,208	\$ 304,806	(12,900,485)
 General Revenues					
Property Taxes					439,366
Specific Ownership Taxes					32,930
Interest on Late Tax Payments					68,975
Net Investment Income					41,611
Total General Revenues					582,882
Change in Net Position					(12,317,603)
Net Position - Beginning of Year					34,825,211
Net Position - End of Year					\$ 22,507,608

See accompanying Notes to Basic Financial Statements

THE CANYONS METROPOLITAN DISTRICT NO. 7
BALANCE SHEET –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Special Revenue	Capital Projects	Capital Repair Fund	Total Governmental Funds
Assets					
Cash and Investments	\$ 850,800	\$ 58,317	\$ 1,366	\$ 84,218	\$ 994,701
Cash and Investments - Restricted	18,000	30,000	-	-	48,000
Due from other Funds	251,000	-	-	-	251,000
Accounts Receivable	460	10,867	-	-	11,327
Due from Other Governments	-	568,708	-	-	568,708
Receivable from County Treasurer	2,952	-	-	-	2,952
Prepaid Insurance	8,385	-	-	-	8,385
Property Taxes Receivable	471,958	-	-	-	471,958
Total Assets	\$1,603,555	\$ 667,892	\$ 1,366	\$ 84,218	\$ 2,357,031
Liabilities, Deferred Inflows of Resources, and Fund Balances					
Liabilities					
Accounts Payables	\$ 12,227	\$ 61,073	\$ 899	\$ -	\$ 74,199
Retainage Payable	-	11,903	92,491	-	104,394
Prepaid Operations and Maintenance Fees	-	22,867	-	-	22,867
Due to other Funds	-	251,000	-	-	251,000
Total Liabilities	12,227	346,843	93,390	-	452,460
Deferred Inflows of Resources					
Unavailable Property Taxes	471,958	-	-	-	471,958
Total Deferred Inflows of Resources	471,958	-	-	-	471,958
Fund Balances					
Nonspendable	8,385	-	-	-	8,385
Restricted for:					
Emergency Reserves	18,000	30,000	-	-	48,000
Assigned - Capital Repairs	-	-	-	84,218	84,218
Unassigned	1,092,985	291,049	(92,024)	-	1,292,009
Total Fund Balances	1,119,370	321,049	(92,024)	84,218	1,432,613
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$1,603,555	\$ 667,892	\$ 1,366	\$ 84,218	

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

Capital Assets used in governmental activities are not financing resources and; therefore, are not reported as assets in the funds.

Land	406,878
Construction in Progress	20,044,332
Capital Assets, net	623,785
Net Position of Governmental Activities	\$ 22,507,608

See accompanying Notes to Basic Financial Statements

THE CANYONS METROPOLITAN DISTRICT NO. 7
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES (DEFICITS) - GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Special Revenue	Capital Projects	Capital Repair Fund	Total Governmental Funds
Revenues					
Property Taxes	\$ 439,366	\$ -	\$ -	\$ -	\$ 439,366
Specific Ownership Taxes	32,930	-	-	-	32,930
Interest on Late Tax Payments	317	-	-	-	317
Net Investment Income	64,202	1,646	17	2,793	68,658
Operations and Maintenance Fees	-	373,450	-	-	373,450
Reimbursed Expenses	-	568,208	-	-	568,208
Other Revenues	41,611	39,816	-	-	81,427
Total Revenues	<u>578,426</u>	<u>983,120</u>	<u>17</u>	<u>2,793</u>	<u>1,564,356</u>
Expenditures					
General and Administrative					
Management	147,258	-	-	-	147,258
Accounting and Audit	20,344	-	-	-	20,344
Legal Services	59,134	-	-	-	59,134
Insurance	7,996	-	-	-	7,996
Dues and Memberships	541	-	-	-	541
Website	1,800	-	-	-	1,800
Treasurer's Fee	7,188	-	-	-	7,188
Other Expenditures	8,770	18,063	-	-	26,833
Operations and Maintenance					
Utilities	-	262,117	-	-	262,117
Landscaping	-	298,514	-	-	298,514
Snow Removal	-	46,523	-	-	46,523
Other Repairs and Maintenance	-	44,406	-	-	44,406
Capital					
Landscape & Parks	-	-	106,503	-	106,503
Total Expenditures	<u>253,031</u>	<u>669,623</u>	<u>106,503</u>	<u>-</u>	<u>1,029,157</u>
Excess of Revenues Over (Under)					
Expenditures	325,395	313,497	(106,486)	2,793	535,199
Other Financing Sources (Uses)					
Developer Contribution	-	-	96,928	-	96,928
Developer Repayment	(284,002)	-	-	-	(284,002)
Transfers from Other Funds	-	-	12,404	30,000	42,404
Transfers to Other Funds	(42,404)	-	-	-	(42,404)
Total Other Financing Sources (Uses)	<u>(326,406)</u>	<u>-</u>	<u>109,332</u>	<u>30,000</u>	<u>(187,074)</u>
Net Change in Fund Balances	<u>(1,011)</u>	<u>313,497</u>	<u>2,846</u>	<u>32,793</u>	<u>348,125</u>
Fund Balances - Beginning of Year	1,120,381	7,552	(94,870)	51,425	1,084,488
Fund Balances - End of Year	<u>\$1,119,370</u>	<u>\$321,049</u>	<u>\$(92,024)</u>	<u>\$84,218</u>	<u>\$1,432,613</u>

See accompanying Notes to Basic Financial Statements

**THE CANYONS METROPOLITAN DISTRICT NO. 7
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Governmental Funds \$ 348,125

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlay	106,503
Depreciation expense	(49,903)

The net effect of various miscellaneous transactions involving capital assets (i.e. sales and transfers) is to increase net position. In the statement of activities, only the gain or loss on the disposition of capital assets is reported. However, in the governmental funds, the proceeds from the disposition, if any, increases financial resources. Thus, the change in net position differs from the change in fund balance by the net book value of the asset disposed.

Dedication of Public Improvements	(13,201,754)
Capital Contribution	207,878

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. 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 Paid on Long Term Debt	284,002
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Interest expense in the statement of activities differs from the amount reported in governmental funds because of the change in accrued interest.

Accrued Interest on Developer Advances	(12,454)
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Change in Net Position - Governmental Activities \$(12,317,603)

THE CANYONS METROPOLITAN DISTRICT NO. 7
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Property Tax	\$ 439,633	\$ 439,633	\$ 439,366	\$ (267)
Specific Ownership Tax	39,567	33,000	32,930	(70)
Interest on Late Tax Payments	-	-	317	317
Net Investment Income	55,000	68,000	64,202	(3,798)
Other Revenues	-	41,036	41,611	575
Total Revenues	<u>534,200</u>	<u>581,669</u>	<u>578,426</u>	<u>(3,243)</u>
Expenditures				
Management	176,760	155,000	147,258	7,742
Accounting & Audit	66,450	25,700	20,344	5,356
Legal Services	35,000	75,000	59,134	15,866
Insurance	7,550	7,996	7,996	-
Dues and Memberships	750	541	541	-
Website	600	3,000	1,800	1,200
Treasurer's Fee	6,594	7,161	7,188	(27)
Other Expenditures	19,296	28,602	8,770	19,832
Total Expenditures	<u>313,000</u>	<u>303,000</u>	<u>253,031</u>	<u>49,969</u>
Excess of Revenues Over (Under)				
Expenditures	221,200	278,669	325,395	46,726
Other Financing Sources (Uses)				
Transfers to other Funds	-	(42,000)	(42,404)	(404)
Developer Repayment	-	(255,000)	(284,002)	(29,002)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(297,000)</u>	<u>(326,406)</u>	<u>(29,406)</u>
Net Change in Fund Balances	221,200	(18,331)	(1,011)	17,320
Fund Balances - Beginning of Year	<u>1,118,863</u>	<u>1,120,381</u>	<u>1,120,381</u>	<u>-</u>
Fund Balances - End of Year	<u><u>\$1,340,063</u></u>	<u><u>\$1,102,050</u></u>	<u><u>\$1,119,370</u></u>	<u><u>\$17,320</u></u>

See accompanying Notes to Basic Financial Statements

THE CANYONS METROPOLITAN DISTRICT NO. 7
SPECIAL REVENUE FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Operations and Maintenance Fees	\$358,200	\$365,000	\$373,450	\$ 8,450
Other Revenues	5,650	45,000	39,816	(5,185)
Reimbursement from City	-	455,000	568,208	113,208
Net Investment Income	-	1,600	1,646	46
Total Revenues	<u>363,850</u>	<u>866,600</u>	<u>983,120</u>	<u>116,519</u>
Expenditures				
Utilities	26,625	209,200	262,117	(52,917)
Landscaping	70,000	317,500	298,514	18,986
Snow Removal	60,000	30,000	46,523	(16,523)
Other Repairs and Maintenance	61,500	80,000	44,406	35,594
Other Expenditures	10,875	13,300	18,063	(4,763)
Total Expenditures	<u>229,000</u>	<u>650,000</u>	<u>669,623</u>	<u>(19,623)</u>
Net Change in Fund Balances	134,850	216,600	313,497	96,897
Fund Balances - Beginning of Year	-	7,551	7,552	1
Fund Balances - End of Year	<u>\$134,850</u>	<u>\$224,151</u>	<u>\$321,049</u>	<u>\$96,898</u>

See accompanying Notes to Basic Financial Statements

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 DEFINITION OF REPORTING ENTITY

The Canyons Metropolitan District No. 7 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Order and Decree of the District Court of Douglas County, Colorado on June 4, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Consolidated Service Plan approved by the City of Castle Pines North (the City) in Douglas County, Colorado on October 22, 2009, as amended by a First Amendment thereto approved by the City on December 8, 2015 and by a Second Amendment thereto approved by the City on December 10, 2019 (collectively, the Service Plan). The District operates in connection with Districts Nos. 1 – 6 and 8 – 11.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction, relocation, redevelopment, and completion of public improvements, covenant enforcement services, and planning services, including water, sanitation, streets, security services, park and recreation, public transportation, traffic and safety, limited fire protection, limited television relay and translation, and mosquito control.

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 has no employees, and all operations and administrative functions are contracted.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The 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 and the sum of liabilities and deferred inflows is reported as net position.

THE CANYONS METROPOLITAN DISTRICT NO. 7
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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

The Special Revenue Fund is used to account for revenues earned and expenditures incurred with the Operations and Maintenance fees that are imposed by the District to offset the costs of landscaping, monumentation, bridge cover, etc.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital improvements.

The Capital Repair Fund is used to account for financial resources to be used for major repairs to District held public improvements.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

Excess Expenditures over Appropriation

The District incurred expenditures in excess of appropriation for the year ended December 31, 2024 in the Special Revenue Fund, which may be in violation of the State Budget Law.

Pooled Cash and Investments

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

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 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 unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

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

All assets of the District are anticipated to be conveyed to other governmental entities. 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, a component of the District’s net position.

Depreciation expense has been computed using the straight-line method over the estimated useful lives:

Landscape Improvements	15 Years
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THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

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

Equity

Net Position

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

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets – this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvements of those assets. If there are significant unspent debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in this component.

Restricted – this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors, or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.

Unrestricted – the component of net position that does not meet the definitions above.

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.

**THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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.

Deficits

The Capital Projects Fund reported a deficit in the fund financial statements as of December 31, 2024. The deficit will be eliminated with an interfund transfer in 2025.

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	\$ 994,701
Cash and Investments - Restricted	<u>48,000</u>
Total Cash and Investments	<u>\$ 1,042,701</u>

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

Deposits with Financial Institutions	\$ 71,287
Investments	<u>971,414</u>
Total Cash and Investments	<u>\$ 1,042,701</u>

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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 \$83,328 and a carrying balance of \$71,287.

Investments

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

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

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

Colorado Revised 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

**THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 993 598

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.

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 AA Af/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.

The District holds all its investments in the COLOTRUST PLUS+ portfolio.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2023	Additions	Deletions	Balance at December 31, 2024
Governmental Type Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$33,139,583	\$106,503	\$13,201,754	\$20,044,332
Land	199,000	207,878	-	406,878
Total Capital Assets, Not Being Depreciated	<u>33,338,583</u>	<u>314,381</u>	<u>13,201,754</u>	<u>20,451,210</u>
Capital Assets, Being Depreciated:				
Landscape Improvements	748,542	-	-	748,542
Less Accumulated Depreciation for:				
Landscape Improvements - 15 year	(74,854)	(49,903)	-	(124,757)
Total Accumulated Depreciation	<u>(74,854)</u>	<u>(49,903)</u>	<u>-</u>	<u>(124,757)</u>
Total Capital Assets, being Depreciated, Net	673,688	(49,903)	-	623,785
Governmental Activities Capital Assets, Net	<u>\$34,012,271</u>	<u>\$157,975</u>	<u>\$13,095,251</u>	<u>\$21,074,995</u>

During 2024, a significant portion of the capital assets constructed by the District were conveyed to other governmental entities. The costs of all capital assets transferred to other governmental entities were removed from the District's financial records. During 2024, 173.23 acres of land donated to the District was added to the District's financial records at an average value of \$1,200 per acre.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Governmental Activities:					
Developer Operations Advance - Principal	\$ 190,220	\$ -	\$ 190,220	\$ -	\$ -
Developer Operations Advance - Interest	81,328	12,454	93,782	-	-
Total Long-Term Liabilities	\$ 271,548	\$ 12,454	\$ 284,002	\$ -	\$ -

The detail of the District’s long-term obligation is as follows:

Operations Funding and Reimbursement Agreement

The District and Shea Canyons (Master Builder) entered into a Funding and Reimbursement Agreement (Operations and Maintenance) on November 14, 2016 as amended on November 11, 2020 (as amended, the Operations Funding Agreement) whereby the Master Builder agreed to loan moneys to the District for the purpose of covering revenue shortfalls with respect to operation and maintenance expenses of the District.

Under the Operations Funding Agreement, the Master Builder agrees to loan the District one or more sums of money as requested by the District for the costs incurred or to be incurred by the District. Interest accrues at a rate of 5%, plus the Municipal Market Data (MMD) BAA 30-year index, simple interest, annually. The funds are to be loaned to the District in a series of installments and are to be available to the District through December 31, 2022 (the O&M Loan Obligation Termination Date).

Thereafter, the Master Builder may agree to renew its agreement on an annual basis by providing written notice to the District, in which case, the O&M Loan Obligation Termination Date will be amended to the date provided but not earlier than December 31 of the succeeding year. After 40 years from the execution of this Agreement, the Parties hereby agree and acknowledge that any obligation which remains due and outstanding, including accrued interest, is forgiven in its entirety, generally and conditionally released, waived, acquitted and forever discharged, and shall be deemed a contribution to the District by the Master Builder and there shall be no further obligation of the District to pay or reimburse the Master Builder.

As of December 31, 2024, the District had no principal or interest outstanding under this Agreement.

**THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

At December 31, 2024, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized May 4, 2010	Amount Authorized November 4, 2014	Authorized But Unissued
Streets	\$ 100,000,000	\$ 226,000,000	\$ 326,000,000
Water	100,000,000	226,000,000	326,000,000
Sanitation	100,000,000	226,000,000	326,000,000
Parks and Recreation	100,000,000	226,000,000	326,000,000
Public Transportation	100,000,000	226,000,000	326,000,000
Television Relay	100,000,000	226,000,000	326,000,000
Mosquito Control	100,000,000	226,000,000	326,000,000
Security Services	100,000,000	226,000,000	326,000,000
Traffic and Safety	100,000,000	226,000,000	326,000,000
Fire Protection	-	226,000,000	226,000,000
Operations and Maintenance	100,000,000	226,000,000	326,000,000
Refundings	100,000,000	226,000,000	326,000,000
Intergovernmental Agreements	100,000,000	226,000,000	326,000,000
Private Agreements	100,000,000	226,000,000	326,000,000
Special Assessment Indebtedness	-	226,000,000	226,000,000
Total	<u>\$ 1,300,000,000</u>	<u>\$ 3,390,000,000</u>	<u>\$ 4,690,000,000</u>

Pursuant to the Amended and Restated Service Plan, the aggregate debt limit is \$226,000,000 for all of the Canyons Metropolitan District Nos. 2 – 11 combined, exclusive of refundings.

Pursuant to the Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills of which the District imposed 6.064 mills for operations for collection in 2024. The limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted are neither diminished nor enhanced as a result.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 NET POSITION

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

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 legislations. The District had restricted net position as of December 31, 2024, as follows:

Restricted Net Position	
Emergency Reserves	<u>\$ 48,000</u>
Total Restricted Net Position	<u>\$ 48,000</u>

NOTE 7 RELATED PARTIES

The Original landowner of the property which constitutes the District is North Canyons, LLLP. During 2016, the Original landowner in connection with Oread Canyons, LLC (Oread), sold property to the Master Builder who will serve as Developer of the first phase of development for the project. The majority members of the Board of Directors are employees, owners or otherwise associated with the Master Builder and may have conflicts of interest in dealing with the District.

NOTE 8 DISTRICT AGREEMENTS

Capital Contribution Agreement

The District and the Master Builder entered into a Contribution Agreement (the Capital) on December 20, 2016 as amended and restated on June 9, 2017 (Contribution Agreement), whereby the Master Builder agreed to contribute funding to the District in order to finance the completion of the Public Improvements. The Contribution Funds shall be used by the District for the sole purpose of financing the Public Improvements. The District and the Master Builder agree and acknowledge that there shall be, under no circumstance, any obligation, present or future, of the District to pay or reimburse the Master Builder with respect to the Contribution Funds it receives to fund the Construction Contract the Public Improvements. The Master Builder is the construction manager and oversees the construction of the Public Improvements. All Contribution Funds received by the District shall be deemed to be a contribution in their entirety. During 2024, the District received capital contributions totaling \$96,928.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8 DISTRICT AGREEMENTS (CONTINUED)

Master Reimbursement Agreement

The District entered into a Master Reimbursement Agreement (the Agreement), dated December 29, 2015, with The Canyons Metropolitan District No. 5 (District No. 5) and The Canyons Metropolitan District No. 6 (District No. 6), North Canyons, LLLP (Original Landowner), the Master Builder, and Oread Canyons, LLC (Oread), a Colorado limited liability company. Pursuant to the Agreement, District No. 5 and District No. 6 will reimburse the Original Landowner and Oread, respectively, for the costs of the District-Eligible Public Improvements, which are to be constructed by the Master Builder or its assignee, all as more particularly described in the Agreement. The District will own, operate, and maintain all District-Eligible Public Improvements within its boundaries that are not dedicated to any other public entity.

The Master Reimbursement Agreement was amended October 9, 2024. Under the Amended Agreement, District No. 5 and District No. 6 consolidated all obligations of the Districts into a single Canyons District (District No. 5) in anticipation of the dissolution of District No. 6.

The Service Plan established a combined mill levy limitation (applicable to both debt service and operation and maintenance mill levies imposed by the Districts) of 69.000 mills (subject to adjustment). District No. 5 shall be entitled to impose 50.000 mills (subject to adjustment). The District shall be entitled to impose, for the payment or reimbursement of administrative, operation and maintenance expenses 19.000 mills (subject to adjustment) less the number of mills imposed by District No. 5 for the payment or reimbursement of administrative, operation and maintenance expenses, (which is not to exceed 2.000 mills subject to adjustment).

The District will impose 6.064 mills for operations as adjusted for changes in the residential assessment ratio. See Note 12.

The Agreement also sets forth the procedures for submittal, review, certification, and acceptance of the costs of Public Improvements constructed by the District and the Master Builder.

Intergovernmental Agreement with the City

As contemplated by the Service Plan, the Canyons Districts (being District Nos. 1 – 11) and the City entered into an Intergovernmental Agreement for The Canyons Metropolitan District Nos. 1 – 11, dated as of December 6, 2010, as amended pursuant to a First Amendment thereto dated December 11, 2015 (as so amended, the City IGA), which, among other things, recites the limitations on the Canyons Districts' provision of services and exercise of powers as set forth in the Service Plan.

In addition to the limitations contained in the Service Plan, the City IGA specifies that completed Public Improvements are to be dedicated to the City, Parker Water and Sanitation District (Parker Water), or other appropriate governmental entities. The Canyons Districts are authorized to undertake and coordinate any operational requirements for Public Improvements that will not ultimately be conveyed to the City, Parker Water, or other governmental entity and may also operate and maintain Public Improvements that are pending final acceptance by the City.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8 DISTRICT AGREEMENTS (CONTINUED)

Intergovernmental Agreement with the City (Continued)

Upon acceptance by the City, Parker Water, or other appropriate governmental entity, none of the Canyons Districts are authorized to operate or maintain such Public Improvements unless authorized under separate intergovernmental agreement with the City, Parker Water, or such other governmental entity, respectively. The Canyons Districts are specifically authorized to own, operate, and maintain park and recreation improvements and landscaped or open space parcels. The City IGA also specifies that none of the Canyons Districts are authorized to engage in the provision of any television relay and translation facilities or services and, subject to certain exceptions for improvements comprising a portion of the water system improvements, shall not be authorized to provide fire protection facilities or services.

NOTE 9 INTERFUND AND OPERATING TRANSFERS

The transfer from the General Fund to the Capital Projects Fund was the result of tax revenues used to design, construct, and install public improvements. The transfer to the Capital Repair fund was the result of reserving tax revenues for major repairs to public improvements.

NOTE 10 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, workers' compensation, 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.

THE CANYONS METROPOLITAN DISTRICT NO. 7
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On May 4, 2010 and November 4, 2014, the District voters passed an election question to increase property taxes \$100,000,000 annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain, and spend all revenue without regard to any limitations under 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.

NOTE 12 MANAGER'S EVALUATION OF SUBSEQUENT EVENTS

In 2024, the City of Castle Pines approached the District and requested that the District allow the City to impose a 12.000 mill Parks Property Tax Mill Levy and the District reduce its operations mill levy, such that there is no net increase in the aggregate mill levies imposed by the District and the City. The City collected the 12.000 Parks Property Tax Mill Levy in 2024 and the District reduced its Operations Mill Levy accordingly. The City has not fully accepted the Parks. As a result, the District continues to maintain the Parks at its cost. The District and the City have been in negotiations to enter into an intergovernmental agreement whereby the City will reimburse the District for the costs of maintaining the Parks incurred beginning in 2024 through the date of execution of the intergovernmental agreement regarding the Ownership, Operations and Maintenance of Parks. The City of Castle Pines owed the District \$568,208 on December 31, 2024 and owed the District an additional \$139,537 as of April 30, 2025.

SUPPLEMENTARY INFORMATION

**THE CANYONS METROPOLITAN DISTRICT NO. 7
CAPITAL PROJECTS FUND-
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Reimbursed Expenses	\$ -	\$ 90,000	\$ -	\$ (90,000)
Net Investment Income	-	-	17	17
Total Revenues	-	90,000	17	(89,983)
Expenditures				
Accounting	5,000	5,000	-	5,000
Legal Services	5,000	5,000	-	5,000
Superblock Infrastructure - Phase 2	50,000	50,000	-	50,000
Newlin Gulch Vegetation	-	90,000	106,503	(16,503)
Total Expenditures	60,000	150,000	106,503	43,497
Excess of Revenues Over (Under) Expenditures				
	(60,000)	(60,000)	(106,486)	(46,486)
Other Financing Sources (Uses)				
Transfers from Other Funds	-	-	12,404	12,404
Developer Contribution	60,000	154,870	96,928	(57,942)
Total Other Financing Sources (Uses)	60,000	154,870	109,332	(45,538)
Net Change in Fund Balances				
Fund Balances - Beginning of Year	-	94,870	2,846	(92,024)
	-	(94,870)	(94,870)	-
Fund Balances - End of Year	\$ -	\$ -	\$(92,024)	\$(92,024)

**THE CANYONS METROPOLITAN DISTRICT NO. 7
CAPITAL REPAIR FUND-
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Reimbursed Expenses	\$ -	\$ -	\$ -
Net Investment Income	2,500	2,793	293
Total Revenues	2,500	2,793	293
Expenditures			
Contingency	-	-	-
Total Expenditures	-	-	-
Excess of Revenues Over (Under) Expenditures	2,500	2,793	293
Other Financing Sources (Uses)			
Transfer in from Operating	-	30,000	30,000
Total Other Financing Sources (Uses)	-	30,000	30,000
Net Change in Fund Balances	2,500	32,793	30,293
Fund Balances - Beginning of Year	50,450	51,425	975
Fund Balances - End of Year	<u>\$52,950</u>	<u>\$84,218</u>	<u>\$31,268</u>

OTHER INFORMATION

**THE CANYONS METROPOLITAN DISTRICT NO. 7
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
YEAR ENDED DECEMBER 31, 2024**

Year Ended December 31	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2017	\$ 11,070	17.000	0.000	\$ 188	\$ 188	100.00 %
2018	13,190	17.000	0.000	224	224	100.00
2019	13,320	17.000	0.000	226	226	100.00
2020	8,754,860	18.925	0.000	165,686	165,686	100.00
2021	18,434,080	18.925	0.000	348,865	348,866	100.00
2022	30,777,160	18.925	0.000	582,458	581,620	99.86
2023	43,302,190	18.560	0.000	803,689	803,689	100.00
2024	72,498,850	6.064	0.000	439,633	439,366	99.9
Estimated for Year Ending, December 31, 2025	\$ 81,498,510	5.791	0.000	\$ 471,958		

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