

**THE SHORES ON PLUM CREEK  
METROPOLITAN DISTRICT NO. 1  
Weld County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
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Board of Directors  
The Shores on Plum Creek Metropolitan District No. 1  
Weld County, Colorado

Independent Auditor’s Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Shores on Plum Creek Metropolitan District No. 1 (the “District”), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Shores on Plum Creek Metropolitan District No. 1 as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

## Other Matters

### Required Supplemental Information

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

### Supplementary Information

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

### Other Information

Management is responsible for the other information included in our 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, accordingly, we do not express an opinion or provide any assurance on them

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Wipfli LLP*

Wipfli LLP

Denver, Colorado  
July 24, 2025

## **BASIC FINANCIAL STATEMENTS**

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
STATEMENT OF NET POSITION  
DECEMBER 31, 2024**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 12,429,239
Cash and Investments - Restricted	33,808
Due from Other Districts	7,963,747
Due from Shores 10	90,550
Property Tax Receivable	4
Due from Developer	23,751
Capital Assets:	
Capital Assets Not Being Depreciated	<u>2,592,223</u>
Total Assets	<u>23,133,322</u>
<b>LIABILITIES</b>	
Accounts Payable	52,575
Due to Other Districts	<u>1,754</u>
Total Liabilities	54,329
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>4</u>
Total Deferred Inflows of Resources	<u>4</u>
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	259,100
Unrestricted	<u>22,819,889</u>
Total Net Position	<u><u>\$ 23,078,989</u></u>

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2024**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 425,060	\$ -	\$ -	\$ -	\$ (425,060)
Total Governmental Activities	\$ 425,060	\$ -	\$ -	\$ -	(425,060)
 <b>GENERAL REVENUES</b>					
Property Taxes					4
Intergovernmental Revenues					7,986,652
Interest Income					649,236
Advance Interest Income					7,342
Other Revenue					500
Total General Revenues and Transfers					8,643,734
 <b>CHANGES IN NET POSITION</b>					
Net Position - Beginning of Year (as Restated)					14,860,315
 <b>NET POSITION - END OF YEAR</b>					
					\$ 23,078,989

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

<b>ASSETS</b>	General	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 12,429,239	\$ -	\$ 12,429,239
Cash and Investments - Restricted	-	33,808	33,808
Due from Other Districts	7,963,699	48	7,963,747
Due from Developer	23,751	-	23,751
Property Tax Receivable	4	-	4
	<b>\$ 20,416,693</b>	<b>\$ 33,856</b>	<b>\$ 20,450,549</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 18,719	\$ 33,856	\$ 52,575
Due to Other Districts	1,754	-	1,754
Total Liabilities	20,473	33,856	54,329
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax	4	-	4
Total Deferred Inflows of Resources	4	-	4
<b>FUND BALANCES</b>			
Restricted for:			
Emergency Reserves	259,100	-	259,100
Assigned to:			
Subsequent Year's Expenditures	1,203,535	-	1,203,535
Unassigned	18,933,581	-	18,933,581
Total Fund Balances	20,396,216	-	20,396,216
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<b>\$ 20,416,693</b>	<b>\$ 33,856</b>	

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.

2,592,223

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

Due from Shores 10

90,550

Net Position of Governmental Activities

**\$ 23,078,989**

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2024**

	General	Capital Projects	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 4	\$ -	\$ 4
Interest Income	649,236	-	649,236
Other Revenue	500	-	500
Intergovernmental Revenue - MD No. 2	13,184	-	13,184
Intergovernmental Revenue - MD No. 3	418	-	418
Intergovernmental Revenue - MD No. 4	1,703,669	-	1,703,669
Intergovernmental Revenue - MD No. 5	1	-	1
Intergovernmental Revenue - MD No. 6	5,618,737	-	5,618,737
Intergovernmental Revenue - MD No. 7	2,182	-	2,182
Intergovernmental Revenue - MD No. 8	648,461	-	648,461
Intergovernmental Revenue - MD No. 10	-	16,792	16,792
Total Revenues	8,636,392	16,792	8,653,184
<b>EXPENDITURES</b>			
Current:			
Accounting	65,913	481	66,394
Auditing	19,500	-	19,500
District Management	12,421	-	12,421
Dues And Membership	2,261	-	2,261
Election	40	-	40
Engineering	-	203,753	203,753
Insurance	25,727	-	25,727
Intergovernmental Expenditures	25,051	-	25,051
Legal	50,241	-	50,241
Water - Non Utilities	-	19,672	19,672
Total Expenditures	201,154	223,906	425,060
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	8,435,238	(207,114)	8,228,124
Transfers In (Out)	(207,114)	207,114	-
<b>NET CHANGE IN FUND BALANCES</b>	8,228,124	-	8,228,124
Fund Balances - Beginning of Year	12,168,092	-	12,168,092
<b>FUND BALANCES - END OF YEAR</b>	\$ 20,396,216	\$ -	\$ 20,396,216

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK 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	\$ 8,228,124
Amounts reported for governmental activities in the statement of activities are different because:	
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Principal Payment on Advance Due from The Shores on Plum Creek MD No. 10	<u>(9,450)</u>
Changes in Net Position of Governmental Activities	<u><u>\$ 8,218,674</u></u>

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 4	\$ 4	\$ -
Interest Income	576,000	649,236	73,236
Other Revenue	-	500	500
Intergovernmental Revenue - MD No. 2	12,525	13,184	659
Intergovernmental Revenue - MD No. 3	401	418	17
Intergovernmental Revenue - MD No. 4	1,670,382	1,703,669	33,287
Intergovernmental Revenue - MD No. 5	1	1	-
Intergovernmental Revenue - MD No. 6	5,453,688	5,618,737	165,049
Intergovernmental Revenue - MD No. 7	1,954	2,182	228
Intergovernmental Revenue - MD No. 8	674,906	648,461	(26,445)
Intergovernmental Revenue - MD No. 10	16,632	-	(16,632)
Total Revenues	<u>8,406,493</u>	<u>8,636,392</u>	<u>229,899</u>
<b>EXPENDITURES</b>			
Accounting	60,500	65,913	(5,413)
Auditing	22,000	19,500	2,500
Contingency	92,192	-	92,192
Appraisal Services	11,000	-	11,000
Consulting	110,000	-	110,000
District Management	37,950	12,421	25,529
Dues And Membership	6,436	2,261	4,175
Election	5,500	40	5,460
Insurance	20,304	25,727	(5,423)
Intergovernmental Expenditures	43,368	25,051	18,317
Legal	82,500	50,241	32,259
Total Expenditures	<u>491,750</u>	<u>201,154</u>	<u>290,596</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	7,914,743	8,435,238	520,495
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers To Other Fund	(8,800,000)	(207,114)	8,592,886
Total Other Financing Sources (Uses)	<u>(8,800,000)</u>	<u>(207,114)</u>	<u>8,592,886</u>
<b>NET CHANGE IN FUND BALANCE</b>	(885,257)	8,228,124	9,113,381
Fund Balance - Beginning of Year	<u>12,361,512</u>	<u>12,168,092</u>	<u>(193,420)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 11,476,255</u>	<u>\$ 20,396,216</u>	<u>\$ 8,919,961</u>

See accompanying Notes to Basic Financial Statements.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

The Shores on Plum Creek Metropolitan District Nos. 1-5 were organized pursuant to Orders of the Weld County District Court following an election in May 2018, later amended to include Nos. 6-10 (collectively, the Districts), at which time a majority of the eligible electors voted in favor of the formation of the Districts, elected members to the initial board of directors and voted in favor of certain tax and debt authorization. Pursuant to the Service Plan for The Shores on Plum Creek Metropolitan District Nos. 1-10, as amended (the Service Plan) initially approved on March 27, 2018 and amended on December 11, 2018 by the Town of Frederick (the Town), the Districts have the ability to construct and finance major public improvements as well as additional amenities, including but not limited to park and recreation, landscaping, water, drainage, wastewater, and road improvements within their boundaries. The Shores on Plum Creek Metropolitan District No. 1 (The District or District No. 1) is considered the operating district with the purpose of provided a part or all of the public improvements for the benefit of the taxpayers of the Districts. District No. 1 works in conjunction with Districts No. 2-10 to finance, construct, operate, and maintain the public improvements.

The District is a quasi-municipal governmental entity governed by an elected Board of Directors with the power to impose property taxes and other fees and charges for services within its boundaries and is an independent unit of local government, separate and distinct from the Town, within which the District is located.

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

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

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

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

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

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

**Budgets**

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

**Pooled Cash and Investments**

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

**Property Taxes**

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows 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.

**Deferred Inflow of Resources**

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

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

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

**Equity**

Net Position

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

Fund Balance

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

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

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

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

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

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

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

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Restatement of Beginning Net Position**

The District has restated the beginning balance of net position (government-wide) in order capture the Advance Receivable from The Shores on Plum Creek Metropolitan District No. 10.

Net Position, as Originally Reported at December 31, 2023	\$ 14,760,315
Adjustment for the Advance due from MD No. 10	100,000
Net Position, as Restated on January 1, 2024	<u>\$ 14,860,315</u>

**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	\$ 12,429,239
Cash and Investments - Restricted	33,808
Total Cash and Investments	<u>\$ 12,463,047</u>

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

Deposits with Financial Institutions	\$ 62,945
Investments	12,400,102
Total Cash and Investments	<u>\$ 12,463,047</u>

**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 had a bank and carrying balance of \$62,945.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Investments**

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

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

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

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 12,400,102
		<u>\$ 12,400,102</u>

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**COLOTRUST**

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

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

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

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

**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
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 2,541,223	\$ -	\$ -	\$ 2,541,223
Easement	51,000	-	-	51,000
	<u>2,592,223</u>	<u>-</u>	<u>-</u>	<u>2,592,223</u>
Governmental Activities Capital Assets, Net	<u>\$ 2,592,223</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,592,223</u>

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

**NOTE 5 LONG-TERM RECEIVABLES**

Pursuant the Intergovernmental Agreement with The Shores on Plum Creek Metropolitan District No. 10, reference in Note 7, the following is the schedule of outstanding receivables:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Long-Term Receivables:				
Advance to Other District:				
The Shores on Plum Creek MD No. 10	\$ 100,000	\$ -	\$ 9,450	\$ 90,550
Accrued Interest on Advance:				
The Shores on Plum Creek MD No. 10	-	7,342	7,342	-
Total Long-Term Receivables	\$ 100,000	\$ 7,342	\$ 16,792	\$ 90,550

**NOTE 6 LONG-TERM OBLIGATIONS**

**Debt Authorization**

On November 5, 2019, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$ 966,000,000 at an interest rate not to exceed 15% per annum. At December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 5, 2019	Authorized But Unused
Special Assessment	\$ 69,000,000	\$ 69,000,000
Water	69,000,000	69,000,000
Sanitation	69,000,000	69,000,000
Streets	69,000,000	69,000,000
Traffic and Safety	69,000,000	69,000,000
Parks and Recreation	69,000,000	69,000,000
Transportation	69,000,000	69,000,000
Television Relay	69,000,000	69,000,000
Mosquito Control	69,000,000	69,000,000
Security	69,000,000	69,000,000
Fire Protection	69,000,000	69,000,000
Operations and Maintenance	69,000,000	69,000,000
Directional Drilling	69,000,000	69,000,000
Reimbursement	69,000,000	69,000,000
Total	\$ 966,000,000	\$ 966,000,000

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$69,000,000.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
 NOTES TO BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2024**

**NOTE 7 AGREEMENTS**

**Funding and Reimbursement Agreement (Operations and Maintenance Costs)**

On May 30, 2019, the District along with District Nos. 2-8 and District No. 10 (collectively, the Contracting Districts) entered into an Amended and Restated Funding and Reimbursement Agreement (Agreement) which superseded and replaced the Funding and Reimbursement Agreement dated June 4, 2018, with the prior development company Farfrumwurkin, LLLP. The Contracting Districts agreed to reimburse the Developer for operations and maintenance advances which had been, or were to be, made on behalf of the Contracting Districts by the issuance of a promissory note in a principal amount not to exceed \$5,000,000. The advances do not constitute multiple fiscal year financial obligations of the Contracting Districts and are not subject to annual appropriation by the Contracting Districts. The advances bear interest at a rate of 2% plus the current Federal Reserve Board Prime Rate per annum from the date of the advance. The advances are to be repaid using any legally available revenues. As of December 31, 2024, no advances were outstanding.

**Intergovernmental Cooperation Agreement with the Town of Frederick**

On October 8, 2019, the District entered into an Intergovernmental Agreement with the Town of Frederick (the Town) regarding Water Supplies and Water Resources. The Parties agree to cooperate on investigating and developing a detailed, yet flexible plan on how to cooperate on the optimization of the collection Water owned and leased between the Parties and/or may be acquired by a Party or by the Parties (the Plan).

**NOTE 8 NET POSITION**

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

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other government 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:	
Emergencies	\$ 259,100
Total Restricted Net Position	\$ 259,100

**NOTE 9 RELATED PARTIES**

All of the Board of Directors are employees, owners, or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

**NOTE 10 INTERFUND TRANSFER**

The transfer from the General Fund to the Capital Projects Fund was related to for capital soft costs.

**NOTE 11 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 maintains commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

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 property 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 12 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 May 8, 2018, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under 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.

## **SUPPLEMENTARY INFORMATION**

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS 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)
<b>REVENUES</b>			
Intergovernmental Revenue - MD No. 10	\$ -	\$ 16,792	\$ 16,792
Total Revenues	<u>-</u>	<u>16,792</u>	<u>16,792</u>
<b>EXPENDITURES</b>			
Accounting	-	481	(481)
Engineering	500,000	203,753	296,247
Capital Outlay	8,300,000	-	8,300,000
Water - Non Utilities	-	19,672	(19,672)
Total Expenditures	<u>8,800,000</u>	<u>223,906</u>	<u>8,576,094</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(8,800,000)	(207,114)	8,592,886
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers From Other Funds	8,800,000	207,114	(8,592,886)
Total Other Financing Sources (Uses)	<u>8,800,000</u>	<u>207,114</u>	<u>(8,592,886)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## **OTHER INFORMATION**

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2024**

Year Ended <u>December 31,</u>	Assessed Valuation	Percent Change	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
			General Operations	Total	Levied	Collected	
2019/2020	\$ 10	0.00%	50.000	50.000	\$ 1	\$ 1	100.00 %
2020/2021	10	0.00%	50.000	50.000	1	1	100.00 %
2021/2022	10	0.00%	50.000	50.000	1	1	100.00 %
2022/2023	10	0.00%	50.000	50.000	1	1	100.00 %
2023/2024	70	600.00%	50.000	50.000	4	4	100.00 %
Estimated for Year Ending December 31, 2025	\$ 70	0.00%	50.000	50.000	\$ 4		

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

Source: Weld County Assessor and Treasurer.