

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2024

with

Independent Auditor's Report

C O N T E N T S

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
 <u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
 <u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual – Debt Service Fund	19
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - Capital Projects Fund	20
Schedule of Expenditures - Budget and Actual – General Fund	21
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	22
 <u>Continuing Disclosure Annual Financial Information – Unaudited</u>	
Assessed Valuation of Classes of Property in the District	23
Ten Largest Owners of Taxable Property Within the District	24
Selected Debt Ratios of the District	25



3615 Delgany St.
Suite 500
Denver, CO 80216

303.988.1900
wipfli.com

Board of Directors
Midtown at Clear Creek Metropolitan District
Adams County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Midtown at Clear Creek Metropolitan District (the "District"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Midtown at Clear Creek Metropolitan District as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (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.

Supplemental 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 supplemental 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 supplemental 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.

Continuing Disclosure Annual Financial Information

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

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

Wipfli LLP

Wipfli LLP
Denver, Colorado

August 15, 2025

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and cash equivalents	\$ 1,458,277	\$ -	\$ -	\$ 1,458,277	\$ -	\$ 1,458,277
Cash and cash equivalents - restricted	43,773	1,348,618	109,397	1,501,788	-	1,501,788
Taxes due from County	844	6,412	-	7,256	-	7,256
Accounts receivable - assessments	15,220	-	-	15,220	-	15,220
Accounts receivable - other	17,778	-	-	17,778	-	17,778
Prepaid expenses	42,029	-	-	42,029	-	42,029
Property taxes receivable	224,862	1,709,050	-	1,933,912	-	1,933,912
Prepaid bond insurance	-	-	-	-	560,154	560,154
Capital assets not being depreciated	-	-	-	-	41,427,389	41,427,389
Total Assets	<u>\$ 1,802,783</u>	<u>\$ 3,064,080</u>	<u>\$ 109,397</u>	<u>\$ 4,976,260</u>	41,987,543	<u>46,963,803</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred Cost on Refunding	-	-	-	-	747,505	747,505
Total Deferred Outflows of Resources	-	-	-	-	747,505	747,505
Total Assets and Deferred Outflows of Resources	<u>\$ 1,802,783</u>	<u>\$ 3,064,080</u>	<u>\$ 109,397</u>	<u>\$ 4,976,260</u>	42,735,048	<u>47,711,308</u>
LIABILITIES						
Accounts payable	\$ 15,849	\$ -	\$ -	\$ 15,849	-	15,849
Prepaid assessments	33,100	-	-	33,100	-	33,100
Accrued interest on bonds	-	-	-	-	135,633	135,633
Long-term liabilities:						
Due within one year	-	-	-	-	25,000	25,000
Due in more than one year	-	-	-	-	32,414,510	32,414,510
Total Liabilities	<u>48,949</u>	-	-	<u>48,949</u>	32,575,143	<u>32,624,092</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	224,862	1,709,050	-	1,933,912	-	1,933,912
Total Deferred Inflows of Resources	<u>224,862</u>	<u>1,709,050</u>	-	<u>1,933,912</u>	-	<u>1,933,912</u>
FUND BALANCES/NET POSITION						
Fund balances:						
Restricted:						
Emergencies	43,773	-	-	43,773	(43,773)	-
Debt service	-	1,355,030	-	1,355,030	(1,355,030)	-
Assigned	1,277,782	-	-	1,277,782	(1,277,782)	-
Unassigned	165,388	-	-	165,388	(165,388)	-
Total Fund Balances	<u>1,528,972</u>	<u>1,355,030</u>	<u>109,397</u>	<u>2,993,399</u>	<u>(2,993,399)</u>	-
Total Liabilities and Fund Balances	<u>\$ 1,802,783</u>	<u>\$ 3,064,080</u>	<u>\$ 109,397</u>	<u>\$ 4,976,260</u>		
Net Position:						
Net investment in capital assets					8,987,879	8,987,879
Restricted for:						
Emergencies					43,773	43,773
Debt service					1,355,030	1,355,030
Unrestricted					<u>2,657,225</u>	<u>2,657,225</u>
Total Net Position					<u>\$ 13,153,304</u>	<u>\$ 13,153,304</u>

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2024

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
<u>Operating:</u>						
Operating	\$ 869,690	\$ -	\$ -	\$ 869,690	\$ -	\$ 869,690
General and administrative	196,287	-	-	196,287	-	196,287
Bond interest	-	1,736,654	-	1,736,654	(6,272)	1,730,382
Bond principal	-	162,000	-	162,000	(162,000)	-
Issuance costs	-	1,500	-	1,500	-	1,500
Bond insurance amortization	-	-	-	-	19,316	19,316
Treasurer's fees	-	25,729	-	25,729	-	25,729
Paying agent fees	-	3,000	-	3,000	-	3,000
Accepted capital improvements	-	-	990,311	990,311	(990,311)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenditures	1,065,977	1,928,883	990,311	3,985,171	(1,139,267)	2,845,904
PROGRAM REVENUES						
Development fees	214,000	-	107,000	321,000	-	321,000
Homeowner assessments	861,155	-	-	861,155	-	861,155
Admin transfer fee	13,625	-	-	13,625	-	13,625
Design review income	75	-	-	75	-	75
Keys/fobs	900	-	-	900	-	900
Shed and garden patio user/cleaning	11,950	-	-	11,950	-	11,950
Landscape fee	55,454	-	-	55,454	-	55,454
Community garden plot rental	4,900	-	-	4,900	-	4,900
Legal collection fees reimbursed	3,349	-	-	3,349	-	3,349
Late/interest fees	7,419	-	-	7,419	-	7,419
Fines	325	-	-	325	-	325
CTF Revenue	5,513	-	-	5,513	-	5,513
Other income	4,475	-	-	4,475	-	4,475
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Program Revenues	1,183,140	-	107,000	1,290,140	-	1,290,140
Net Program Income (Expense)	117,163	(1,928,883)	(883,311)	(2,695,031)	1,139,267	(1,555,764)
GENERAL REVENUES						
Property taxes	225,572	1,714,451	-	1,940,023	-	1,940,023
Specific ownership taxes	11,322	86,055	-	97,377	-	97,377
Interest income	66,824	87,098	2,397	156,319	-	156,319
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total General Revenues	303,718	1,887,604	2,397	2,193,719	-	2,193,719
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES						
	420,881	(41,279)	(880,914)	(501,312)	1,139,267	637,955
OTHER FINANCING SOURCES (USES)						
Developer contributions	-	-	990,311	990,311	-	990,311
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	-	-	990,311	990,311	-	990,311
NET CHANGES IN FUND BALANCES						
	420,881	(41,279)	109,397	488,999	(488,999)	
CHANGES IN NET POSITION						
					1,628,266	1,628,266
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR	1,108,091	1,396,309	-	2,504,400	9,020,638	11,525,038
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
END OF YEAR	\$ 1,528,972	\$ 1,355,030	\$ 109,397	\$ 2,993,399	\$ 10,159,905	\$ 13,153,304

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2024

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 224,396	\$ 225,572	\$ 1,176
Specific ownership taxes	15,723	11,322	(4,401)
Development fees	72,000	214,000	142,000
Homeowner assessments	853,440	861,155	7,715
Admin transfer fee	24,000	13,625	(10,375)
Design review income	1,800	75	(1,725)
Keys/fobs	1,200	900	(300)
Shed and garden patio user/cleaning	8,000	11,950	3,950
Landscape fee	53,519	55,454	1,935
Community garden plot rental	6,850	4,900	(1,950)
Legal collection fees reimbursed	4,000	3,349	(651)
Late/interest fees	5,000	7,419	2,419
Fines	600	325	(275)
CTF Revenue	6,000	5,513	(487)
Other income	-	4,475	4,475
Interest income	50,020	66,824	16,804
Total Revenues	<u>1,326,548</u>	<u>1,486,858</u>	<u>160,310</u>
EXPENDITURES			
Operating	1,156,970	869,690	287,280
General and administrative	250,566	196,287	54,279
Reserve for repairs	900,000	-	900,000
Contingency	78,638	-	78,638
Emergency reserve	42,287	-	42,287
Total Expenditures	<u>2,428,461</u>	<u>1,065,977</u>	<u>1,362,484</u>
NET CHANGE IN FUND BALANCE	(1,101,913)	420,881	1,522,794
FUND BALANCE:			
BEGINNING OF YEAR	<u>1,101,913</u>	<u>1,108,091</u>	<u>6,178</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 1,528,972</u>	<u>\$ 1,528,972</u>

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Midtown at Clear Creek Metropolitan District, located in Adams County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

Clear Creek Station Metropolitan District No. 1 (“District No. 1”), Clear Creek Station Metropolitan District No. 2 (“District No. 2”) and Clear Creek Station Metropolitan District No. 3 (“District No. 3”, and collectively with District No. 1 and District No. 2, the “Districts”) were organized in accordance with a consolidated service plan. The Districts were organized on December 7, 2007, as quasi-municipal corporations established under the State of Colorado Special District Act. The Districts were established to provide for the construction and completion of a part or all of the public improvements for the use and benefit of the residents and property owners within the service area. The Districts were governed by an elected Board of Directors.

On September 26, 2017, District No. 2 adopted a Resolution Initiating the Consolidation of the Districts. On December 13, 2017, District No. 1 and District No. 3 adopted Resolutions Concurring with the Consolidation of the Districts. On May 8, 2018, the eligible electors of each of the Districts voted to approve the formation of Midtown at Clear Creek Metropolitan District (“Midtown” or the “District”) and the assumption of all bonded indebtedness of the Districts by Midtown. On October 23, 2018 the Adams County District Court issued an Amended and Restated Order Organizing the Consolidated District Known as Midtown at Clear Creek Metropolitan District. Midtown is authorized to provide the public improvements and services of the Districts as described in the Service Plan. Specifically, Midtown shall have the power and authority to provide the public improvements contemplated in the Service Plan and to undertake related district activities within the service area of the consolidated district. Midtown is governed by an elected Board of Directors. Midtown also assumed all outstanding bonded indebtedness of the Districts. Subsequent to these transactions, Clear Creek Station Metropolitan District Nos. 1, 2, and 3 ceased to exist as separate legal entities.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

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

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

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

Basis of Presentation

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

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

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

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

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

In October 2024, the District amended its total appropriations in the Capital Projects Fund from \$1,000,000 to \$1,100,000 primarily due to higher accepted improvements and amended its total appropriation in the Debt Service Fund from \$1,834,083 to \$2,200,000 primarily due to increased payments on the bonds (see Note 4).

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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 minimum number of bank accounts. 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.

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. This item is the Deferred Loss on Refunding which resulted from the refunding of the Series 2017 Bonds with the issuance of the Series 2023 Bonds. The total amount is deferred and recognized as an outflow of resources over the term of the Series 2017 Bonds.

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

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

Original Issue Premium, Deferred Cost on Refunding, and Prepaid Bond Insurance

The original issue premium and the deferred cost of refunding from the Series 2023 Bonds are being amortized over the life of the bonds using the effective interest method. The prepaid bond insurance from the Series 2023 Bonds is being amortized over the life of the bonds using the straight-line method. Accumulated amortization of the original issue premium, deferred cost of refunding, and prepaid bond insurance, amounted to \$37,908, \$46,850, and \$20,926, respectively, at December 31, 2024.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$43,773 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$1,355,030 is restricted for the payment of the debt service costs (see Note 4).

Committed Fund Balance

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

Assigned Fund Balance

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

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2024.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

Net Position

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

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

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

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

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

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and cash equivalents	\$ 1,458,277
Cash and cash equivalents - restricted	<u>1,501,788</u>
Total	\$ <u>2,960,065</u>

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

Deposits with financial institutions	\$ 509,100
Investments - COLOTRUST	<u>2,450,965</u>
	\$ <u>2,960,065</u>

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Deposits

Custodial Credit Risk

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

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has elected to follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (“NAV”) per share.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

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

COLOTRUST

As of December 31, 2024, the District invested in the Colorado Local Governmental Liquid Asset Trust (“COLOTRUST”), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (“NAV”) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor’s. At December 31, 2024, the District had \$2,450,965 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance</u> <u>1/1/2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2024</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 40,437,078	\$ 990,311	\$ -	\$ 41,427,389

Upon completion and acceptance, a majority of the capital assets will be conveyed by the District to other local governments. The District will not be responsible for maintenance of capital assets conveyed to other local governments.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

Note 4: Long-Term Debt

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

	Balance 1/1/2024	Additions	Reductions	Balance 12/31/2024	Current Portion
<u>General Obligation Bonds:</u>					
Series 2023A	\$ 30,280,000	\$ -	\$ -	\$ 30,280,000	\$ 25,000
Series 2023B	1,580,000	-	162,000	1,418,000	-
	<u>31,860,000</u>	<u>-</u>	<u>162,000</u>	<u>31,698,000</u>	<u>25,000</u>
Series 2023A Premium	682,646	-	34,915	647,731	-
Subtotal	<u>32,542,646</u>	<u>-</u>	<u>196,915</u>	<u>32,345,731</u>	<u>25,000</u>
<u>Other:</u>					
Developer advances	93,779	-	-	93,779	-
	<u>\$ 32,636,425</u>	<u>\$ -</u>	<u>\$ 196,915</u>	<u>\$ 32,439,510</u>	<u>\$ 25,000</u>

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

Reimbursement and Acquisition Agreement

On November 11, 2008, District No. 1 entered into a Reimbursement and Acquisition Agreement with CARMA, Inc. On December 6, 2011, this agreement was assigned to Midtown, LLC (“Developer”). Per this agreement, District No. 1 agrees to reimburse the Developer for all District Eligible Costs, whether by construction of public infrastructure or by advancement of funds to District No. 1 for the purpose of providing public infrastructure including all related costs such as organization costs, operations and maintenance, engineering, surveying, construction and the costs of acquiring public lands. The repayment of such costs is not to exceed \$30,000,000. The advances do not constitute multiple fiscal year financial obligations of District No. 1 and are not subject to annual appropriation by the District No. 1. The advances bear interest at a rate of 6% from the date of the advance. The advances are to be repaid using bond proceeds or any other legally available revenues. During December 2017, District No. 2 issued General Obligation Bonds and transferred a portion of the proceeds to District No. 1 in order to repay a portion of the Developer Advances.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

After the issuance of the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2017A (“Series 2017A Bonds”), Subordinate Limited Tax General Obligation Bonds, Series 2017B (“Series 2017B Bonds”), and Junior Lien Limited Tax General Obligation bonds, Series 2017C (“Series 2017C Bonds”), amounts repaid are deemed to total \$29,906,221, leaving an outstanding balance which is limited to \$93,779. This amount is outstanding at December 31, 2024, and will not accrue interest. Any additional funding by the Developer subsequent to the issuance of the bonds are deemed contributions by the Developer to the District with no obligation to repay such amounts by the District. With the consolidation of the Districts, this agreement has now been transferred to Midtown and the related balances are included in the long-term debt schedule above.

\$30,280,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2023A and \$1,580,000 Subordinate Limited Tax General Obligation Refunding Bonds, Series 2023B(3) Bonds

On November 22, 2023, the District issued \$30,280,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2023A (“Series 2023A Bonds”) and \$1,580,000 Subordinate Limited Tax General Obligation Refunding Bonds, Series 2023B(3) Bonds (“Series 2023B Bonds”), (collectively “refunding bonds”). The Series 2023A Bonds were issued for the purpose of refunding the Series 2017A, Series 2017B and Series 2017C Bonds (“refunded bonds”), funding a portion of the Reserve Requirement for the refunding bonds, and paying other costs in connection with the issuance of the refunding bonds (including bond insurance). The Series 2023B Bonds were issued for the purpose of refunding the refunded bonds and paying costs in connection with the issuance of the Series 2023B Bonds. The Series 2023A Bonds bear interest at a rate of 5.000% and 5.500%, payable semi-annually on June 1 and December 1, commencing June 1, 2024, and mature on December 1, 2053. The Series 2023A Bonds are payable solely from and to the extent of the Pledged Revenue which includes 1) property tax revenues resulting from the Required Mill Levy, 2) the portion of the Specific Ownership Tax collected as the result of the imposition of the Required Mill Levy, and 3) any other amounts as determined by the District. The Series 2023A Bonds are also secured by amounts on deposit in the Reserve Fund and with the issuance of a 2023A Reserve Policy. The Series 2023A Bonds are also subject to optional, mandatory sinking fund and extraordinary mandatory redemption prior to maturity as scheduled in the Indenture. The scheduled payment of principal and interest when due on the Series 2023A Bonds is guaranteed under a Bond Insurance Policy. The Series 2023B Bonds are cash flow bonds which bear interest at a rate of 8.000% are payable annually on December 15 to the extent of available subordinate revenues, and mature on December 15, 2053.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

Current refunding of debt

The refunding bonds were issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2017A Bonds, Series 2017B Bonds, and Series 2017C Bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$794,355. This amount was recorded as a deferred outflow and amortized over remaining life of the refunded debt issued. The refunding resulted in an economic loss of \$1,502,108 due to the longer term of the refunding bonds.

Events of Default as defined in the Series 2023 Bond Indenture are 1) before the Unlimited Tax Receipt Date, the failure of the District to impose the Required Mill levy, 2) on or after the Unlimited Tax Receipt Date, the failure of the District to pay the principal of, premium, if any, and interest on the Bonds when due, 3) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof, and 4) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds.

Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2023 Bonds is not an available remedy for an Event of Default.

The following is a summary of the annual long-term debt principal and interest requirements of the 2023A Bonds.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 25,000	\$ 1,563,100	\$ 1,588,100
2026	180,000	1,561,850	1,741,850
2027	305,000	1,552,850	1,857,850
2028	470,000	1,537,600	2,007,600
2029	500,000	1,514,100	2,014,100
2030-2034	3,370,000	7,135,250	10,505,250
2035-2039	4,490,000	6,116,100	10,606,100
2040-2044	5,865,000	4,738,350	10,603,350
2045-2049	7,555,000	3,050,250	10,605,250
2050-2053	7,520,000	963,000	8,483,000
	<u>\$ 30,280,000</u>	<u>\$ 29,732,450</u>	<u>\$ 60,012,450</u>

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2024

Because of the uncertainty of timing of payments under the Series 2023B Bonds, no related schedule of expected principal and interest payments is presented.

Preconsolidation Intergovernmental Agreement Regarding Assumption of Debt by Consolidated District

On March 6, 2018, District Nos. 1, 2, and 3 entered into a Preconsolidation Intergovernmental Agreement Regarding Assumption of Debt by Consolidated District whereby the Districts agreed to authorize the consolidated district (Midtown) to assume the entire general obligation bonded indebtedness of the Districts. This agreement was subsequently approved by the board of the Midtown and all such debt was transferred to the District during 2018.

Debt Authorization

On November 6, 2007, a majority of the qualified electors of the Districts authorized the issuance of indebtedness in an amount not to exceed \$390,000,000 at an interest rate not to exceed 18%. After the issuance of the 2023 Bonds, the remaining authorization is \$331,630,000. 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, however, as of the date of this audit, the amount and timing of any debt issuances is not determinable. Per the District's Service Plan, the District cannot issue debt in excess of \$35,000,000. \$5,225,000 of the Service Plan authorization remains as of December 31, 2024. The District has not budgeted to issue any new debt during 2025.

Note 5: Tax, Spending and Debt Limitations

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

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

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.

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

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.

On November 6, 2007, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 6: Risk Management

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

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

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

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

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2024

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

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND

For the Year Ended December 31, 2024

	<u>Original</u> <u>Budget</u>	<u>Final</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
REVENUES				
Property taxes	\$ 1,705,510	\$ 1,712,000	\$ 1,714,451	\$ 2,451
Specific ownership taxes	119,393	90,000	86,055	(3,945)
Development fees	36,000	-	-	-
Interest income	<u>100,000</u>	<u>60,000</u>	<u>87,098</u>	<u>27,098</u>
Total Revenues	<u>1,960,903</u>	<u>1,862,000</u>	<u>1,887,604</u>	<u>25,604</u>
EXPENDITURES				
Bond interest	1,800,000	1,737,820	1,736,654	1,166
Bond principal	-	427,000	162,000	265,000
Issuance costs		1,500	1,500	-
Treasurer's fees	25,583	25,680	25,729	(49)
Paying agent fees	7,500	7,500	3,000	4,500
Miscellaneous	<u>1,000</u>	<u>500</u>	<u>-</u>	<u>500</u>
Total Expenditures	<u>1,834,083</u>	<u>2,200,000</u>	<u>1,928,883</u>	<u>271,117</u>
 NET CHANGE IN FUND BALANCE	 126,820	 (338,000)	 (41,279)	 296,721
FUND BALANCE:				
BEGINNING OF YEAR	<u>540,503</u>	<u>1,396,311</u>	<u>1,396,309</u>	<u>(2)</u>
END OF YEAR	<u>\$ 667,323</u>	<u>\$ 1,058,311</u>	<u>\$ 1,355,030</u>	<u>\$ 296,719</u>

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2024

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Development fees	\$ 36,000	\$ 107,000	\$ 107,000	\$ -
Interest income	<u>5,000</u>	<u>2,000</u>	<u>2,397</u>	<u>397</u>
Total Revenues	<u>41,000</u>	<u>109,000</u>	<u>109,397</u>	<u>397</u>
EXPENDITURES				
Capital outlay	200,000	100,000	-	100,000
Accepted capital improvements	<u>800,000</u>	<u>1,000,000</u>	<u>990,311</u>	<u>9,689</u>
Total Expenditures	<u>1,000,000</u>	<u>1,100,000</u>	<u>990,311</u>	<u>109,689</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES				
	(959,000)	(991,000)	(880,914)	110,086
OTHER FINANCING SOURCES (USES)				
Developer contributions	<u>1,000,000</u>	<u>1,000,000</u>	<u>990,311</u>	<u>(9,689)</u>
Total Other Financing Sources (Uses)	<u>1,000,000</u>	<u>1,000,000</u>	<u>990,311</u>	<u>(9,689)</u>
NET CHANGE IN FUND BALANCE	41,000	9,000	109,397	100,397
FUND BALANCE:				
BEGINNING OF YEAR	<u>56,078</u>	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ 97,078</u>	<u>\$ 9,000</u>	<u>\$ 109,397</u>	<u>\$ 100,397</u>

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2024

EXPENDITURES	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<u>Operating:</u>			
Water/sewer	\$ 110,000	\$ 137,799	\$ (27,799)
Sewer maintenance	24,000	27,356	(3,356)
Gas/electric	20,500	17,514	2,986
Utility locates	12,000	11,857	143
Trash removal	200,000	197,754	2,246
Snow removal	130,000	64,217	65,783
Pet maintenance	3,900	3,276	624
Pest control	1,000	821	179
Telephone	2,300	1,019	1,281
Security patrol/monitoring	1,980	2,649	(669)
Access control devices	1,000	1,794	(794)
Landscape maintenance	194,000	138,810	55,190
Winter watering	12,000	-	12,000
Irrigation repairs	36,000	28,381	7,619
Tree/shrub replacement	60,000	46,333	13,667
Flowers	15,290	9,697	5,593
Tree shrub spray/deep root water	20,000	-	20,000
Grounds improvements	80,000	37,197	42,803
Splash park waterfall maintenance	20,000	12,346	7,654
Fence maintenance and repairs	-	179	(179)
Concrete/alley maintenance	30,000	13,379	16,621
Detention pond maintenance	34,000	32,329	1,671
Backflow testing	3,000	1,137	1,863
Community farm	8,000	8,535	(535)
Garden shed maintenance/supplies	12,000	1,240	10,760
Events/functions	6,900	4,951	1,949
Shed and garden patio user/cleaning	28,800	26,427	2,373
General maintenance	20,000	3,261	16,739
General engineering	45,000	43,517	1,483
Lighting/electrical repairs	20,000	(10,191)	30,191
Seasonal decorations	2,800	3,165	(365)
Signs	2,500	2,941	(441)
Total operating	<u>1,156,970</u>	<u>869,690</u>	<u>287,280</u>
<u>General and administrative:</u>			
Legal	90,000	45,639	44,361
Audit	6,500	6,500	-
Election costs	-	211	(211)
Design fees	1,800	700	1,100
Insurance	34,000	32,464	1,536
Storm water utility fee	7,000	6,805	195
Treasurer's fees	3,366	3,386	(20)
Management	77,000	77,471	(471)
Accounting	24,000	17,275	6,725
Office expense	3,000	2,947	53
Bank fees	900	1,155	(255)
Postage	2,000	1,307	693
Miscellaneous	1,000	427	573
Total general and administrative	<u>250,566</u>	<u>196,287</u>	<u>54,279</u>
<u>Other:</u>			
Reserve for repairs	900,000	-	900,000
Contingency	78,638	-	78,638
Emergency reserve	42,287	-	42,287
Total other	<u>1,020,925</u>	<u>-</u>	<u>1,020,925</u>
 Total Expenditures	 <u>\$ 2,428,461</u>	 <u>\$ 1,065,977</u>	 <u>\$ 1,362,484</u>

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

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2024

District No. 2

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied				Total Property Tax		Percent Collected to Levied
		General	Debt Service	Contractual	Total	Levied	Collected	
2013	\$ 23,270	50.000	0.000	0.000	50.000	\$ 1,164	\$ 1,163	99.96%
2014	\$ 579,040	0.000	50.000	0.000	50.000	\$ 28,952	\$ 28,952	100.00%
2015	\$ 2,458,620	8.000	42.000	0.000	50.000	\$ 122,931	\$ 122,925	100.00%
2016	\$ 7,784,150	0.000	42.000	8.000	50.000	\$ 389,208	\$ 376,086	96.63%
2017	\$ 9,604,860	8.000	42.000	0.000	50.000	\$ 480,243	\$ 480,241	100.00%
2018	\$ 18,545,590	5.411	48.703	0.000	54.114	\$ 1,003,576	\$ 1,003,576	100.00%

Reported by Clear Creek Station Metropolitan District No. 2 \$ 981,742
 Reported by Midtown at Clear Creek Metropolitan District 21,834
 Total property tax collected for 2018 \$ 1,003,576

District No. 3

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied				Total Property Tax		Percent Collected to Levied
		General	Debt Service	Contractual	Total	Levied	Collected	
2013	\$ 366,270	50.000	0.000	0.000	50.000	\$ 18,314	\$ 18,314	100.00%
2014	\$ 34,270	50.000	0.000	0.000	50.000	\$ 1,714	\$ 1,714	100.03%
2015	\$ 284,360	8.000	42.000	0.000	50.000	\$ 14,218	\$ 14,218	100.00%
2016	\$ 437,680	0.000	50.000	0.000	50.000	\$ 21,884	\$ 21,884	100.00%
2017	\$ 437,270	50.000	0.000	0.000	50.000	\$ 21,864	\$ 21,864	100.00%
2018	\$ 633,210	5.000	45.000	0.000	50.000	\$ 31,661	\$ 31,661	100.00%

Reported by Clear Creek Station Metropolitan District #3 \$ 31,656
 Reported by Midtown at Clear Creek Metropolitan District 5
 Total property tax collected for 2018 \$ 31,661

Midtown at Clear Creek

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied				Total Property Tax		Percent Collected to Levied
		General	Debt Service	Contractual	Total	Levied	Collected	
2019	\$ 21,235,190	5.474	49.273	0.000	54.747	\$ 1,162,563	\$ 1,161,100	99.87%
2020	\$ 29,674,430	5.505	49.558	0.000	55.063	\$ 1,633,963	\$ 1,633,907	100.00%
2021	\$ 32,607,370	5.505	49.558	0.000	55.063	\$ 1,795,460	\$ 1,760,926	98.08%
2022	\$ 36,316,000	5.505	49.558	0.000	55.063	\$ 1,999,668	\$ 2,003,540	100.19%
2023	\$ 35,634,980	5.651	50.879	0.000	56.530	\$ 2,014,445	\$ 2,016,324	100.09%
2024	\$ 42,092,660	5.331	40.518	0.000	45.849	\$ 1,929,906	\$ 1,940,023	100.52%

Estimated for
year ending
December 31,
2025 \$ 42,180,020 5.331 40.518 0.000 45.849 \$ 1,933,912

NOTE

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

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2024

UNAUDITED

<u>Class</u>	<u>2024 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>
Residential	\$ 39,504,410	93.66%
Vacant	1,364,740	3.24%
Commercial	532,250	1.26%
State assessed	6,120	0.01%
Personal	772,500	1.83%
Total	<u>\$ 42,180,020</u>	<u>100.00%</u>

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

TEN LARGEST OWNERS OF TAXABLE PROPERTY WITHIN THE DISTRICT

December 31, 2024

UNAUDITED

<u>Taxpayer Name</u>	<u>2024 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Midtown LLC	\$ 777,840	1.85%
Midtown Dwellings LLC	676,630	1.60%
Public Service Company of CO	646,940	1.53%
Private Homeowner #1	104,390	0.25%
Private Homeowner #2	96,210	0.23%
Private Homeowner #3	81,140	0.19%
Midtown Facility LLC	79,440	0.19%
Private Homeowner #4	75,570	0.18%
Private Homeowner #5	74,570	0.18%
Private Homeowner #6	72,160	0.17%
Total	<u>\$ 2,684,890</u>	<u>6.37%</u>

MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT

SELECTED DEBT RATIOS OF THE DISTRICT

December 31, 2024

UNAUDITED

Direct Debt (District bonds only)		
2023A Bonds	\$	30,280,000
2023B Bonds		<u>1,418,000</u>
Total	\$	<u><u>31,698,000</u></u>
2024 Assessed Valuation	\$	42,180,020
Direct Debt to 2024 Assessed Valuation		75%
2024 Statutory Actual Value	\$	599,208,865
Direct Debt to 2024 Statutory Actual Value		5%