

CACHE METROPOLITAN DISTRICT NO. 1

Weld County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2024

**CACHE METROPOLITAN DISTRICT NO. 1
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YEAR ENDED DECEMBER 31, 2024**

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Cache Metropolitan District No. 1
Weld County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cache Metropolitan District No. 1 ("District") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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 Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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 basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such

information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

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

BiggsKofford, P.C.

Colorado Springs, Colorado
July 11, 2025

BASIC FINANCIAL STATEMENTS

**CACHE METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2024**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 1,104,304
Cash and Investments - Restricted	50,400
Prepaid Insurance	3,600
Receivable from County Treasurer	4,638
Property Tax Receivable	597,332
Capital Assets:	
Capital Assets Not Being Depreciated	1,552,873
Total Assets	3,313,147
LIABILITIES	
Accounts Payable	11,851
Total Liabilities	11,851
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	597,332
Total Deferred Inflows of Resources	597,332
NET POSITION	
Restricted for:	
Emergency Reserve	50,400
Unrestricted	2,653,564
Total Net Position	\$ 2,703,964

See accompanying Notes to Basic Financial Statements.

**CACHE METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

FUNCTIONS/PROGRAMS	Expenses	Program Revenues		Governmental Activities	Net Revenues (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
Primary Government:					
Governmental Activities:					
General Government	\$ 152,599	\$ -	\$ -	\$ -	\$ (152,599)
Interest on Long-Term Debt and Related Costs	10,618	-	-	-	(10,618)
Total Governmental Activities	\$ 163,217	\$ -	\$ -	\$ -	(163,217)
GENERAL REVENUES					
Property Taxes					1,563,128
Specific Ownership Taxes					56,526
Interest Income					57,392
Total General Revenues					1,677,046
CHANGES IN NET POSITION					
Net Position - Beginning of Year					1,190,135
NET POSITION - END OF YEAR					
					\$ 2,703,964

See accompanying Notes to Basic Financial Statements.

**CACHE METROPOLITAN DISTRICT NO. 1
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 1,104,304	\$ -	\$ 1,104,304
Cash and Investments - Restricted	50,400	-	50,400
Receivable from County Treasurer	4,638	-	4,638
Prepaid Insurance	3,600	-	3,600
Property Tax Receivable	597,332	-	597,332
Total Assets	\$ 1,760,274	\$ -	\$ 1,760,274
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 11,851	\$ -	\$ 11,851
Total Liabilities	11,851	-	11,851
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	597,332	-	597,332
Total Deferred Inflows of Resources	597,332	-	597,332
FUND BALANCES			
Nonspendable:			
Prepaid Expense	3,600	-	3,600
Restricted for:			
Emergency Reserves	50,400	-	50,400
Unassigned	1,097,091	-	1,097,091
Total Fund Balances	1,151,091	-	1,151,091
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,760,274	\$ -	
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.			1,552,873
Net Position of Governmental Activities			\$ 2,703,964

See accompanying Notes to Basic Financial Statements.

CACHE 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
REVENUES			
Property Taxes	\$ 1,563,128	\$ -	\$ 1,563,128
Specific Ownership Taxes	56,526	-	56,526
Interest Income	57,392	-	57,392
Total Revenues	1,677,046	-	1,677,046
EXPENDITURES			
Current:			
Accounting	37,692	-	37,692
Auditing	5,500	-	5,500
County Treasurer's Fee	23,447	-	23,447
District Management	2,226	-	2,226
Dues And Membership	2,115	-	2,115
Election	1,261	-	1,261
Engineering	-	2,538	2,538
Insurance	25,168	-	25,168
Legal	48,440	-	48,440
Website	4,212	-	4,212
Capital Projects:			
Capital Outlay	-	609,316	609,316
Total Expenditures	150,061	611,854	761,915
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,526,985	(611,854)	915,131
OTHER FINANCING SOURCES (USES)			
Developer Advance	-	609,316	609,316
Repay Developer Advance	(193,689)	(615,895)	(809,584)
Transfers In (Out)	(618,433)	618,433	-
Total Other Financing Sources (Uses)	(812,122)	611,854	(200,268)
NET CHANGE IN FUND BALANCES	714,863	-	714,863
Fund Balances - Beginning of Year	436,228	-	436,228
FUND BALANCES - END OF YEAR	\$ 1,151,091	\$ -	\$ 1,151,091

See accompanying Notes to Basic Financial Statements.

**CACHE 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 \$ 714,863

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

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

Capital Outlay 609,316

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Developer Advance (609,316)
Repay Developer Advance 775,795

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

Accrued Interest Payable Developer Advance - Change in Liability 23,171

Changes in Net Position of Governmental Activities \$ 1,513,829

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

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,561,393	\$ 1,563,128	\$ 1,563,128	\$ -
Specific Ownership Taxes	62,456	56,526	56,526	-
Interest Income	60,000	60,000	57,392	(2,608)
Total Revenues	<u>1,683,849</u>	<u>1,679,654</u>	<u>1,677,046</u>	<u>(2,608)</u>
EXPENDITURES				
Accounting	25,000	38,000	37,692	308
Auditing	5,500	5,500	5,500	-
Contingency	6,239	13,572	-	13,572
County Treasurer's Fee	23,421	23,421	23,447	(26)
District Management	-	3,000	2,226	774
Dues And Membership	3,000	2,115	2,115	-
Election	-	224	1,261	(1,037)
Insurance	25,000	25,168	25,168	-
Legal	25,000	55,000	48,440	6,560
Miscellaneous	500	-	-	-
Website	-	5,000	4,212	788
Total Expenditures	<u>113,660</u>	<u>171,000</u>	<u>150,061</u>	<u>20,939</u>
EXCESS OF REVENUES OVER EXPENDITURES	1,570,189	1,508,654	1,526,985	18,331
OTHER FINANCING SOURCES (USES)				
Repay Developer Advance	(196,340)	(195,000)	(193,689)	1,311
Transfers To Other Fund	-	(620,000)	(618,433)	1,567
Total Other Financing Sources (Uses)	<u>(196,340)</u>	<u>(815,000)</u>	<u>(812,122)</u>	<u>2,878</u>
NET CHANGE IN FUND BALANCE	1,373,849	693,654	714,863	21,209
Fund Balance - Beginning of Year	<u>1,385,419</u>	<u>436,228</u>	<u>436,228</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,759,268</u>	<u>\$ 1,129,882</u>	<u>\$ 1,151,091</u>	<u>\$ 21,209</u>

See accompanying Notes to Basic Financial Statements.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 DEFINITION OF REPORTING ENTITY

Cache Metropolitan District No. 1 (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado was organized by order and decree of the District Court in and for Weld County on November 16, 2020, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

Under a Consolidated Service Plan, dated August 13, 2020 and amended on October 15, 2024, the District was organized in conjunction with seven other related districts, Cache Metropolitan District No. 2 (District No. 2), Cache Metropolitan District No. 3 (District No. 3), Cache Metropolitan District No. 4 (District No. 4), Cache Metropolitan District No. 5 (District No. 5), Cache Metropolitan District No. 6 (District No. 6), Cache Metropolitan District No. 7 (District No. 7), and Cache Metropolitan District No. 8 (District No. 8, and together with the District, District No. 2, District No. 3, District No. 4, District No. 5, District No. 6, District No. 7, the Districts). The District serves as the Operating District for District Nos. 2-8. The Districts' service area is located entirely within the City of Greeley (the City), Weld County, Colorado. The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements and services, including water, sanitation, street, safety protection, parks and recreation, transportation, television relay and translation, and mosquito control improvements and services.

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 the District's service area and is an independent unit of local government, separate and distinct from the City.

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

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

The District is not financially accountable to any other organization, nor is the District a component unit of any other primary governmental entity, including the City and Cache Metropolitan District Nos. 2-8.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The 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.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The District reports the following major governmental funds:

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

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

Budgets

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

The District has amended its annual budget for the year ended December 31, 2024.

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.

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 or business-type 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

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.

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.

**CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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	\$ 1,104,304
Cash and Investments - Restricted	50,400
Total Cash and Investments	\$ 1,154,704

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

Deposits with Financial Institutions	\$ 500
Investments	1,154,204
Total Cash and Investments	\$ 1,154,704

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.

**CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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 \$500.

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 investments as follows:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 1,154,204
		<u>\$ 1,154,204</u>

**CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

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

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by 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 CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Capital Assets Not Being Depreciated	\$ 943,557	\$ 609,316	\$ -	\$ 1,552,873
Total Capital Assets, Not Being Depreciated	<u>\$ 943,557</u>	<u>\$ 609,316</u>	<u>\$ -</u>	<u>\$ 1,552,873</u>

**CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 163,427	\$ -	\$ 163,427	\$ -	\$ -
Developer Advance - Capital	3,052	609,316	612,368	-	-
Accrued Interest on:					
Developer Advance - Operating	19,839	10,423	30,262	-	-
Developer Advance - Capital	3,332	195	3,527	-	-
Subtotal Other Debts	<u>189,650</u>	<u>619,934</u>	<u>809,584</u>	<u>-</u>	<u>-</u>
 Total Long-Term Obligations	 <u>\$ 189,650</u>	 <u>\$ 619,934</u>	 <u>\$ 809,584</u>	 <u>\$ -</u>	 <u>\$ -</u>

Authorized Debt

On November 3, 2020, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$3,200,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2024, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 3, 2020	Authorized But Unused
Water	\$ 200,000,000	\$ 200,000,000
Sanitation	200,000,000	200,000,000
Streets	200,000,000	200,000,000
Safety Protection	200,000,000	200,000,000
Parks and Recreation	200,000,000	200,000,000
Transportation	200,000,000	200,000,000
Television Relay and Translation	200,000,000	200,000,000
Mosquito Control	200,000,000	200,000,000
Fire Protection and Emergency Medical	200,000,000	200,000,000
Operations and Maintenance Debt	200,000,000	200,000,000
Oil and Gas Debt	200,000,000	200,000,000
Refunding Debt	400,000,000	400,000,000
Intergovernmental Agreement Debt	200,000,000	200,000,000
Reimbursement Agreements	200,000,000	200,000,000
Construction Management Agreement	200,000,000	200,000,000
Total	<u>\$ 3,200,000,000</u>	<u>\$ 3,200,000,000</u>

Pursuant to the Service Plan, the District and Cache Metropolitan District Nos. 2-8 combined are permitted to issue bond indebtedness of \$200,000,000.

**CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 6 AGREEMENTS

Advance and Reimbursement Agreement (Operations and Maintenance Expenses)

On January 21, 2021, the District entered into an Advance and Reimbursement Agreement (Operations and Maintenance Expenses) with The Cache LLC (the Developer), as amended by that First Amendment to Advance and Reimbursement Agreement (Operations and Maintenance Expenses), dated January 1, 2022, and that Second Amendment to Advance and Reimbursement Agreement (Operations and Maintenance Expenses), dated January 1, 2023, (collectively, the Operations Agreement). The Developer agreed to advance funds to the District for Operations Costs, as defined within the Operations Agreement. The District agreed to reimburse the Developer, subject to annual appropriations, for the advances plus accrued interest at the rate of 8% per annum, of which shall begin to accrue on the date such advance was made to the District, provided that no interest shall begin to accrue prior to November 20, 2020. The District agreed to reimburse the Developer for the advances which had been, or were to be, made on behalf of the District in a principal amount not to exceed \$165,000. As of December 31, 2024, there are no outstanding amounts owed under this agreement. This agreement terminates 40 years after its effective date, at which point, any outstanding principal and interest will be deemed discharged and satisfied in full.

Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses)

On January 21, 2021, the District entered into an Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses) with the Developer, as amended by that Amendment to the Advance and Reimbursement and Facilities Acquisition Agreement, dated November 8, 2022 (collectively, the Capital Agreement), to reimburse advances made by the Developer for Advances and Certified District Eligible Costs, as each is defined within the Capital Agreement. The District agreed to repay the Developer Advances, subject to annual appropriations, for such capital advances plus accrued interest at the rate of 8% per annum from the date such costs are incurred by the Developer, provided, however, that no interest shall begin to accrue on any advance made to the District prior to November 20, 2020, and the interest shall stop accruing under the Capital Agreement on the date of payment of such amount in full. The Developer agreed to advance funds or expend funds on behalf of the District in an amount not to exceed \$15,000,000. As of December 31, 2024, there were no outstanding amounts owed under this agreement. This agreement terminates 40 years after its effective date, at which point, any outstanding principal and interest will be deemed discharged and satisfied in full.

Intergovernmental Agreement By and Between the City of Greeley, Colorado

The Districts and the City entered into an intergovernmental agreement, dated January 21, 2021, regarding compliance with the Consolidated Service Plan of the Districts.

Operating Agreement

The District anticipates entering into an Operating Agreement with Cache Metropolitan District Nos. 2-8.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 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:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 50,400
Total Restricted Net Position	<u>\$ 50,400</u>

NOTE 8 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.

NOTE 9 INTERFUND TRANSFERS

The transfer from the General Fund to the Capital Projects Fund was related to covering the capital expenditures incurred.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees, or natural disasters.

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 general and automobile liability, public officials' liability, auto physical damage and workers' compensation coverage. In the event aggregate 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.

CACHE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue. On November 3, 2020, 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 and qualification as an Enterprise will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**CACHE 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)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Engineering	-	2,538	(2,538)
Legal	-	-	-
Capital Outlay	15,000,000	609,316	14,390,684
Total Expenditures	15,000,000	611,854	14,388,146
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(15,000,000)	(611,854)	14,388,146
OTHER FINANCING SOURCES (USES)			
Developer Advance	15,000,000	609,316	(14,390,684)
Repay Developer Advance	-	(615,895)	(615,895)
Transfers From Other Funds	-	618,433	618,433
Total Other Financing Sources (Uses)	15,000,000	611,854	(14,388,146)
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

OTHER INFORMATION

CACHE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2024

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
			General Operations	Total	Levied	Collected	
2021/2022	\$ 10	0.0%	70.000	70.000	\$ 1	\$ 1	100.00 %
2022/2023	19,760,770	197607600.0%	70.000	70.000	1,383,254	1,383,254	100.00 %
2023/2024	22,305,620	12.9%	70.000	70.000	1,561,393	1,563,128	100.11 %
Estimated for Year Ending December 31, 2025	\$ 8,533,320	-61.7%	70.000	70.000	\$ 597,332		

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.