

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2024**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>I</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>24</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>25</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>	<b>27</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>28</b>



**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
**Crossroads Metropolitan District No. 1**  
El Paso County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Crossroads 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.

### Emphasis of Matter

As discussed in Note 7, these financial statements have been restated to correct for adjustments made to the previously issued December 31, 2023 financial statements. Our opinion is not modified with respect to that matter.

### 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  
March 4, 2026

## **BASIC FINANCIAL STATEMENTS**

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

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 13,911
Cash and Investments - Restricted	6,803,604
Prepaid Insurance	4,152
Due from Other Districts	267
Receivable from County Treasurer	236
Property Tax Receivable	31,902
Interest Receivable	115,961
Due From Developer	706,451
Capital Assets:	
Capital Assets Not Being Depreciated	10,052,562
Total Assets	17,729,046
<b>LIABILITIES</b>	
Accounts Payable	39,360
Accrued Interest	108,333
Noncurrent Liabilities:	
Due in More Than One Year	20,202,383
Total Liabilities	20,350,076
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	31,902
Total Deferred Inflows of Resources	31,902
<b>NET POSITION</b>	
Net Investment in Capital Assets	(6,660,246)
Restricted for:	
Emergency Reserve	400
Debt Service	559,310
Capital Projects	468,850
Unrestricted	2,978,754
Total Net Position	\$ (2,652,932)

See accompanying Notes to Basic Financial Statements.

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

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Primary Government: Governmental Activities:	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
General Government	\$ 142,829	\$ -	\$ -	\$ (142,829)
Interest on Long-Term Debt and Related Costs	1,335,976	-	-	(1,335,976)
Total Governmental Activities	<u>\$ 1,478,805</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,478,805)</u>
<b>GENERAL REVENUES</b>				
Property Taxes				30,694
Specific Ownership Taxes				2,881
Interest Income				555,659
Intergovernmental revenues				39,174
Total General Revenues				<u>628,408</u>
<b>CHANGES IN NET POSITION</b>				
Net Position - Beginning of Year, as Originally Reported				(1,844,277)
Restatement				41,742
Net Position - Beginning of Year, as Restated				<u>(1,802,535)</u>
<b>NET POSITION - END OF YEAR</b>				<u>\$ (2,652,932)</u>

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 13,911	\$ -	\$ -	\$ 13,911
Cash and Investments - Restricted	400	3,317,224	3,485,980	6,803,604
Receivable from County Treasurer	40	196	-	236
Due from Other Districts	44	223	-	267
Prepaid Insurance	4,152	-	-	4,152
Property Tax Receivable	5,317	26,585	-	31,902
	<u>\$ 23,864</u>	<u>\$ 3,344,228</u>	<u>\$ 3,485,980</u>	<u>\$ 6,854,072</u>
<b>Total Assets</b>				
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 22,230	\$ -	\$ 17,130	\$ 39,360
Total Liabilities	22,230	-	17,130	39,360
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	5,317	26,585	-	31,902
Total Deferred Inflows of Resources	5,317	26,585	-	31,902
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	4,152	-	-	4,152
Restricted for:				
Emergency Reserves	400	-	-	400
Debt Service	-	3,317,643	-	3,317,643
Capital Projects	-	-	3,468,850	3,468,850
Unassigned	(8,235)	-	-	(8,235)
Total Fund Balances	<u>(3,683)</u>	<u>3,317,643</u>	<u>3,468,850</u>	<u>6,782,810</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>				
	<u>\$ 23,864</u>	<u>\$ 3,344,228</u>	<u>\$ 3,485,980</u>	

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. 10,052,562

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

Interest Receivable 115,961  
Due From Developer 706,451

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued Interest (108,333)  
Bonds Payable (20,000,000)  
Developer Advance Payable (489,575)  
Unamortized Bond Discount 287,192

Net Position of Governmental Activities \$ (2,652,932)

See accompanying Notes to Basic Financial Statements.

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES – GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 5,116	\$ 25,578	\$ -	\$ 30,694
Specific Ownership Taxes	480	2,401	-	2,881
Interest Income	-	213,511	289,911	503,422
Intergovernmental revenues	6,763	32,411	-	39,174
Total Revenues	<u>12,359</u>	<u>273,901</u>	<u>289,911</u>	<u>576,171</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	29,943	-	5,970	35,913
Auditing	5,650	-	-	5,650
Banking Fees	40	-	-	40
County Treasurer's Fee	77	385	-	462
Directors' Fees	3,800	-	-	3,800
Dues And Membership	592	-	-	592
Election	112	-	-	112
Stormwater	1,125	-	-	1,125
Engineering	-	-	16,458	16,458
Insurance	4,152	-	-	4,152
Legal	12,119	-	79	12,198
Rent Expense	62,036	-	-	62,036
Payroll Taxes	291	-	-	291
Debt Service:				
Bond Interest	-	1,300,000	-	1,300,000
Bond Issue Costs	-	-	672	672
Paying Agent Fees	-	4,000	-	4,000
Capital Projects:				
Capital Outlay	-	-	4,799,010	4,799,010
Total Expenditures	<u>119,937</u>	<u>1,304,385</u>	<u>4,822,189</u>	<u>6,246,511</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(107,578)	(1,030,484)	(4,532,278)	(5,670,340)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	106,275	-	181,040	287,315
Private Costs Paid To Developer	-	-	(122,167)	(122,167)
Total Other Financing Sources	<u>106,275</u>	<u>-</u>	<u>58,873</u>	<u>165,148</u>
<b>NET CHANGE IN FUND BALANCES</b>	(1,303)	(1,030,484)	(4,473,405)	(5,505,192)
Fund Balances - Beginning of Year	<u>(2,380)</u>	<u>4,348,127</u>	<u>7,942,255</u>	<u>12,288,002</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (3,683)</u>	<u>\$ 3,317,643</u>	<u>\$ 3,468,850</u>	<u>\$ 6,782,810</u>

See accompanying Notes to Basic Financial Statements.

**CROSSROADS 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 \$ (5,505,192)

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 4,799,010

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

Interest Income Receivable 52,237

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 (287,315)

Private Costs Paid to Developer 122,167

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 (17,189)

Amortization of Bond Discount (14,115)

Changes in Net Position of Governmental Activities \$ (850,397)

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 5,116	\$ 5,116	\$ -
Specific Ownership Taxes	512	480	(32)
Interest Income	50	-	(50)
Intergovernmental revenues	6,290	6,763	473
Total Revenues	<u>11,968</u>	<u>12,359</u>	<u>391</u>
<b>EXPENDITURES</b>			
Accounting	27,500	29,943	(2,443)
Auditing	-	5,650	(5,650)
Banking Fees	600	40	560
Contingency	9,750	-	9,750
County Treasurer's Fee	77	77	-
Directors' Fees	2,000	3,800	(1,800)
Dues And Membership	600	592	8
Election	-	112	(112)
Stormwater	-	1,125	(1,125)
Insurance	4,500	4,152	348
Legal	13,200	12,119	1,081
Payroll Taxes	153	291	(138)
Rent Expense	61,620	62,036	(416)
Total Expenditures	<u>120,000</u>	<u>119,937</u>	<u>63</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(108,032)	(107,578)	454
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	108,032	106,275	(1,757)
Total Other Financing Sources (Uses)	<u>108,032</u>	<u>106,275</u>	<u>(1,757)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(1,303)	(1,303)
Fund Balance - Beginning of Year	<u>400</u>	<u>(2,380)</u>	<u>(2,780)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 400</u>	<u>\$ (3,683)</u>	<u>\$ (4,083)</u>

See accompanying Notes to Basic Financial Statements.

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

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Crossroads Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized in conjunction with Crossroads Metropolitan District No. 2 by order and decree of the District Court for the City of Colorado Springs, El Paso County, Colorado on January 4, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City of Colorado Springs, El Paso County, Colorado (the City). The District operates under a Service Plan approved by the City on October 1, 2020. The District was established to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements. Upon completion of construction of these improvements, the District may dedicate them, when appropriate, to the City or to such other entity as appropriate for the use and benefit of the District's taxpayers.

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, potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

**Government-Wide and Fund Financial Statements (Continued)**

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

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

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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

The District reports on 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 other funds.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

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

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

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

**Budgets**

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

**Pooled Cash and Investments**

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

**Property Taxes**

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the 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.

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

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

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

**Capital Assets (Continued)**

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.

The District does not depreciate its landscape assets.

**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 amount becomes available.

**Equity**

**Net Position**

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

**Fund Balance**

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

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

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

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

**CROSSROADS 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)

*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.

**Deficits**

The General Fund reported a deficit in the fund financial statements as of December 31, 2024. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2025.

**New Accounting Pronouncements**

In June 2022, the GASB issued Statement No. 100, Accounting Changes and Error Corrections ("Statement No. 100"). This statement enhances accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. On January 1, 2024, the District adopted the requirements of Statement No. 100 (Note 7).

**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	\$ 13,911
Cash and Investments - Restricted	<u>6,803,604</u>
Total Cash and Investments	<u><u>\$ 6,817,515</u></u>

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

Deposits with Financial Institutions	\$ 31,972
Investments	<u>6,785,543</u>
Total Cash and Investments	<u><u>\$ 6,817,515</u></u>

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

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

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2024, the District's cash deposits had a bank balance of \$31,972 and a carrying balance of \$31,972.

**Investments**

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

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

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

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

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

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

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

**Investments (Continued)**

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 6,785,543
		<u>\$ 6,785,543</u>

**CSAFE**

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

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and 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 at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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

**NOTE 4 CAPITAL ASSETS**

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

	Balance at December 31, 2023, as Restated	Increases	Decreases	Balance at December 31, 2024
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 5,253,552	\$ 4,799,010	\$ -	\$ 10,052,562
Total Capital Assets, Not Being Depreciated	<u>\$ 5,253,552</u>	<u>\$ 4,799,010</u>	<u>\$ -</u>	<u>\$ 10,052,562</u>

There was no Depreciation in 2024.

The District is in the process of verifying capital costs associated with public improvements with an independent engineer. The engineer provided a report dated September 5, 2025 that includes total certified public capital costs of \$10,052,562, of which the Developer is in the process of providing proof of payment for \$1,039,704. The capital developer advance (Note 5) includes amounts pending proof of payment.

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in 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
<b>Bonds Payable:</b>					
Limited Tax G.O. / Special Revenue Bonds					
Series 2022	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000	\$ -
Subtotal Bonds Payable	20,000,000	-	-	20,000,000	-
<b>Other Debts:</b>					
Developer Advance - Operating	167,810	106,275	-	274,085	-
Developer Advance - Capital	2,733	181,040	-	183,773	-
<b>Accrued Interest on:</b>					
Developer Advance - Operating	14,430	16,759	-	31,189	-
Developer Advance - Capital	98	430	-	528	-
Subtotal Other Debts	185,071	304,504	-	489,575	-
<b>Bond Premium/Discount:</b>					
Bond Discount - Series 2022	(301,307)	14,115	-	(287,192)	-
Subtotal Bond Premium / Discount	(301,307)	14,115	-	(287,192)	-
<b>Total Long-Term Obligations</b>	<u>\$ 19,883,764</u>	<u>\$ 318,619</u>	<u>\$ -</u>	<u>\$ 20,202,383</u>	<u>\$ -</u>

**Limited Tax General Obligation and Special Revenue Bonds, Series 2022 (the Bonds)**

The District issued the Bonds on June 3, 2022, in the amount of \$20,000,000. The Bonds are solely the obligation of the District, although the Crossroads Metropolitan District No. 2 (District No. 2, and together with the District, the Districts) is obligated to the extent set forth in the Capital Pledge Agreement between the Districts and UMB Bank, as the Trustee (the Pledge Agreement).

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Proceeds of the Bonds**

Proceeds from the sale of the Bonds were used to (a) pay or reimburse a portion of the costs of acquiring, constructing, and installing certain public improvements to serve the Development, (b) fund the Reserve Fund, (c) fund capitalized interest, and (d) pay the costs of issuing the Bonds.

The Bonds bear interest at the rate of 6.5%, payable semi-annually on June 1 and December 1, beginning on December 1, 2022. The Bonds are subject to annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2029. The Bonds mature on December 1, 2051.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any Bond is not paid when due, such interest shall compound semiannually on each interest payment date, at the rate then borne by the Bond.

**Bonds Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2029, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2029, to November 30, 2030	3.00%
December 1, 2030, to November 30, 2031	2.00
December 1, 2031, to November 30, 2032	1.00
December 1, 2032, and thereafter	0.00

**Restricted Funds**

Net proceeds from the sale of the Bonds in the amount of \$3,000,000 was deposited to the Restricted Account of the Project Fund. The funds in the Restricted Account will be transferred to the Unrestricted Account when (i) certificates of occupancy for at least 24,000 square feet of retail space within the Districts have been issued by the County, and (ii) at least six individual operating businesses are located within the Districts. Any moneys remaining in the Restricted Account on June 1, 2025, will be used to redeem bonds on July 1, 2025, to the extent possible.

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Pledged Revenue**

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue which means:

- (a) the Property Tax Revenues;
- (b) the PIF Revenues;
- (c) all revenues received pursuant to the Pledge Agreement;
- (d) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

**Required Mill Levy**

The Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in the amount of 50 mills. In the event the method of calculating assessed valuation is or was changed after January 1, 2020, the mill levy will be increased or decreased so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

**Pledged PIF Revenues**

Pledged PIF Revenues means the revenue derived from the imposition of the Public Improvement Fee (the PIF) of 2.00% on all PIF Sales occurring in the PIF Property, less the Operation and Maintenance Costs Amount, meaning an amount equal to \$75,000 beginning in 2024, and escalating by 2% annually until the Bonds mature.

**Capital Pledge Agreement**

On June 1, 2022, Crossroads Metropolitan District No. 1 (the "Issuing District") and Crossroads Metropolitan District No. 2 (the "Taxing District") entered into a Capital Pledge Agreement with UMB Bank, N.A., as trustee. This agreement facilitates the issuance of Limited Tax General Obligation and Special Revenue Bonds, Series 2022, amounting to \$20,000,000. The bonds are secured by pledged revenues, including property tax revenues and specific ownership tax revenues, generated by the Taxing District. The proceeds from these bonds are designated for financing public improvements as outlined in the Service Plan approved by the Board of County Commissioners of El Paso County, Colorado, on October 27, 2020. The agreement mandates the Taxing District to levy an annual ad valorem property tax of 50 mills, subject to adjustments, to ensure sufficient revenue for bond repayment. Additionally, the agreement includes provisions for the issuance of additional obligations and the allocation of revenues for the payment of these obligations. The bonds were issued following the approval of the Taxing District's electors in an election held on November 2, 2021.

**Reserve Fund**

The Bonds are additionally secured by the Debt Service Reserve Fund, which will be funded from proceeds of the Bonds in the amount of the Reserve Requirement of \$2,000,000.

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Surplus Fund**

The Surplus Fund also secures the Bonds and will be funded from Pledged Revenue that is not needed to pay debt service on the Bonds in any year, up to the Maximum Surplus Amount of \$2,000,000. Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Bonds are to be applied to payment of the Bonds.

**Events of Default**

Events of default occur if the District fails to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Indenture, fails to enforce the Pledge Agreement, the PIF Covenant or the PIF Collection Agreement, fails to pay principal and interest on the Bonds when due, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

The Remedies of Default are as follows:

- Receivership
- Suit for Judgment
- Mandamus or Other Suit

**No Acceleration**

Notwithstanding the foregoing or anything else herein to the contrary, acceleration shall not be an available remedy for an Event of Default.

As of December 31, 2024, the District was not in default.

The District's long-term obligations of the Series 2022 Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 1,300,000	\$ 1,300,000
2026	-	1,300,000	1,300,000
2027	-	1,300,000	1,300,000
2028	-	1,300,000	1,300,000
2029	130,000	1,300,000	1,430,000
2030-2034	1,650,000	6,266,000	7,916,000
2035-2039	2,695,000	5,603,650	8,298,650
2040-2044	4,155,000	4,550,325	8,705,325
2045-2049	6,170,000	2,954,250	9,124,250
2050-2051	5,200,000	575,575	5,775,575
Total	<u>\$ 20,000,000</u>	<u>\$ 26,449,800</u>	<u>\$ 46,449,800</u>

**Authorized Debt**

On November 2, 2021, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$1,600,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2024, the District has authorized but unissued indebtedness for the following purposes:

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt (Continued)**

	Amount Authorized on November 2, 2021	Authorization Used Series 2022 Bonds	Authorized But Unused
Special Assessment	\$ 100,000,000	\$ -	\$ 100,000,000
Water	100,000,000	5,000,000	95,000,000
Sanitation	100,000,000	5,000,000	95,000,000
Streets	100,000,000	5,000,000	95,000,000
Traffic and Safety	100,000,000	-	100,000,000
Parks and Recreation	100,000,000	5,000,000	95,000,000
Transportation	100,000,000	-	100,000,000
Television Relay	100,000,000	-	100,000,000
Mosquito Control	100,000,000	-	100,000,000
Security	100,000,000	-	100,000,000
Business Recruitment	100,000,000	-	100,000,000
Fire Protection	100,000,000	-	100,000,000
Operations and Maintenance	100,000,000	-	100,000,000
Refunding	200,000,000	-	200,000,000
Reimbursement Agreements	100,000,000	-	100,000,000
Revenue Debt	100,000,000	-	100,000,000
Total	<u>\$ 1,700,000,000</u>	<u>\$ 20,000,000</u>	<u>\$ 1,680,000,000</u>

Pursuant to the combined Service Plan, the District, combined with District No. 2, is permitted to issue bond indebtedness of up to \$52,000,000 million with a maximum mill levy of 10.000, adjusted, for operations, and 50.000, adjusted, for debt.

**NOTE 6 NET POSITION**

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and adjusted for unamortized bond issuance discount and unspent bond proceeds. As of December 31, 2024, the District had net investment in capital assets calculated as follows:

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

**NOTE 6 NET POSITION (CONTINUED)**

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 10,052,562
Less:	
Outstanding Principal of Capital Related Debt	(20,000,000)
Plus:	
Unamortized Original Issue Discount	287,192
Unspent Bond Proceeds	3,000,000
Net Investment in Capital Assets	\$ (6,660,246)

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other government or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2024 as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 400
Debt Service Reserve	559,310
Capital Projects Reserve	468,850
Total Restricted Net Position	\$ 1,028,560

**NOTE 7 ACCOUNTING CHANGES AND ERROR CORRECTIONS**

**Correction of an Error in Previously Issued Financial Statements**

Subsequent to the year ending December 31, 2024, costs paid under the Construction Project Delivery Agreement were certified by a third-party engineer. The certification identified costs that were paid from the prior period that have been classified as private, in the amount of \$417,670, along with costs totaling \$166,613 which were not certified and accepted, through December 31, 2023. As a result, the District recognized an amount due from the developer for the private costs, along with related interest receivable accruing at 8%. The District also discovered that \$21,983 of interest was misclassified as capital assets in a prior period.

The correction has been reported as a prior period adjustment. The impact on the government-wide financial statements is summarized as follows:

	Governmental Activities
Net Position, as Originally Stated at December 31, 2023	\$ (1,844,277)
Restatement to recognize Interest Receivable	63,725
Adjustment Due to Misclassified Interest payment as Capital Assets	(21,983)
Net Position, as Restated on January 1, 2024	\$ (1,802,535)

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

**NOTE 8 AGREEMENTS**

**Reimbursement Agreements**

On January 5, 2021, the District and Crossroads Metropolitan District No. 2 (the Districts) entered into a Reimbursement Agreement for administrative and operational expenses and a Facilities Funding and Acquisition Agreement for the construction and installation of improvements (collectively, the Agreements) with Colorado Springs Equities LLC (Developer) wherein the Districts agrees to reimburse the Developer for advances made on behalf of the Districts. The Districts agrees to repay the Developer along with accrued interest of 8% beginning on the date of advance to the date of repayment. In the event the Districts are unable to pay the Developer for infrastructure improvements under the Facilities Funding and Acquisition Agreement within 30 years of the date of the advance, any amount of principal and accrued interest outstanding shall be deemed forever discharged and satisfied in full.

As of December 31, 2024, outstanding Developer advances under the agreements totaled \$305,272 for operation costs including accrued interest of \$31,188 and \$184,301 for capital costs including accrued interest of \$528.

Subsequent to the year ending December 31, 2024, costs paid under the Construction Project Delivery Agreement were certified by a third-party engineer. This certification identified costs that were paid from the prior period that have been classified as private, in the amount of \$539,837, along with costs totaling \$166,613 which were not certified and accepted. Those amounts have been reflected as an amount due from the Developer with associated interest accruing at a rate of 8%. As of December 31, 2024 outstanding amounts owed from the Developer totaled \$822,412 including \$115,961 in interest.

**Construction Project Delivery Agreement**

The District entered into the Construction Project Delivery Agreement with Site Development LLC on January 8, 2022, for the purposes of utilizing Site Development LLC as the General Contractor for the public improvements.

**NOTE 9 RELATED PARTIES**

The Developer of the property which constitutes the District is Colorado Springs Equities, LLC. The members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

The General Contractor for the District's public improvements is Site Development LLC. Site Development LLC is considered a related party because members of the Board of Directors are officers, employees, or otherwise associated with the Developer, which may result in potential conflicts of interest in transactions involving the District.

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

**NOTE 10 INTERGOVERNMENTAL AGREEMENT**

On January 5, 2021, the District entered into an Intergovernmental District Facility Construction and Service Agreement (Intergovernmental Agreement) with Crossroads Metropolitan District No. 2 (District No. 2). Under the terms of the agreement, District No. 2 will, over a period of years, levy sufficient taxes to pay the District costs of public improvements and the related operations and maintenance costs.

In return, the District has agreed to contract for and supervise the construction or acquisition of public improvement, provide for their operations and maintenance, and provide service to the property within the District, or convey facilities to other entities that will provide service.

**NOTE 11 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 12 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

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

**NOTE 12 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)**

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. As of December 31, 2024, the District had provided for an Emergency Reserve.

On November 2, 2021, a majority of the District's electors passed an election question to increase the property taxes \$10,000,000 annually to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain, and spend all revenues without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

## **SUPPLEMENTARY INFORMATION**

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 25,578	\$ 25,578	\$ -
Specific Ownership Taxes	2,558	2,401	(157)
Interest Income	185,000	213,511	28,511
Other Revenue	10,000	-	(10,000)
Intergovernmental revenues	31,449	32,411	962
Total Revenues	<u>254,585</u>	<u>273,901</u>	<u>19,316</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	384	385	(1)
Paying Agent Fees	4,000	4,000	-
Bond Interest	1,300,000	1,300,000	-
Contingency	10,000	-	10,000
Total Expenditures	<u>1,314,384</u>	<u>1,304,385</u>	<u>9,999</u>
<b>NET CHANGE IN FUND BALANCE</b>	(1,059,799)	(1,030,484)	29,315
Fund Balance - Beginning of Year	<u>4,345,678</u>	<u>4,348,127</u>	<u>2,449</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 3,285,879</u>	<u>\$ 3,317,643</u>	<u>\$ 31,764</u>

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Interest Income	\$ 300,000	\$ 289,911	\$ (10,089)
Total Revenues	<u>300,000</u>	<u>289,911</u>	<u>(10,089)</u>
<b>EXPENDITURES</b>			
Accounting	5,000	5,970	(970)
Engineering	-	16,458	(16,458)
Legal	-	79	(79)
Capital Outlay	8,788,669	4,799,010	3,989,659
Bond Issue Costs	-	672	(672)
Total Expenditures	<u>8,793,669</u>	<u>4,822,189</u>	<u>3,971,480</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(8,493,669)	(4,532,278)	3,961,391
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	5,000	181,040	176,040
Private Costs Paid To Developer	-	(122,167)	(122,167)
Total Other Financing Sources	<u>5,000</u>	<u>58,873</u>	<u>53,873</u>
<b>NET CHANGE IN FUND BALANCE</b>	(8,488,669)	(4,473,405)	4,015,264
Fund Balance - Beginning of Year	<u>8,488,669</u>	<u>7,942,255</u>	<u>(546,414)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 3,468,850</u>	<u>\$ 3,468,850</u>

## OTHER INFORMATION

**CROSSROADS METROPOLITAN DISTRICT NO. 1**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**DECEMBER 31, 2024**

Bonds/Loans and Interest Maturing in the Year Ending December 31,	\$20,000,000 Limited Tax General Obligation and Special Revenue Bonds Series 2022, Dated June 3, 2022 Interest Rate 6.5% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2025	\$ -	\$ 1,300,000	\$ 1,300,000
2026	-	1,300,000	1,300,000
2027	-	1,300,000	1,300,000
2028	-	1,300,000	1,300,000
2029	130,000	1,300,000	1,430,000
2030	265,000	1,291,550	1,556,550
2031	290,000	1,274,325	1,564,325
2032	330,000	1,255,475	1,585,475
2033	360,000	1,234,025	1,594,025
2034	405,000	1,210,625	1,615,625
2035	440,000	1,184,300	1,624,300
2036	490,000	1,155,700	1,645,700
2037	535,000	1,123,850	1,658,850
2038	590,000	1,089,075	1,679,075
2039	640,000	1,050,725	1,690,725
2040	700,000	1,009,125	1,709,125
2041	755,000	963,625	1,718,625
2042	830,000	914,550	1,744,550
2043	895,000	860,600	1,755,600
2044	975,000	802,425	1,777,425
2045	1,050,000	739,050	1,789,050
2046	1,140,000	670,800	1,810,800
2047	1,225,000	596,700	1,821,700
2048	1,330,000	517,075	1,847,075
2049	1,425,000	430,625	1,855,625
2050	1,545,000	338,000	1,883,000
2051	3,655,000	237,575	3,892,575
	\$ 20,000,000	\$ 26,449,800	\$ 46,449,800
Total			

**CROSSROADS 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	Debt Service	Total	Levied	Collected	
2021/2022	\$ 516,040	0.00%	10.000	0.000	10.000	\$ 5,160	\$ 5,160	100.00 %
2022/2023	446,810	-13.42%	10.000	50.000	60.000	26,809	26,809	100.00 %
2023/2024	511,560	14.49%	10.000	50.000	60.000	30,694	30,694	100.00 %
Estimated for Year Ending December 31, 2025	\$ 511,530	-0.01%	10.394	51.971	62.365	\$ 31,902	\$ 31,902	

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: El Paso County Assessor and Treasurer.