

**TABLE MOUNTAIN METROPOLITAN DISTRICT
2023 ANNUAL REPORT
JEFFERSON COUNTY, COLORADO**

Pursuant to Section VII of the Service Plan for Table Mountain Metropolitan District (the "District") and pursuant to section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report to the County Administrator's Office no later than August 1st of each year. The District submits the following annual report for the year ending December 31, 2023 (the "Reporting Year").

1. Boundary changes made or proposed to the District boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed to the District's boundaries during the Reporting Year.

2. Intergovernmental agreements with other governmental entities entered into, terminated, or proposed as of December 31 of the prior year.

The District did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

3. Copies of the District's rule and regulations, if any, as of December 31 of the prior year.

The District did not adopt rules and regulations during the Reporting Year. The District's website is: www.tablemountainmetrodistrict.com.

4. Summary of any litigation which involves the District's public improvements as of December 31 of the prior year.

There is no litigation or notices of claim, pending or threatened, asserted against the District which involves the District's public improvements, of which the District is aware for the Reporting Year.

5. Status of the District's construction of the public improvements as of December 31 of the prior year.

The District has constructed one hundred percent (100%) of the public improvements.

6. A list of all facilities and improvements constructed by the District that has been dedicated to and accepted by the county as of December 31 of the prior year.

No facilities or improvements constructed by the District were dedicated to or accepted by the County of Jefferson during the Reporting Year.

7. The final assessed valuation of the District for the current year (2024) and the Reporting Year.

The final assessed valuation for the current year: \$14,432,831.

The final assessed valuation for the Reporting Year: \$11,442,696.

8. Current year budget including a description of public improvements to be constructed in such year.

The District's 2024 budget is attached hereto as **Exhibit A**. The District does not anticipate any public improvements to be constructed by the District.

9. Audit of the District's financial statements for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles of audit exemption, if applicable.

The District's 2023 audit is attached hereto as **Exhibit B**

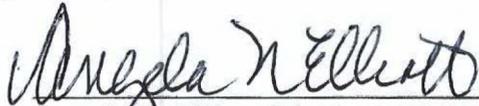
10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

None.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

The foregoing annual report is submitted by the undersigned, on behalf of the Table Mountain Metropolitan District, dated this 31st day of July, 2024.

By: 
Angela N. Elliott, District Manager

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).

Exhibit A
(2024 Budget)

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
TABLE MOUNTAIN METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE TABLE MOUNTAIN METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Table Mountain Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 6, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 216,161; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$386,006; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is

\$-0-; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$-0-; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Jefferson is \$14,432,831; and

WHEREAS, at an election held on November 5, 2013, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TABLE MOUNTAIN METROPOLITAN DISTRICT OF JEFFERSON COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Table Mountain Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 14.977 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 26.745 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

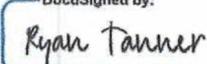
Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Jefferson County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Jefferson County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

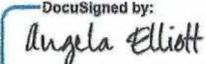
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ADOPTED this 6th day of November, 2023.

TABLE MOUNTAIN METROPOLITAN
DISTRICT

By: 
757890CA844D48B...
President

ATTEST:

By: 
D2F394E77E9B4B1...
Secretary

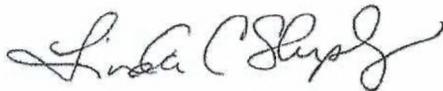
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Table Mountain Metro District (teleos) **
c/o Teleos Management Group
191 University Blvd. #358
Denver CO 80206

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Jefferson } ss

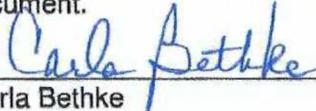
This Affidavit of Publication for the Golden Transcript, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/26/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Golden Transcript

State of Colorado }
County of Jefferson } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/26/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE OF HEARING ON PROPOSED 2024 BUDGET AND 2023 BUDGET AMENDMENT

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2024 has been submitted to the Table Mountain Metropolitan District (the "District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 5:30 p.m. on November 6, 2023, or shortly thereafter, via telephone and videoconference. To attend and participate by telephone, dial 1-720-707-2699 and enter passcode 074102. Information regarding public participation by videoconference will be available at least 24 hours prior to the meeting and public hearing by www.tablemountainmetrodistrict.com or by contacting the District Manager, by email at angela@teleos-services.com or by telephone at 303-818-9365.

NOTICE IS FURTHER GIVEN that an amendment to the 2023 budget of the District may also be considered at the above-referenced meeting and public hearing of the Board of Directors of the District. A copy of the proposed 2024 budget and the amended 2023 budget, if required, are available for public inspection at the offices of Simmons & Wheeler, P.C., located at 304 Inverness Way South, Suite 490, Englewood, CO 80112. Please contact Joy Tatton by email at joy@simmons-wheeler.com or by telephone at 303-689-0833 to make arrangements to inspect the budgets prior to visiting the foregoing office. Any interested elector within the District may, at any time prior to final adoption of the 2024 budget and the amended 2023 budget, if required, file or register any objections thereto.

TABLE MOUNTAIN METROPOLITAN DISTRICT

By: /s/ Ryan Tanner, President

Legal Notice No. 417096
First Publication: October 26, 2023
Last Publication: October 26, 2023
Publisher: Golden Transcript

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

TABLE MOUNTAIN METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Table Mountain Metropolitan District.

The Table Mountain Metropolitan District has adopted three separate funds, a General Fund to provide for general operating and maintenance expenditures; a Capital Projects Fund to provide for transfers to the Debt Service Fund and a Debt Service Fund to provide for payments on the General Obligation Bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2024 will be property taxes. The district intends to impose a 41.722 mill levy on all property within the district for 2024, of which 14.977 mills will be dedicated to the General Fund and the balance of 26.745 mills will be allocated to the Debt Service Fund.

Table Mountain Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>9/30/23</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 3,192	\$ 55,309	\$ 64,293	\$ 64,293	\$ 81,674
Revenues:					
Property taxes	211,381	205,608	205,609	205,609	216,161
Specific ownership taxes	14,511	14,577	11,195	14,900	15,131
Miscellaneous	-	-	-	-	-
Transfer from Capital Projects	-	-	-	-	-
Interest income	8,250	500	17,694	23,600	498
Total revenues	<u>234,142</u>	<u>220,685</u>	<u>234,498</u>	<u>244,109</u>	<u>231,790</u>
Total funds available	<u>237,334</u>	<u>275,994</u>	<u>298,791</u>	<u>308,402</u>	<u>313,464</u>
Expenditures:					
Accounting / audit	11,501	10,000	15,205	18,700	12,000
Insurance	6,799	7,500	6,492	6,492	6,800
Legal	9,300	10,000	9,233	12,300	10,000
Election Expense	443	5,000	-	-	5,000
Management	24,121	22,000	18,090	24,120	22,000
Miscellaneous	1,506	1,500	1,843	2,450	1,500
Mosquito control	2,256	2,500	1,734	2,300	2,500
Landscape & snow removal	79,692	60,000	97,344	129,800	60,000
Fence repair & replacement	596	-	-	-	-
Tree / landscape enhancements	-	70,000	-	-	70,000
Pet stations	672	-	-	-	-
Utilities	32,984	20,000	20,608	27,480	20,000
Treasurer fees	3,171	3,084	3,086	3,086	3,242
Contingency	-	58,062	-	-	94,031
Emergency reserve (3%)	-	6,348	-	-	6,391
Total expenditures	<u>173,041</u>	<u>275,994</u>	<u>173,635</u>	<u>226,728</u>	<u>313,464</u>
Ending fund balance	<u>\$ 64,293</u>	<u>\$ -</u>	<u>\$ 125,156</u>	<u>\$ 81,674</u>	<u>\$ -</u>
Assessed valuation	<u>11,743,951</u>	<u>11,422,696</u>			<u>14,432,831</u>
Mill Levy	<u>18.000</u>	<u>18.000</u>			<u>14.977</u>

**Table Mountain Metropolitan District
 Adopted Budget
 Capital Projects Fund
 For the Year ended December 31, 2024**

	<u>Actual 2022</u>	<u>Adopted Budget 2023</u>	<u>Actual 9/30/23</u>	<u>Estimate 2023</u>	<u>Adopted Budget 2024</u>
Beginning fund balance	\$ 46	\$ -	\$ 46	\$ 46	\$ 46
Revenues:					
Interest income	-	-	-	-	-
Total revenues	-	-	-	-	-
Total funds available	46	-	46	46	46
Expenditures:					
Transfer to Debt Service Fund	-	-	-	-	46
Total expenditures	-	-	-	-	46
Ending fund balance	\$ 46	\$ -	\$ 46	\$ 46	\$ -

Table Mountain Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>9/30/23</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 103,676	\$ 155,559	\$ 160,859	\$ 160,859	\$ 202,280
Revenues:					
Property taxes	434,505	422,640	422,841	422,641	386,006
Specific ownership taxes	29,829	29,585	23,011	30,700	27,020
Interest income	68	500	211	300	492
Transfer from capital projects	-	-	-	-	46
Total revenues	<u>464,402</u>	<u>452,725</u>	<u>445,863</u>	<u>453,641</u>	<u>413,564</u>
Total funds available	<u>568,078</u>	<u>608,284</u>	<u>606,722</u>	<u>614,500</u>	<u>615,844</u>
Expenditures:					
Series 2020 Loan interest	210,700	205,380	102,912	205,380	199,920
Series 2020 Loan principal	190,000	195,000	-	195,000	210,000
Treasurer's fees	6,519	6,340	6,343	6,340	5,790
Trustee / paying agent fees	-	5,500	-	5,500	5,500
Total expenditures	<u>407,219</u>	<u>412,220</u>	<u>109,255</u>	<u>412,220</u>	<u>421,210</u>
Ending fund balance	\$ 160,859	\$ 196,064	\$ 497,467	\$ 202,280	\$ 194,634
Surplus fund	<u>\$ 160,859</u>	<u>\$ 196,064</u>	<u>\$ 497,467</u>	<u>\$ 202,280</u>	<u>\$ 194,634</u>
Assessed valuation	<u>\$ 11,743,951</u>	<u>\$ 11,422,696</u>			<u>\$ 14,432,831</u>
Mill Levy	<u>37.000</u>	<u>37.000</u>			<u>26.745</u>
Total Mill Levy	<u>55.000</u>	<u>55.000</u>			<u>41.722</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Jefferson County, Colorado.

On behalf of the Table Mountain Metropolitan District
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Table Mountain Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 14,432,831 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 14,432,831 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 1/5/2024 for budget/fiscal year 2024
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>14.977</u> mills	\$ <u>216,161</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>14.977</u> mills	\$ <u>216,161</u>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	<u>26.745</u> mills	\$ <u>386,006</u>
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>41.722</u> mills	\$ <u>602,167</u>

Contact person: (print) Joy Tatton Daytime phone: (303) 689-0833
Signed: Joy Tatton Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: Refund outstanding 2016A Bonds
Title: General Obligation Loan, Series 2020A
Date: October 21, 2020
Principal Amount: \$7,660,000
Maturity Date: December 1, 2045
Levy: 26.745
Revenue: \$386,006

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Exhibit B
(2023 Audit)

TABLE MOUNTAIN METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

CONTENTS

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund	16
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - Capital Projects Fund	17
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	18



3615 Delgany St.
Suite 500
Denver, CO 80216

303.988.1900
wipfli.com

Board of Directors
Table Mountain Metropolitan District
Jefferson County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Table Mountain Metropolitan District (the "District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Table Mountain Metropolitan District as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplemental Information

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

Supplemental Information

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

Wipfli LLP

Wipfli LLP
Lakewood, Colorado

July 15, 2024

TABLE MOUNTAIN METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 93,531	\$ -	\$ -	\$ 93,531	\$ -	\$ 93,531
Cash and investments - Restricted	6,391	194,117	46	200,554	-	200,554
Receivable - County Treasurer	912	1,874	-	2,786	-	2,786
Property taxes receivable	216,161	386,006	-	602,167	-	602,167
Receivable - other	-	11,022	-	11,022	-	11,022
Capital assets not being depreciated	-	-	-	-	6,638,157	6,638,157
Total Assets	<u>316,995</u>	<u>593,019</u>	<u>46</u>	<u>910,060</u>	<u>6,638,157</u>	<u>7,548,217</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	1,114,589	1,114,589
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,114,589</u>	<u>1,114,589</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 316,995</u>	<u>\$ 593,019</u>	<u>\$ 46</u>	<u>\$ 910,060</u>		
LIABILITIES						
Accounts payable	\$ 17,751	\$ -	\$ -	\$ 17,751	-	17,751
Accrued interest on bonds	-	-	-	-	16,660	16,660
Long-term liabilities:						
Due within one year	-	-	-	-	210,000	210,000
Due in more than one year	-	-	-	-	7,515,821	7,515,821
Total Liabilities	<u>17,751</u>	<u>-</u>	<u>-</u>	<u>17,751</u>	<u>7,742,481</u>	<u>7,760,232</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	216,161	386,006	-	602,167	-	602,167
Total Deferred Inflows of Resources	<u>216,161</u>	<u>386,006</u>	<u>-</u>	<u>602,167</u>	<u>-</u>	<u>602,167</u>
FUND BALANCES/NET POSITION						
Fund Balances:						
Restricted:						
Emergencies	6,391	-	-	6,391	(6,391)	-
Debt service	-	207,013	-	207,013	(207,013)	-
Capital projects	-	-	46	46	(46)	-
Unassigned	76,692	-	-	76,692	(76,692)	-
Total Fund Balances	<u>83,083</u>	<u>207,013</u>	<u>46</u>	<u>290,142</u>	<u>(290,142)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 316,995</u>	<u>\$ 593,019</u>	<u>\$ 46</u>	<u>\$ 910,060</u>		
Net Position:						
Restricted for:						
Emergencies					6,391	6,391
Debt service					190,353	190,353
Capital projects					46	46
Unrestricted					<u>103,617</u>	<u>103,617</u>
Total Net Position					<u>\$ 300,407</u>	<u>\$ 300,407</u>

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Accounting and audit	\$ 18,753	\$ -	\$ -	\$ 18,753	\$ -	\$ 18,753
Insurance	6,492	-	-	6,492	-	6,492
Legal	12,044	-	-	12,044	-	12,044
Management fees	24,549	-	-	24,549	-	24,549
Utilities	28,238	-	-	28,238	-	28,238
Mosquito control	2,312	-	-	2,312	-	2,312
Landscape and snow removal	118,697	-	-	118,697	-	118,697
Pet Stations	1,137	-	-	1,137	-	1,137
Miscellaneous expenses	10,362	-	-	10,362	(5,901)	4,461
Treasurer's fees	3,086	6,343	-	9,429	-	9,429
Loan interest expense	-	205,602	-	205,602	50,359	255,961
Developer interest expense	-	-	-	-	28,080	28,080
Loan principal	-	195,000	-	195,000	(195,000)	-
	<u>225,670</u>	<u>406,945</u>	<u>-</u>	<u>632,615</u>	<u>(122,462)</u>	<u>510,153</u>
GENERAL REVENUES						
Property taxes	205,609	422,641	-	628,250	-	628,250
Specific ownership taxes	14,714	30,246	-	44,960	-	44,960
Interest income	24,137	212	-	24,349	-	24,349
	<u>244,460</u>	<u>453,099</u>	<u>-</u>	<u>697,559</u>	<u>-</u>	<u>697,559</u>
NET CHANGES IN FUND BALANCES	18,790	46,154	-	64,944	(64,944)	
CHANGE IN NET POSITION					187,406	187,406
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	<u>64,293</u>	<u>160,859</u>	<u>46</u>	<u>225,198</u>	<u>(112,197)</u>	<u>113,001</u>
END OF YEAR	<u>\$ 83,083</u>	<u>\$ 207,013</u>	<u>\$ 46</u>	<u>\$ 290,142</u>	<u>\$ 10,265</u>	<u>\$ 300,407</u>

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2023

	Original and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 205,608	\$ 205,609	\$ 1
Specific ownership taxes	14,577	14,714	137
Interest income	500	24,137	23,637
Total Revenues	<u>220,685</u>	<u>244,460</u>	<u>23,775</u>
EXPENDITURES			
Accounting and audit	10,000	18,753	(8,753)
Election expense	5,000	-	5,000
Insurance	7,500	6,492	1,008
Legal	10,000	12,044	(2,044)
Management fees	22,000	24,549	(2,549)
Utilities	20,000	28,238	(8,238)
Mosquito control	2,500	2,312	188
Landscape and snow removal	60,000	118,697	(58,697)
Tree/Landscape enhancements	70,000	-	70,000
Pet stations	-	1,137	(1,137)
Miscellaneous expenses	1,500	10,362	(8,862)
Treasurer's fees	3,084	3,086	(2)
Contingency	58,062	-	58,062
Emergency reserve	6,348	-	6,348
Total Expenditures	<u>275,994</u>	<u>225,670</u>	<u>50,324</u>
NET CHANGE IN FUND BALANCE	(55,309)	18,790	74,099
FUND BALANCE:			
BEGINNING OF YEAR	<u>55,309</u>	<u>64,293</u>	<u>8,984</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 83,083</u>	<u>\$ 83,083</u>

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

Note 1: Summary of Significant Accounting Policies

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

Definition of Reporting Entity

The District formed on December 31, 2013 and was organized as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established for the primary purpose of providing the design, acquisition, completion, construction, and installation of water, sanitary sewer, storm drainage, streets, and safety protection, and parks and recreation improvements to benefit the inhabitants and taxpayers of the District.

The District's primary revenues are property taxes and advances. The District is governed by an elected Board of Directors.

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

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

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

Basis of Presentation

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2023

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2023

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

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

Budgetary Accounting

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

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash, investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2023, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

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

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

Estimates

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2023

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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

Deferred Loss on Refunding

The deferred loss on refunding is being amortized over the life of the bonds using the straight line method. Accumulated amortization of the deferred loss on refunding amounted to \$162,330, at December 31, 2023.

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2023.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2023

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Long-Term Obligations

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

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$6,391 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$207,013 is restricted for the payment of the debt service costs associated with the Series 2020 Loan (see Note 4).

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2023

The restricted fund balance in the Capital Projects Fund in the amount of \$46 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance

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

Assigned Fund Balance

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

Unassigned Fund Balance

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

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

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

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

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

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

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

Note 2: Cash and Investments

As of December 31, 2023, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 93,531
Cash and investments - Restricted	<u>200,554</u>
Total	<u>\$ 294,085</u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with financial institutions	\$ 12,108
Investments - COLOTRUST	<u>281,977</u>
	<u>\$ 294,085</u>

Deposits

Custodial Credit Risk

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

The District follows state statutes for deposits.

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

Investment Valuation

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

As of December 31, 2023, the District had the following investment:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2023, the District had \$281,977 invested in COLOTRUST PLUS+.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

Governmental Type Activities:	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023
<u>Capital assets not being depreciated:</u>				
Construction in process	\$ 5,174,136	\$ -	\$ -	\$ 5,174,136
Open space drainage	1,464,021	-	-	1,464,021
Total capital assets not being depreciated	<u>6,638,157</u>	-	-	<u>6,638,157</u>
Government type assets, net	<u>\$ 6,638,157</u>	\$ -	\$ -	<u>\$ 6,638,157</u>

Upon completion and acceptance, certain capital assets will be conveyed by the District to other local governments. The District will only be responsible for maintenance on capital assets not conveyed to other entities.

Note 4: Long-Term Debt

A description of the long-term obligations as of December 31, 2023, is as follows:

\$7,660,000 Taxable (Convertible to Tax-Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Loan, Series 2020

On October 20, 2020, the District issued the Taxable (Convertible to Tax-Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Loan, Series 2020 ("Series 2020 Loan") in the amount of \$7,660,000. The Series 2020 Loan was issued for the purpose of refunding the Series 2016A and Series 2016B Bonds and funding the Surplus Fund in the amount of \$785. Prior to the Conversion Date which occurred on September 17, 2021 (as defined in the Loan Agreement for the Series 2020 Loan or the "Loan Agreement") the Series 2020 Loan bore interest at the rate of 3.50% and after the Conversion Date at a rate of 2.80% through December 1, 2040, at which time the Series 2020 Loan shall bear interest at either the Tax-Exempt Floating Rate (as defined in the Loan Agreement) or Taxable Floating Rate (as defined in the Loan Agreement). Interest is payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Series 2020 Loan is secured by Pledged Revenues including the Required Mill Levy (as defined in the Loan Agreement), specific ownership taxes attributable to the Required Mill Levy and any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue. The Series 2020 Loan is also secured by a Surplus Fund in the maximum amount of \$785 until the Unlimited Tax Receipt Date. As of December 31, 2023, the District had \$785 deposited in the Surplus Fund.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

The Trustee when calculating the December 1, 2021 interest payment used December 1, 2021 as the conversion date for the Series 2020 Bonds instead of September 17, 2021, which resulted in a credit of \$11,022 due to the District as of December 31, 2023 for overpaid interest.

The Series 2020 Loan is subject to principal payments commencing on December 1, 2021. The Series 2020 Loan may be prepaid on October 21, 2020 and on any Payment Date thereafter with a redemption premium as follows:

3% of the amount prepaid from October 21, 2020 through December 1, 2025
Redemptions on and after December 2, 2025 are at par

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2020 Loan, assuming a 2.8% interest rate thru 12/1/2040 and 6% thereafter:

	Principal	Interest	Total
2024	\$ 210,000	\$ 199,920	\$ 409,920
2025	215,000	194,040	409,040
2026	230,000	188,020	418,020
2027	235,000	181,580	416,580
2028	250,000	175,000	425,000
2029-2033	1,405,000	764,820	2,169,820
2034-2038	1,735,000	550,060	2,285,060
2039-2043	1,950,000	454,340	2,404,340
2044-2045	910,000	82,800	992,800
	<u>\$ 7,140,000</u>	<u>\$ 2,790,580</u>	<u>\$ 9,930,580</u>

The following is an analysis of changes in long-term debt for the year ending December 31, 2023:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
<i>Direct Borrowings</i>					
GO Loan, Series 2020	\$ 7,335,000	\$ -	\$ 195,000	\$ 7,140,000	\$ 210,000
Total	7,335,000	-	195,000	7,140,000	210,000
<i>Other</i>					
Developer advance	401,145	-	-	401,145	-
Accrued Interest on					
Developer advance	156,596	28,080	-	184,676	-
Total	557,741	28,080	-	585,821	-
	<u>\$ 7,892,741</u>	<u>\$ 28,080</u>	<u>\$ 195,000</u>	<u>\$ 7,725,821</u>	<u>\$ 210,000</u>

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

Debt Authorization

As of December 31, 2023, the District had remaining voted debt authorization of approximately \$40,516,000. The District has not budgeted to issue any new debt during 2024. Per the District's Service Plan, the District cannot issue debt in excess of \$8,000,000.

Note 5: Other Agreements

Advance, Acquisition and Reimbursement Agreement

On June 1, 2014, the District and the Developer entered into an Advance, Acquisition and Reimbursement Agreement pursuant to which the Developer has agreed to construct and equip certain public improvements on behalf of the District and the District has agreed to reimburse the Developer for the cost of such improvements. The proceeds of the 2016 bonds were used to repay the Developer a portion of the funds advanced under this Agreement. Amounts advanced under this agreement accrue interest at the rate of 7.00% per annum. At December 31, 2023, the amount outstanding under this agreement is \$585,821 including principal of \$401,145 and accrued interest of \$184,676

Note 6: Tax, Spending and Debt Limitations

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2023

Note 7: Risk Management

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

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

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

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

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

SUPPLEMENTAL INFORMATION

TABLE MOUNTAIN METROPOLITAN DISTRICT

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

DEBT SERVICE FUND

For the Year Ended December 31, 2023

	Original & <u>Final Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 422,640	\$ 422,641	\$ 1
Specific ownership taxes	29,585	30,246	661
Interest income	<u>500</u>	<u>212</u>	<u>(288)</u>
Total Revenues	<u>452,725</u>	<u>453,099</u>	<u>374</u>
EXPENDITURES			
Trustee/Paying agent fees	5,500	-	5,500
Loan interest expense	205,380	205,602	(222)
Loan principal	195,000	195,000	-
Treasurer's fees	<u>6,340</u>	<u>6,343</u>	<u>(3)</u>
Total Expenditures	<u>412,220</u>	<u>406,945</u>	<u>5,275</u>
NET CHANGE IN FUND BALANCE	40,505	46,154	5,649
FUND BALANCE:			
BEGINNING OF YEAR	<u>155,559</u>	<u>160,859</u>	<u>5,300</u>
END OF YEAR	<u>\$ 196,064</u>	<u>\$ 207,013</u>	<u>\$ 10,949</u>

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Interest income	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Capital improvements	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	<u>-</u>	<u>46</u>	<u>46</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 46</u>	<u>\$ 46</u>

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

TABLE MOUNTAIN METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED

December 31, 2023

<u>Year Ended</u> <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2014	\$ 181,369	0.000	0.000	\$ -	\$ -	
2015	\$ 1,115,280	10.000	50.000	\$ 66,917	\$ 66,917	100.00%
2016	\$ 3,465,503	10.000	50.000	\$ 207,930	\$ 207,931	100.00%
2017	\$ 4,979,634	10.000	50.000	\$ 298,778	\$ 298,465	99.90%
2018	\$ 7,036,794	11.005	55.028	\$ 464,661	\$ 463,412	99.73%
2019	\$ 8,333,861	11.005	55.028	\$ 550,310	\$ 550,034	99.95%
2020	\$ 10,688,620	11.117	55.589	\$ 712,995	\$ 712,897	99.99%
2021	\$ 10,722,594	18.000	37.000	\$ 589,743	\$ 589,583	99.97%
2022	\$ 11,743,951	18.000	37.000	\$ 645,917	\$ 645,886	100.00%
2023	\$ 11,422,696	18.000	37.000	\$ 628,248	\$ 628,250	100.00%
Estimated for year ending December 31, 2024	\$ 14,432,831	14.977	26.745	\$ 602,167		

NOTE

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