

**2023 ANNUAL REPORT  
DAKOTA RIDGE METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S. and Section XIV of the District's Service Plan, the following report of the activities of Dakota Ridge Metropolitan District (the "**District**") from January 1, 2023 to December 31, 2023 is hereby submitted.

- A. Boundary changes made: The District had no boundary changes in 2023.
- B. Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any intergovernmental agreements in 2023.
- C. Access information to obtain a copy of rules and regulations adopted: The District's rules and regulations, including its design guidelines and other covenant enforcement related documents may be accessed on the District's website, under the "Documents" tab at <https://dakotaridgemd.com/documents>. Further information may be obtained from the District Manager, c/o CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111. Further contact information may be obtained on the District's website under the Contact Us tab.
- D. Summary of litigation involving the District's public improvements: The District was not involved in any litigation during 2023.
- E. Status of the District's construction of public improvements: The District granted initial acceptance of the dog park in Tract B.
- F. Conveyances or dedications of facilities or improvements, constructed by the District, to Jefferson County: There were no conveyances or dedications of facilities or improvements constructed by the District to Jefferson County in 2023.
- G. Final assessed valuation of the District for the report year: The final assessed valuation of the District for 2023 was \$1,484,572.
- H. Current year's budget, including a description of the Public Improvements to be constructed in such year: A copy of the District's 2024 budget is attached hereto as **Exhibit A**.
- I. Audited financial statements for the reporting year (or application for exemption from audit): A copy of the 2023 Audit is attached hereto as **Exhibit B**.
- J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day

period: To our knowledge, the District has been able to pay its obligations as they come due.

## Exhibit A

## LETTER OF BUDGET TRANSMITTAL


Date: January 30, 2024

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2024 budget and budget message for DAKOTA RIDGE METROPOLITAN DISTRICT of Jefferson County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 1, 2023. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP  
Attn: Denise Denslow, District Manager  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Denise.denslow@claconnect.com](mailto:Denise.denslow@claconnect.com)

I, Denise Denslow, District Manager of the Dakota Ridge Metropolitan District hereby certify that the attached is a true and correct copy of the 2024 budget.

By:   
Denise Denslow, District Manager

**RESOLUTION NO. 2023-11-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF DAKOTA RIDGE  
METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, PURSUANT TO  
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR  
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY  
FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Dakota Ridge Metropolitan District (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body on or before October 15, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 1, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

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

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.


**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 1, 2023.

**DAKOTA RIDGE METROPOLITAN  
DISTRICT**

By:   
\_\_\_\_\_  
President

Attest:

By:   
\_\_\_\_\_  
Assistant Secretary

**EXHIBIT A**

Budget

**DAKOTA RIDGE METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2024**



**DAKOTA RIDGE METRO DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 4,632	\$ 5,000
REVENUES			
Property taxes	2,140	53,267	118,767
Specific ownership taxes	147	3,728	8,314
Transfer Fees	-	16,800	27,000
Operations and maintenance fee	-	21,450	75,240
Interest income	3,815	680	200
Developer advance	1,847,510	58,328	45,000
Bond issuance proceeds	2,339,000	-	-
Total revenues	<u>4,192,612</u>	<u>154,253</u>	<u>274,521</u>
TRANSFERS IN	<u>6,000</u>	<u>584</u>	<u>-</u>
Total funds available	<u>4,198,612</u>	<u>159,469</u>	<u>279,521</u>
EXPENDITURES			
General Fund	60,724	111,891	192,325
Debt Service Fund	6,000	41,994	82,521
Capital Projects Fund	4,121,256	-	-
Total expenditures	<u>4,187,980</u>	<u>153,885</u>	<u>274,846</u>
TRANSFERS OUT	<u>6,000</u>	<u>584</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>4,193,980</u>	<u>154,469</u>	<u>274,846</u>
ENDING FUND BALANCES	<u>\$ 4,632</u>	<u>\$ 5,000</u>	<u>\$ 4,675</u>

**DAKOTA RIDGE METRO DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Residential	\$ -	\$ -	\$ 309,736
State assessed	-	21,901	7,692
Vacant land	27,798	669,882	1,167,144
Certified Assessed Value	\$ 27,798	\$ 691,783	\$ 1,484,572

**MILL LEVY**

General	77.000	27.000	28.052
Debt Service	0.000	50.000	51.949
Total mill levy	77.000	77.000	80.001

**PROPERTY TAXES**

General	\$ 2,140	\$ 18,678	\$ 41,645
Debt Service	-	34,589	77,122
Budgeted property taxes	\$ 2,140	\$ 53,267	\$ 118,767

**BUDGETED PROPERTY TAXES**

General	\$ 2,140	\$ 18,678	\$ 41,645
Debt Service	-	34,589	77,122
	\$ 2,140	\$ 53,267	\$ 118,767

**DAKOTA RIDGE METRO DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 4,078	\$ 5,000
<b>REVENUES</b>			
Property taxes	2,140	18,678	41,645
Specific ownership taxes	147	1,307	2,915
Transfer Fees	-	16,800	27,000
Operations and maintenance fee	-	21,450	75,240
Interest income	5	250	200
Developer advance	62,510	54,328	45,000
Total revenues	64,802	112,813	192,000
Total funds available	64,802	116,891	197,000
<b>EXPENDITURES</b>			
General and administrative			
Accounting	17,327	30,000	30,000
County Treasurer's fee	32	280	625
Dues and membership	-	400	500
Insurance	2,507	3,021	3,400
District management	12,498	16,000	16,000
Legal	19,746	30,000	30,000
Miscellaneous	53	1,000	-
Billing	-	7,500	7,000
Election	2,175	1,540	-
Contingency	-	-	5,000
Operations and maintenance			
Engineering	-	5,000	15,000
Landscaping	-	5,000	20,000
Fence and sign maintenance	6,386	-	-
Reserves	-	-	12,000
Trash Collection	-	650	13,000
Snow removal	-	4,000	8,000
Utilities	-	7,500	15,000
Storm drainage	-	-	15,000
Parks and recreation	-	-	1,800
Total expenditures	60,724	111,891	192,325
Total expenditures and transfers out requiring appropriation	60,724	111,891	192,325
ENDING FUND BALANCES	\$ 4,078	\$ 5,000	\$ 4,675
EMERGENCY RESERVE	\$ 100	\$ 1,800	\$ 4,500
TOTAL RESERVE	\$ 4,078	\$ 5,000	\$ 4,675

No assurance provided. See summary of significant assumptions.

**DAKOTA RIDGE METRO DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	34,589	77,122
Specific ownership taxes	-	2,421	5,399
Interest income	-	400	-
Developer advance	-	4,000	-
Total revenues	<u>-</u>	<u>41,410</u>	<u>82,521</u>
Total funds available	<u>6,000</u>	<u>41,994</u>	<u>82,521</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	519	1,157
Paying agent fees	6,000	4,000	4,000
Contingency	-	4,691	5,000
Debt Service			
Bond interest	-	32,784	72,364
Total expenditures	<u>6,000</u>	<u>41,994</u>	<u>82,521</u>
Total expenditures and transfers out requiring appropriation	<u>6,000</u>	<u>41,994</u>	<u>82,521</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**DAKOTA RIDGE METRO DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 554	\$ -
<b>REVENUES</b>			
Interest income	3,810	30	-
Developer advance	1,785,000	-	-
Bond issuance proceeds	2,339,000	-	-
Total revenues	4,127,810	30	-
Total funds available	4,127,810	584	-
<b>EXPENDITURES</b>			
Capital Projects			
Repay developer advance	1,785,000	-	-
Bond issue costs	232,350	-	-
Capital outlay	2,103,906	-	-
Total expenditures	4,121,256	-	-
<b>TRANSFERS OUT</b>			
Transfers to other fund	6,000	584	-
Total expenditures and transfers out requiring appropriation	4,127,256	584	-
ENDING FUND BALANCES	\$ 554	\$ -	\$ -

**DAKOTA RIDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**SERVICES PROVIDED**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by Jefferson County on September 28, 2021.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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

**REVENUES**

**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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

**DAKOTA RIDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES (Continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**EXPENDITURES**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Debt and Leases**

General Obligation Limited Tax Bonds, Series 2022A(3) (the “Series 2022A(3) Bonds”). The District issued the Series 2022A(3) Bonds on March 15, 2022, in the par amount of \$2,339,000. Proceeds from the sale of the Series 2022A(3) Bonds will be used for (a) financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain public infrastructure to serve the Development; and (b) paying the costs of issuing the Bonds. The Series 2022A(3) Bonds bear interest at the rate of 6.000% and are payable annually December 1, commencing December 1, 2022. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the maturity date. The Series 2022A(3) Bonds mature on December 1, 2052 and are subject to mandatory redemption to the extent of available Pledged Revenues.

The 2022A(3) Bonds are secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2022A(3) Bonds as the same become due and payable but not in excess of 50.000 mills, provided however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2021, the maximum mill levy will be increased or decreased to reflect such changes.

The Series 2022A(3) Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2027, 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><b>Date of Redemption</b></u>	<u><b>Redemption Premium</b></u>
March 1, 2027, to February 29, 2028	3.00%
March 1, 2028, to February 28, 2029	2.00
March 1, 2029, to February 28, 2030	1.00
March 1, 2030, and thereafter	0.00

The District has no operating or capital leases

**This information is an integral part of the accompanying budget.**



I, Lisa Albers, hereby certify that I am the duly appointed Assistant Secretary of the Dakota Ridge Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Dakota Ridge Metropolitan District held on November 1, 2023.

DocuSigned by:

*Lisa Albers*

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Assistant Secretary

**RESOLUTION NO. 2023-11-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE DAKOTA RIDGE METROPOLITAN DISTRICT LEVYING  
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE  
YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2024  
BUDGET YEAR**

A. The Board of Directors of the Dakota Ridge Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 1, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general operating expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Dakota Ridge Metropolitan District, Jefferson County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

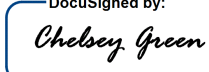
3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Jefferson County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, 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.


**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 1, 2023.

DAKOTA RIDGE METROPOLITAN  
DISTRICT

By:   
E567D322DCBD4B1...  
\_\_\_\_\_  
President

Attest:

By:   
9FDEA79E2DF040E...  
\_\_\_\_\_  
Assistant Secretary

**EXHIBIT 1**

Certification of Tax Levies

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of JEFFERSON COUNTY, Colorado.

On behalf of the DAKOTA RIDGE METROPOLITAN DISTRICT

the BOARD OF DIRECTORS (taxing entity)<sup>A</sup>

of the DAKOTA RIDGE METROPOLITAN DISTRICT (governing body)<sup>B</sup>


(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 1,484,572 (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,484,572 (NET<sup>G</sup> 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: 12/29/2023 for budget/fiscal year 2024  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>28.052</u> mills	\$ <u>41,645</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>28.052</b> mills	<b>\$ 41,645</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>51.949</u> mills	\$ <u>77,122</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>80.001</b> mills	<b>\$ 118,767</b>

Contact person: Jason Carroll Phone: ( 303)779-5710  
Signed:  Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

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) 864-7720.

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- 1. Purpose of Issue: Limited Tax General Obligation Bonds  
Series: 2022A  
Date of Issue: 03/02/2022  
Coupon Rate: 6.000%  
Maturity Date: 12/01/2052  
Levy: 51.949  
Revenue: 77,122
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

- 3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 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.

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of JEFFERSON COUNTY, Colorado.

On behalf of the DAKOTA RIDGE METROPOLITAN DISTRICT

the BOARD OF DIRECTORS (taxing entity)<sup>A</sup>

of the DAKOTA RIDGE METROPOLITAN DISTRICT (governing body)<sup>B</sup>


(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 1,484,572  
(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,484,572  
(NET<sup>G</sup> 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: 12/29/2023 for budget/fiscal year 2024  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>28.052</u> mills	\$ <u>41,645</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>28.052</b> mills	<b>\$ 41,645</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>51.949</u> mills	\$ <u>77,122</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>80.001</b> mills	<b>\$ 118,767</b>

Contact person: Jason Carroll Phone: ( 303)779-5710  
Signed:  Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

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) 864-7720.

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- |    |                   |                                      |
|----|-------------------|--------------------------------------|
| 1. | Purpose of Issue: | Limited Tax General Obligation Bonds |
|    | Series:           | 2022A                                |
|    | Date of Issue:    | 03/02/2022                           |
|    | Coupon Rate:      | 6.000%                               |
|    | Maturity Date:    | 12/01/2052                           |
|    | Levy:             | 51.949                               |
|    | Revenue:          | 77,122                               |
| 2. | Purpose of Issue: | _____                                |
|    | Series:           | _____                                |
|    | Date of Issue:    | _____                                |
|    | Coupon Rate:      | _____                                |
|    | Maturity Date:    | _____                                |
|    | Levy:             | _____                                |
|    | Revenue:          | _____                                |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
| 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.



I, Lisa Albers, hereby certify that I am the duly appointed Assistant Secretary of the Dakota Ridge Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Dakota Ridge Metropolitan District held on November 1, 2023.

DocuSigned by:

*Lisa Albers*

9FDEA79E2DF640E...

Assistant Secretary

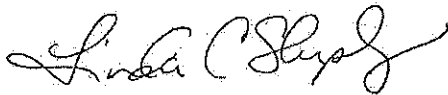
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Dakota Ridge Metro District (cla) \*\*  
c/o CliftonLarsonAllen, LLP  
8390 E. Crescent Pkwy, Suite 300  
Greenwood Village 80111

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Jefferson     } ss

This Affidavit of Publication for the Canyon Courier, 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 10/19/2023, 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.



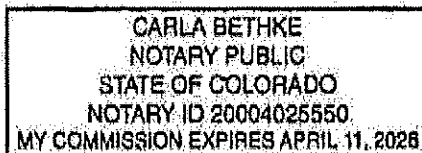
For the Canyon Courier

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 10/19/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-595769

Carla Bethke  
Notary Public  
My commission ends April 11, 2026



### Public Notice

#### NOTICE AS TO PROPOSED 2024 BUDGET AND AMENDMENT OF 2023 BUDGET

#### DAKOTA RIDGE METROPOLITAN DISTRICT JEFFERSON COUNTY, COLORADO

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Dakota Ridge Metropolitan District (the "District") for the ensuing year of 2024. The necessity may also arise for the amendment of the 2023 budget of the District. Copies of the proposed 2024 budget and 2023 amended budget (if appropriate) are on file in the office of the District's Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where same are available for public inspection. Such proposed 2024 budget and 2023 amended budget will be considered at a regular meeting to be held on November 1, 2023 at 8:00 p.m. via video and teleconference. The meeting will be open to the public.

You can attend the meeting in any of the following ways:

To attend via video conference, enter the following link:

[https://teams.microsoft.com/join/19%3ameeting\\_ZDA5ODY4MzItMTczMy00MmZmLWU3NTMNTNkYwVjZDE1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a8%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZDA5ODY4MzItMTczMy00MmZmLWU3NTMNTNkYwVjZDE1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a8%22%7d)

To attend via telephone conference, dial 1-720-547-5281 and when prompted, enter the following information:

Phone Conference ID: 272 738 146#

Any interested elector within the District may, at any time prior to the final adoption of the 2024 budget or the 2023 amended budget, inspect the 2024 budget and the 2023 amended budget and file or register any objections thereto.

#### DAKOTA RIDGE METROPOLITAN DISTRICT

/s/ Denise Denslow, Manager for the District

Legal Notice No. CC 1371  
First Publication: October 19, 2023  
Last Publication: October 19, 2023  
Publisher: Canyon Courier

## **Exhibit B**

**DAKOTA RIDGE METROPOLITAN  
DISTRICT  
Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**DAKOTA RIDGE METROPOLITAN DISTRICT  
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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

---

Board of Directors  
**Dakota Ridge Metropolitan District**  
Jefferson County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Dakota Ridge Metropolitan District ("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 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, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

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

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### 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  
May 21, 2024



## **BASIC FINANCIAL STATEMENTS**

**DAKOTA RIDGE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 28,826
Cash and Investments - Restricted	38,257
Prepaid Insurance	2,526
Property Tax Receivable	118,767
Receivable from County Treasurer	236
Capital Assets:	
Capital Assets Not Being Depreciated	523,806
Capital Assets Net of Depreciation	<u>1,474,760</u>
Total Assets	<u>2,187,178</u>
<b>LIABILITIES</b>	
Accounts Payable	12,744
Noncurrent Liabilities:	
Due in More Than One Year	<u>2,740,236</u>
Total Liabilities	<u>2,752,980</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax	118,767
Unearned Revenue	<u>6,005</u>
Total Deferred Inflows of Resources	<u>124,772</u>
<b>NET POSITION</b>	
Invested in Capital Assets, Net of Related Debt	(864,240)
Restricted for:	
Emergency Reserve	1,700
Debt Service	37,826
Capital	584
Net Position - Unrestricted	<u>133,556</u>
Total Net Position	<u><u>\$ (690,574)</u></u>

See accompanying Notes to Basic Financial Statements.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 208,877	\$ 30,388	\$ -	\$ -	\$ (178,490)
Interest on Long-Term Debt and Related Costs	159,008	-	-	-	(159,008)
Total Governmental Activities	\$ 367,885	\$ 30,388	\$ -	\$ -	(337,498)
<b>GENERAL REVENUES</b>					
Property Taxes					53,268
Specific Ownership Taxes					3,811
Interest Income					1,534
Total General Revenues					58,613
<b>CHANGES IN NET POSITION</b>					(278,885)
Net Position - Beginning of Year					(411,689)
<b>NET POSITION - END OF YEAR</b>					\$ (690,574)

See accompanying Notes to Basic Financial Statements.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 28,826	\$ -	\$ -	\$ 28,826
Cash and Investments - Restricted	-	37,673	584	38,257
Receivable from County Treasurer	83	153	-	236
Prepaid Insurance	2,526	-	-	2,526
Property Tax Receivable	41,645	77,122	-	118,767
	<u>\$ 73,080</u>	<u>\$ 114,948</u>	<u>\$ 584</u>	<u>\$ 188,612</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 12,744	\$ -	\$ -	\$ 12,744
Total Liabilities	12,744	-	-	12,744
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	41,645	77,122	-	118,767
Unearned Revenue	6,005	-	-	6,005
Total Deferred Inflows of Resources	47,650	77,122	-	124,772
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	2,526	-	-	2,526
Restricted for:				
Emergency Reserves	1,500	-	-	1,500
Debt Service	-	37,826	-	37,826
Capital Projects	-	-	584	584
Assigned to:				
Subsequent Year's Expenditures	325	-	-	325
Unassigned	8,335	-	-	8,335
Total Fund Balances	12,686	37,826	584	51,096
	<u>\$ 73,080</u>	<u>\$ 114,948</u>	<u>\$ 584</u>	<u>\$ 188,612</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.

1,998,566

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

Bonds Payable	(2,339,000)
Accrued Bond Interest	(264,433)
Developer Advance Payable	(127,510)
Accrued Developer Advance Interest	(9,293)
	<u>(2,739,236)</u>

Net Position of Governmental Activities

\$ (690,574)

See accompanying Notes to Basic Financial Statements.

**DAKOTA RIDGE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 18,678	\$ 34,590	\$ -	\$ 53,268
Specific Ownership Taxes	1,336	2,475	-	3,811
Operations and Maintenance Fee	12,388	-	-	12,388
Interest Income	224	1,280	30	1,534
Transfer Fees	18,000	-	-	18,000
Total Revenues	<u>50,626</u>	<u>38,345</u>	<u>30</u>	<u>89,001</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	31,360	-	-	31,360
Auditing	4,850	-	-	4,850
Billing	11,851	-	-	11,851
County Treasurer's Fee	280	519	-	799
District Management	17,592	-	-	17,592
Dues and Membership	400	-	-	400
Election	1,540	-	-	1,540
Insurance	3,021	-	-	3,021
Legal	24,704	-	-	24,704
Miscellaneous	2,046	-	-	2,046
Snow Removal	3,687	-	-	3,687
Trash Collection	1,687	-	-	1,687
Paying Agent Fees	-	4,000	-	4,000
Total Expenditures	<u>103,018</u>	<u>4,519</u>	<u>-</u>	<u>107,537</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(52,392)	33,826	30	(18,536)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	61,000	4,000	-	65,000
Total Other Financing Sources	<u>61,000</u>	<u>4,000</u>	<u>-</u>	<u>65,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	8,608	37,826	30	46,464
Fund Balances - Beginning of Year	<u>4,078</u>	<u>-</u>	<u>554</u>	<u>4,632</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 12,686</u>	<u>\$ 37,826</u>	<u>\$ 584</u>	<u>\$ 51,096</u>

See accompanying Notes to Basic Financial Statements.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
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, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ 46,464

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.

Depreciation Expense (105,340)

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 (65,000)

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 - Change in Liability (147,483)

Accrued Interest Payable Developer Advance - Change in Liability (7,526)

Changes in Net Position of Governmental Activities \$ (278,885)

**DAKOTA RIDGE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 18,678	\$ 18,678	\$ -
Specific Ownership Taxes	1,307	1,336	29
Operations and Maintenance Fee	56,760	12,388	(44,372)
Interest Income	100	224	124
Transfer Fees	34,800	18,000	(16,800)
Total Revenues	<u>111,645</u>	<u>50,626</u>	<u>(61,019)</u>
<b>EXPENDITURES</b>			
Accounting	23,000	31,360	(8,360)
Auditing	-	4,850	(4,850)
Billing	-	11,851	(11,851)
Contingency	5,220	-	5,220
County Treasurer's Fee	280	280	-
Engineering	15,000	-	15,000
District Management	20,000	17,592	2,408
Dues and Membership	-	400	(400)
Election	3,000	1,540	1,460
Insurance	3,000	3,021	(21)
Landscaping	20,000	-	20,000
Legal	20,000	24,704	(4,704)
Miscellaneous	-	2,046	(2,046)
Reserves	11,500	-	11,500
Snow Removal	8,000	3,687	4,313
Trash Collection	13,000	1,687	11,313
Utilities	15,000	-	15,000
Total Expenditures	<u>157,000</u>	<u>103,018</u>	<u>53,982</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(45,355)	(52,392)	(7,037)
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	50,000	61,000	11,000
Total Other Financing Sources	<u>50,000</u>	<u>61,000</u>	<u>11,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	4,645	8,608	3,963
Fund Balance - Beginning of Year	<u>2,247</u>	<u>4,078</u>	<u>1,831</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 6,892</u>	<u>\$ 12,686</u>	<u>\$ 5,794</u>

See accompanying Notes to Basic Financial Statements.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Dakota Ridge Metropolitan District (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the District Court for Jefferson County, Colorado recorded on November 18, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.



**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

Separate financial statements are provided for the 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 sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

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

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

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Budgets**

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

**Pooled Cash and Investments**

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

**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 property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include infrastructure (e.g., storm drainage, streets, and similar items), are reported in the applicable governmental activities column 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, as well as capital assets being constructed which the District may operate and maintain, are recorded as construction in progress. Construction in progress is not being depreciated and is not included in the calculation of Net Investment in Capital Assets component of the District's net position.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**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.

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.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Grading, Drainage, Streets, Lighting, Water/Sanitary Sewer – 15 Years

**Deferred Inflows 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 two items that qualify for reporting in this category. Accordingly, *deferred property tax revenue*, is deferred, and recognized as an inflow of resources in the period that the amount becomes available. Also accordingly, *unearned revenue*, is unearned, 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.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Equity (Continued)**

**Fund Balance (Continued)**

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

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

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

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

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 28,826
Cash and Investments - Restricted	38,257
Total Cash and Investments	\$ 67,083

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

Deposits with Financial Institutions	\$ 26,383
Investments	40,700
Total Cash and Investments	\$ 67,083

**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.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Deposits with Financial Institutions (Continued)**

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

At December 31, 2023, the District's cash deposits had a bank balance and a carrying balance of \$26,383.

**Investments**

The District has adopted a formal investment policy and 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 agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2023, the District has the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 40,700
		<u>\$ 40,700</u>

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**COLOTRUST**

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 CAPITAL ASSETS**

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

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 2,103,906	\$ -	\$ 1,580,100	\$ 523,806
Total Capital Assets, Not Being Depreciated	2,103,906	-	1,580,100	523,806
Capital Assets, Being Depreciated:				
Grading, Drainage, Streets, Lighting, Water/Sanitary Sewer	-	1,580,100	-	1,580,100
Total Capital Assets, Being Depreciated	-	1,580,100	-	1,580,100
Less Accumulated Depreciation for:				
Accumulated Depreciation	-	(105,340)	-	(105,340)
Total Accumulated Depreciation	-	(105,340)	-	(105,340)
Total Capital Assets, Being Depreciated, Net	-	1,474,760	-	1,474,760
Governmental Activities Capital Assets, Net	<u>\$ 2,103,906</u>	<u>\$ 1,474,760</u>	<u>\$ 1,580,100</u>	<u>\$ 1,998,566</u>

Depreciation expense was \$105,340 in 2023.

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
<b>Bonds Payable</b>					
General Obligation Bonds					
Series 2022A	\$ 2,339,000	\$ -	\$ -	\$ 2,339,000	\$ -
Accrued Interest					
Series 2022A	116,950	147,483	-	264,433	-
Subtotal Bonds Payable	2,455,950	147,483	-	2,603,433	-
<b>Other Debts</b>					
Developer Advance - Operating	62,510	65,000	-	127,510	-
Developer Advance - Capital	-	-	-	-	-
Accrued Interest on:					
Developer Advance - Operating	1,767	7,526	-	9,293	-
Developer Advance - Capital	-	-	-	-	-
Subtotal Other Debts	64,277	72,526	-	136,803	-
Total Long-Term Obligations	<u>\$ 2,520,227</u>	<u>\$ 220,009</u>	<u>\$ -</u>	<u>\$ 2,740,236</u>	<u>\$ -</u>

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

The details of the District's general obligation bonds outstanding during 2023 are as follows:

**General Obligation Limited Tax Bonds, Series 2022A(3) (the Bonds)**

**Bond Proceeds**

The District issued the Bonds on March 15, 2022, in the par amount of \$2,339,000. Proceeds from the sale of the Bonds were used to pay the costs of acquiring, constructing, and/or installing certain public infrastructure to serve the development and to pay the costs of issuing the Bonds.

**Details of the Bonds**

The Bonds bear interest at the rate of 6.00% per annum and are payable annually on December 1, beginning on December 1, 2022, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2052 and are subject to mandatory redemption to the extent of available Pledged Revenue.

**Termination Events**

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the maturity date. Unpaid interest on the Bonds compounds annually on each December 1. All of the Bonds and interest thereon shall be deemed to be paid and discharged on December 2, 2062, regardless of the amount of principal and interest paid prior to this date.

The Bonds may be subject to acceleration only pursuant to mandatory redemption provisions as described in the Indenture. The Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Bonds.

**Events of Default of the Bonds**

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2027, 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>
March 1, 2027 to February 29, 2028	3.00%
March 1, 2028 to February 28, 2029	2.00
March 1, 2029 to February 28, 2030	1.00
March 1, 2030 and thereafter	0.00



**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Pledged Revenue**

The Bonds are secured by and payable from moneys derived by the District from the following sources: (a) the Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (c) 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 District is required to impose an ad valorem mill levy upon all taxable property of the District each year in the amount of 50.000 mills (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2021) or such lesser mill levy which is sufficient to pay all of the principal of and interest on the Bonds in full. The Required Mill levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

**Bonds Debt Service**

The annual debt service requirements of the Bonds are not currently determinable since they are payable only from available Pledged Revenue.

**Unused Lines of Credit**

The Bonds do not have any unused lines of credit.

**Collateral**

No assets have been pledged as collateral on the Bonds.

**Acceleration**

Except as disclosed above, the Bonds are not subject to acceleration.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Debt Authorization**

At an election held November 2, 2021, a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness in an amount not to exceed \$45,500,000 for providing public improvements.

	Authorized November 2, 2021 Election	Authorization Used, Series 2022 Bonds	Remaining at December 31, 2022
Streets	\$ 3,500,000	\$ 935,600	\$ 2,564,400
Parks and Recreation	3,500,000	116,950	3,383,050
Water	3,500,000	584,750	2,915,250
Sanitary Sewer	3,500,000	701,700	2,798,300
Fire Protection	3,500,000	-	3,500,000
Public Transportation	3,500,000	-	3,500,000
Mosquito Control	3,500,000	-	3,500,000
Safety Protection	3,500,000	-	3,500,000
Television Relay	3,500,000	-	3,500,000
Security Services	3,500,000	-	3,500,000
O&M Debt	3,500,000	-	3,500,000
Refundings	3,500,000	-	3,500,000
IGA Debt	3,500,000	-	3,500,000
Total	<u>\$ 45,500,000</u>	<u>\$ 2,339,000</u>	<u>\$ 43,161,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$3,500,000. Following the issuance of the Series 2022A(3) Bonds, there is \$1,161,000 Service Plan debt authorization remaining. The limitations of the Service Plan may be modified or amended.

**NOTE 6 NET POSITION**

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

The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation. As of December 31, 2023, the District had a deficit in net investment in capital assets of (\$864,240).

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 NET POSITION (CONTINUED)**

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2023, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 1,700
Debt Service Reserve	37,826
Capital Projects Reserve	584
Total Restricted Net Position	\$ 40,110

The District have a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for repayment of debt issued for public improvements.

**NOTE 7 AGREEMENTS**

**Imposition of District Fees Resolution**

Pursuant to resolution 2022-03-01, the District has adopted Operation and Maintenance Fees and Transfer Fees on each residential lot to support the cost of operation and maintaining District Improvements. The District is authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S., and its Service Plan to fix fees and charges for operation and maintenance costs. The Operation and Maintenance Fees are quarterly fees of \$330 per lot, due and payable within thirty days of the bill date. The Transfer Fee is \$600 due and payable at the time of any sale, transfer or re-sale of any single-family dwelling unit constructed on a Lot which has a certificate of occupancy.

**NOTE 8 RELATED PARTIES**

The developer of the property which constitutes the District is Meritage Homes of Colorado, Inc. The majority members of the Board of Directors are employees, owners or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

**Operation Funding Agreement**

On December 7, 2021, with an effective date of November 18, 2021, the District entered into that certain Operation Funding Agreement (the OFA) with Meritage Homes of Colorado Inc. (Developer), to repay advances made by the Developer for operations and maintenance expenses of the District. Pursuant to the OFA, the District has determined to provide funding for the District's Operations Costs on behalf of or to the District consistent with the public objectives and purpose of the District. The Developer agreed to advance or expend funds on behalf of the District in maximum advance amount of \$300,000.

The District agreed to repay Developer for such advances plus accrued interest at the rate of 8.00%. The parties agreed and acknowledged that the Developer has incurred costs on behalf of the District prior to execution of the Agreement in anticipation that the same would be reimbursed by the District. As of December 31, 2023, the District acknowledged that the Developer has made advances to the District pursuant to the OFA in the total amount of \$136,803.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 RELATED PARTIES (CONTINUED)**

**Operation Funding Agreement (Continued)**

The term of this OFA shall expire on December 31, 2023, unless terminated earlier by the mutual agreement of the parties. Any obligation of Developer to advance funds will expire on March 15, 2024. Any obligation of the District to reimburse Developer shall expire on December 31, 2063. In the event the District has not reimbursed the Developer for any developer advance(s) made pursuant to this Agreement on or before December 31, 2063, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

**Facilities Funding and Acquisition Agreement**

On December 7, 2021, with an effective date of November 18, 2021, the District entered into that certain Facilities Funding and Acquisition Agreement (the FFAA) with Developer. The FFAA establishes the terms and conditions (a) upon which Developer may advance funds to or expend funds on behalf of the District for certain Organizational Expenses (as defined therein) and Verified Costs (as defined therein), and (b) upon which the District may make reimbursement to Developer for such advances and/or expenditures. The parties acknowledge that the District does not presently have the funds to construct the Public Improvements (as defined therein), but in furtherance of the purposes of the District as expressed in the Service Plan, the FFAA provides a means by which the District may reimburse the Developer for certain Construction Related Expenses (as defined therein) for Public Improvements financed and constructed by the Developer or for which the Developer advanced funds to the District to finance and construct. The District is authorized to accept any Public Improvements and/or for reimbursement.

The Developer agreed to advance funds or expend funds on behalf of the District for certain Organization Expenses and Construction Related Expenses in one or more installments, provided that in no event shall the total amount that the Developer be obligated to advance to the District or expend on behalf of the District exceed \$3,500,000 (the Maximum Advance Amount), which amount is set to be equivalent to the total debt issuance limitation set forth in the District's Service Plan since the proceeds from debt issuances are contemplated to be the source of funds for reimbursements hereunder. The Maximum Advance Amount constitutes the maximum amount that may be advanced or expended hereunder for which reimbursement may be made, notwithstanding any payment or prepayment of any portion of the funds advanced or expended pursuant to the terms hereof, unless further supplemented or amended.

The District agreed to repay Developer for such advances plus accrued interest at the rate of 8.00%. The parties agreed and acknowledged that the Developer has incurred costs on behalf of the District prior to execution of the FFAA in anticipation that the same would be reimbursed by the District.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 RELATED PARTIES (CONTINUED)**

**Facilities Funding and Acquisition Agreement (Continued)**

The term of this Agreement expires on December 31, 2025, unless terminated earlier by the mutual agreement of the Parties. Any obligation of the District to reimburse Developer shall expire on December 31, 2065. In the event the District has not reimbursed the Developer for any Developer Advance(s) made pursuant to this Agreement on or before December 31, 2065, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

At December 31, 2023, there were no outstanding amounts under this agreement.

**NOTE 9 RISK MANAGEMENT**

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

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

The District pays annual premiums to the Pool for liability, property and public officials' liability 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 10 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

On November 2, 2021, a majority of the District's electors authorized the District to increase property taxes up to \$3,500,000 annually to pay the District's administration and operations and maintenance expenses and capital expenses without limitation of rate and without regard to any spending, revenue raising or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Section 29-1-301, C.R.S. Additionally, the District's electors authorized the District to collect, spend or retain all revenue without regard to any limitations under TABOR.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 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.

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 may require judicial interpretation.

## **SUPPLEMENTARY INFORMATION**

**DAKOTA RIDGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 34,589	\$ 34,590	\$ 1
Specific Ownership Taxes	2,421	2,475	54
Interest Income	200	1,280	1,080
Total Revenues	<u>37,210</u>	<u>38,345</u>	<u>1,135</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	519	519	-
Paying Agent Fees	6,000	4,000	2,000
Bond Interest	139,658	-	139,658
Contingency	4,691	-	4,691
Total Expenditures	<u>150,868</u>	<u>4,519</u>	<u>146,349</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(113,658)	33,826	147,484
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	-	4,000	4,000
Total Other Financing Sources	<u>-</u>	<u>4,000</u>	<u>4,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	(113,658)	37,826	151,484
Fund Balance - Beginning of Year	<u>113,658</u>	<u>-</u>	<u>(113,658)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 37,826</u>	<u>\$ 37,826</u>



**DAKOTA RIDGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Orginal And Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Interest Income	\$ -	\$ 30	\$ 30
Total Revenues	<u>-</u>	<u>30</u>	<u>30</u>
<b>EXPENDITURES</b>			
Accounting	-	-	-
Engineering	-	-	-
Legal	-	-	-
Contingency	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	-	30	30
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	-	-	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	30	30
Fund Balance - Beginning of Year	<u>-</u>	<u>554</u>	<u>554</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 584</u>	<u>\$ 584</u>

## **OTHER INFORMATION**

**DAKOTA RIDGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2023**

Bonds/Loans and Interest Maturing in the Year Ending December 31,	\$2,339,000 Limited Tax General Obligation Bonds Interest Rate - 6.000% Series 2022A(3) Dated March 15, 2022 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2024	\$ -	\$ 72,142	\$ 72,142
2025	-	142,173	142,173
2026	-	150,944	150,944
2027	-	150,944	150,944
2028	-	160,240	160,240
2029	-	160,240	160,240
2030	-	170,095	170,095
2031	-	170,095	170,095
2032	-	180,540	180,540
2033	-	180,540	180,540
2034	-	191,613	191,613
2035	-	191,613	191,613
2036	-	203,349	203,349
2037	-	203,349	203,349
2038	-	215,790	215,790
2039	4,000	210,852	214,852
2040	89,000	140,100	229,100
2041	95,000	134,760	229,760
2042	113,000	129,060	242,060
2043	121,000	122,280	243,280
2044	143,000	115,020	258,020
2045	151,000	106,440	257,440
2046	176,000	97,380	273,380
2047	187,000	86,820	273,820
2048	214,000	75,600	289,600
2049	228,000	62,760	290,760
2050	259,000	49,080	308,080
2051	274,000	33,540	307,540
2052	285,000	17,100	302,100
Total	\$ 2,339,000	\$ 3,924,459	\$ 6,263,459

Amounts shown are forecasted. The Bonds are cash flow bonds and have no fixed principal or interest payment schedule.

**DAKOTA RIDGE METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation For Current Year Tax Levy	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Total	Levied	Collected	
2021	\$ -	-	-	-	\$ -	\$ -	N/A
2022	27,798	77.000	-	77.000	2,140	2,140	100.00 %
2023	691,783	27.000	50.000	77.000	53,267	53,268	100.00 %
Estimated for Year Ending December 31, 2024	\$ 1,484,572	28.052	51.949	80.001	\$ 118,767		

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: Jefferson County Assessor and Treasurer.

**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)**

**DAKOTA RIDGE METROPOLITAN DISTRICT  
DEBT TO ASSESSED VALUATION RATIO  
DECEMBER 31, 2023**

Property Class	"Actual" Valuation	Assessed Valuation	Percentage of Total Assessed Valuation
Vacant Land	\$ 4,183,390	\$ 1,167,144	78.62%
Residential	4,622,968	309,736	20.86%
State Assessed	27,570	7,692	0.52%
Total	<u>\$ 8,833,928</u>	<u>\$ 1,484,572</u>	<u>100.00%</u>

Source: Jefferson County Assessor and Treasurer.