

**ANNUAL REPORT**  
(for the Year Ending December 31, 2023)

**JORDAN CROSSING METROPOLITAN DISTRICT**  
**(the "DISTRICT")**

(Pursuant to Section VII of the Service Plan, approved March 20, 2006 by the Town of Parker,  
and pursuant to Section 32-1-207, C.R.S)

**1. Progress of the District in the Implementation of its Service Plan**

Capital Improvements contemplated under the Service Plan are 100% complete and were completed between 2006 and 2012. On October 18, 2006, the water and sewer improvements were conveyed to the Parker Water and Sanitation District.

**2. 2023 Audited Financial Statements**

A copy of the 2023 Audited Financial Statements is attached hereto as *Exhibit A*.

**3. Summary of Capital Expenditures Incurred by the District in the Development of Public Improvements and Proposed for the Next Five (5) Years**

Capital Improvements are 100% complete. No public improvements were constructed in 2023, and no additional improvements are planned for the next five years.

**4. Financial Obligations of the District**

Please refer to *Exhibit A*.

**5. 2024 Adopted Budget**

A copy of the 2024 Budget is attached hereto as *Exhibit B*.

**6. 2023 Residential and Commercial Development Summary**

As of December 31, 2023, no additional residential or commercial development has been planned for or has occurred in the District.

**7. Fees, Charges and Assessments in the District**

The Board imposed facilities fees at \$2,000 per single family residence in 2006. All facilities fees were paid by the Developer or homebuilder and additional fees are not anticipated.

**8. District Certification/No Material Modifications**

The undersigned, on behalf of the Board of Directors, certifies that no action, event or

condition enumerated in Town Code section 10.11.060 has occurred in the report year.

**9. Current Year Contact Information**

A copy of the Current Year Contact Information is attached hereto as *Exhibit C*.

The District has scheduled 2024 regular meetings for June 13, 2024 and October 10, 2024 at 4:00 p.m., via video teleconference.

**10. Certification of Compliance with Service Plan**

The undersigned, on behalf of the Board of Directors, certifies that the District is in compliance with all provisions of its Service Plan.

**11. Boundary Changes made**

The District has not made any changes to its boundaries in 2023.

**12. Intergovernmental agreements either proposed, entered into, or terminated as of December 31, 2023**

The District did not propose, enter into, or terminate any intergovernmental agreements in 2023.

The District previously entered into an Intergovernmental Agreement with the Town of Parker on August 21, 2006.

**13. Access information to obtain a copy of rules and regulations adopted**

The District has not adopted any rules or regulations as of 2023. In the event the District adopts rules or regulations in the future, such documents may be accessed at the offices of McGeady Becher, P.C., 450 E. 17<sup>th</sup> Street, Suite 400, Denver, CO 80203, (303) 592-4380, or on the District's website: <https://jordancrossingmd.colorado.gov/>.

**14. Summary of litigation involving the District's public improvements**

The District was not involved in any pending or threatened litigation in 2023.

**15. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the Town of Parker in 2023**

No facilities or improvements were dedicated to or accepted by the Town of Parker in 2023.

**16. The final assessed valuation of the District for the report year**

The District's assessed valuation for the report year is \$4,466,710.

**17. 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.

**18. 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**  
2023 Audited Financial Statements

**JORDAN CROSSING  
METROPOLITAN  
DISTRICT**

**Financial Statements**

**December 31, 2023**

# JORDAN CROSSING METROPOLITAN DISTRICT

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Dazzo & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Jordan Crossing Metropolitan District  
Douglas County, Colorado

### ***Opinions***

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

In our opinion, the 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, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

### ***Responsibilities of Management for the Financial Statements***

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

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• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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



### ***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 who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is 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 listed 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. The 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 included in the annual report. The Other Information, as listed in the table of contents, 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 any form of 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.

*Dazio & Associates, P.C.*

March 12, 2024

## **BASIC FINANCIAL STATEMENTS**

JORDAN CROSSING METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

December 31, 2023

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and Investments	\$ 9,019
Cash and Investments - Restricted	13,124
Receivable from County Treasurer	1,017
Property Taxes Receivable	186,127
Prepaid Expense	4,654
Capital Assets Not Being Depreciated	120,000
<b>Total Assets</b>	<b>333,941</b>
<b>Liabilities</b>	
Accounts Payable	1,714
Accrued Interest Payable	5,462
Noncurrent Liabilities:	
Due Within One Year	25,000
Due In More Than One Year	1,429,490
<b>Total Liabilities</b>	<b>1,461,666</b>
<b>Deferred Inflows of Resources</b>	
Unearned Property Taxes	186,127
<b>Net Position</b>	
Net Investment In Capital Assets	44,576
Restricted	
Emergencies	2,782
Debt Service	8,182
Unrestricted	(1,369,392)
<b>Total Net Position</b>	<b>\$ (1,313,852)</b>

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

**JORDAN CROSSING METROPOLITAN DISTRICT**

**STATEMENT OF ACTIVITIES**

For the Year Ended December 31, 2023

<u>Function/Program Activities</u>	Program Revenues			Net (Expense)
Governmental Activities	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Administration	\$ 54,748	\$ -	\$ -	\$ (54,748)
Interest and Related Costs on Long-term Debt	68,050	-	-	(68,050)
Total Governmental Activities	\$ 122,798	\$ -	\$ -	(122,798)
	General Revenues:			
		Property Taxes		169,452
		Specific Ownership Taxes		15,742
		Net Investment Income		4,654
		Total General Revenues		189,848
		Changes In Net Position		67,050
		Net Position - Beginning		(1,380,902)
		Net Position - Ending		\$ (1,313,852)

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

**JORDAN CROSSING METROPOLITAN DISTRICT**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2023**

	<b>General</b>	<b>Debt Service</b>	<b>Total</b>
<b>Assets</b>			
Cash and Investments	\$ 9,019	\$ -	\$ 9,019
Cash and Investments - Restricted	-	13,124	13,124
Receivable from County Treasurer	497	520	1,017
Property Taxes Receivable	95,453	90,674	186,127
Prepaid Expenditures	4,654	-	4,654
<b>Total Assets</b>	<b>\$ 109,623</b>	<b>\$ 104,318</b>	<b>\$ 213,941</b>
<b>Liabilities</b>			
Accounts Payable	\$ 1,714	\$ -	\$ 1,714
<b>Deferred Inflows of Resources</b>			
Unearned Property Taxes	95,453	90,674	186,127
<b>Fund Balances</b>			
Nonspendable			
Prepaid Expenses	4,654	-	4,654
Restricted			
Emergencies	2,782	-	2,782
Debt Service	-	13,644	13,644
Unassigned	5,020	-	5,020
<b>Total Fund Balances</b>	<b>12,456</b>	<b>13,644</b>	<b>26,100</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 109,623</b>	<b>\$ 104,318</b>	<b>\$ 213,941</b>

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

**JORDAN CROSSING METROPOLITAN DISTRICT**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

**December 31, 2023**

Total Fund Balances - Governmental Funds	\$	26,100
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Total net position reported for governmental activities in the statement of net position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Those assets consist of:

Capital Assets Not Being Depreciated		120,000
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Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported in the statement of net position.

Balances at year end are:

General Obligation Bonds Payable	\$ (1,330,000)	
Bond Premium	(51,550)	
Accrued Interest Payable	(5,462)	
Developer Advance - Operations - Accrued Interest	(11,507)	
Developer Advance - Capital	-	
Developer Advance - Capital - Accrued Interest	(61,433)	(1,459,952)

Net Position - Governmental Activities	\$	<u><u>(1,313,852)</u></u>
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The notes to the financial statements are an integral part of this statement.

**JORDAN CROSSING METROPOLITAN DISTRICT**

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

**For the Year Ended December 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<b>Revenues</b>			
Property Taxes	\$ 82,797	\$ 86,655	\$ 169,452
Specific Ownership Tax	7,692	8,050	15,742
Net investment income	2,258	2,396	4,654
<b>Total Revenues</b>	<u>92,747</u>	<u>97,101</u>	<u>189,848</u>
<b>Expenditures</b>			
Current			
Management	5,942	-	5,942
Accounting	13,667	-	13,667
Audit	4,800	-	4,800
Election	1,153	-	1,153
Insurance and Dues	4,518	-	4,518
Legal	22,946	-	22,946
Treasurer's Fees	1,243	1,300	2,543
Miscellaneous	479	54	533
Debt Service			
Developer Advance Repayment			
Capital Principal	21,845	-	21,845
Operations Interest	23,655	-	23,655
2016 Bond Principal	-	25,000	25,000
2016 Bond Interest	-	66,013	66,013
Paying Agent Fees	-	3,000	3,000
<b>Total Expenditures</b>	<u>100,248</u>	<u>95,367</u>	<u>195,615</u>
<b>Net Change in Fund Balances</b>	(7,501)	1,734	(5,767)
<b>Fund Balances - Beginning</b>	<u>19,957</u>	<u>11,910</u>	<u>31,867</u>
<b>Fund Balances - Ending</b>	<u>\$ 12,456</u>	<u>\$ 13,644</u>	<u>\$ 26,100</u>

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

**JORDAN CROSSING METROPOLITAN DISTRICT**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**For the Year Ended December 31, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$	(5,767)
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Amounts reported for governmental activities in the statement of activities are different because:

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 governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal Paid on Long Term Debt	\$	25,000	
Repayment to Developer - Capital		21,845	
Repayment to Developer - Operations - Accrued Interest		23,655	
Developer Advance - Capital - Accrued Interest		(1,139)	69,361

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:

Change in accrued interest on bonds and loan payable		70	
Amortization of bond premium		3,386	3,456

Change in Net Position - Governmental Activities	\$	<u>67,050</u>
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The notes to the financial statements are an integral part of this statement.



**JORDAN CROSSING METROPOLITAN DISTRICT**

**GENERAL FUND**

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

**For the Year Ended December 31, 2023**

**(With Comparative Totals for the Year Ended December 31, 2022)**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>	<u>2022 Actual</u>
<b>Revenues</b>					
Property Taxes	\$ 82,941	\$ 82,941	\$ 82,797	\$ (144)	\$ 83,824
Specific Ownership Tax	6,635	6,635	7,692	1,057	7,413
Net investment income	10,000	10,000	2,258	(7,742)	735
<b>Total Revenues</b>	<u>99,576</u>	<u>99,576</u>	<u>92,747</u>	<u>(6,829)</u>	<u>91,972</u>
<b>Expenditures</b>					
Current					
Management	13,500	13,500	5,942	7,558	11,156
Accounting	13,500	13,500	13,667	(167)	10,466
Audit	4,950	4,950	4,800	150	4,600
Election	3,000	3,000	1,153	1,847	1,136
Insurance and Dues	4,800	4,800	4,518	282	4,195
Legal	13,500	13,500	22,946	(9,446)	13,496
Treasurer's Fees	1,244	1,244	1,243	1	1,258
Miscellaneous	1,300	1,300	479	821	1,271
Contingency	12,990	2,990	-	2,990	-
Debt Service					
Developer Advance Repayment					
Capital Principal	21,845	21,845	21,845	-	50,000
Operations Interest	8,655	23,655	23,655	-	-
<b>Total Expenditures</b>	<u>99,284</u>	<u>104,284</u>	<u>100,248</u>	<u>4,036</u>	<u>97,578</u>
<b>Net Change in Fund Balance</b>	292	(4,708)	(7,501)	(2,793)	(5,606)
<b>Fund Balance - Beginning</b>	17,229	19,957	19,957	-	25,563
<b>Fund Balance - Ending</b>	<u>\$ 17,521</u>	<u>\$ 15,249</u>	<u>\$ 12,456</u>	<u>\$ (2,793)</u>	<u>\$ 19,957</u>

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

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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**Note 1 – Definition of Reporting Entity**

The Jordan Crossing Metropolitan District (the “District”), was originally organized by recorded Order and Decree of the District Court for the County of Douglas on May 25, 2006 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 the Town of Parker (the “Town”) on March 20, 2006. The District’s service boundaries are located entirely within the Town.

Pursuant to the Service Plan, the District has the power to provide for the design, acquisition, construction, installation, relocating, redeveloping and financing of certain water, sanitation, storm water, street, parks and landscaping. Except for some landscaping improvements, the District has transferred much of the public improvements to the Town or other appropriate entities for ownership and operations and maintenance.

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

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

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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**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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* 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 revenue are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported in 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*. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation, if any, is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to

## JORDAN CROSSING METROPOLITAN DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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pay liabilities of the current period. For this purpose, the District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual are developer advances. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

**General Fund** – This fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

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

#### **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 level and lapses at year end. The District can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2023.

#### **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.

Cash and investments are presented on the balance sheet in the basic financial statements at fair value.

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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**Restricted Assets**

Certain assets whose use is restricted for bonded debt service by debt indentures are segregated on the government-wide statement of net position and the fund balance sheet.

**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 property and equipment, are reported in the government-wide financial statements. Capital assets defined by the District as assets include improvements to buildings and equipment with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

It is the policy of the Town to accept the maintenance responsibility for streets and drainage facilities within the Town only after a probationary period following completion of construction. Upon final acceptance of the improvements by the Town, the District will remove the cost of

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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construction from its Statement of Net Position. The District will retain the landscaping of the common areas containing park equipment. The parks equipment will be depreciated using a straight-line method over the following estimated useful lives:

Parks equipment      10 years

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources until then.

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, one item, unearned property taxes, is reported in both the government-wide statement of net position and the governmental funds balance sheet. This amount is deferred and recognized as inflow of resources in the period that the amounts become available.

**Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bonds payable are reported net of the applicable bond premiums and discounts. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method and charged to interest expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Issuance costs, even if withheld from the actual new proceeds received, are reported as debt services expenditures, in both the government-wide statements and fund financial statements.

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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**Net Position and Fund Equity**

Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position is subject to restrictions by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.

Unrestricted net position represents assets that do not have any third-party limitations on their use.

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 Balances

Generally, the fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned and unassigned. Due to circumstances which differ amongst 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 legally or contractually required to be maintained intact.

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

*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 policy to use the most restrictive classification first.

**Estimates**

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

**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	\$	9,019
Cash and Investments - Restricted		13,124
Total Cash and Investments	\$	<u>22,143</u>

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

Deposits with Financial Institutions	\$	865
Investments		21,278
Total Cash and Investments	\$	<u>22,143</u>



**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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**Cash Deposits**

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act (PDPA) governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) 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 equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions 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 carrying balance of \$865.

**Investments**

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, 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 disclosure requirements or subject to investment custodial credit risk 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.

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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 US 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

At December 31, 2023, the District had the following investments:

Investment	Maturity	Amount
Colorado Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted Average under 60 Days	\$ 6,288
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average under 60 Days	14,990
		\$ 21,278

**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.

## JORDAN CROSSING METROPOLITAN DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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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. As of December 31, 2022, COLOTRUST EDGE possessed a weighted average maturity of 124 days and a weighted average life of 166 days.

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 AA Af/S1 by FitchRatings. 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.

#### **CSAFE**

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

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by 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 CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

rated AAmmf by Fitch Ratings and CSAFE CORE is rated AAf/S1 by FitchRatings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**Note 4 – Capital Assets**

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

<b>Governmental Activities:</b>	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Capital Assets Not Being Depreciated:				
Parks, Landscaping	\$ 120,000	\$ -	\$ -	\$ 120,000
Capital Assets Being Depreciated:				
Parks Equipment	31,000	-	-	31,000
Total Capital Assets Being Depreciated	31,000	-	-	31,000
Accumulated Depreciation:				
Parks Equipment	(31,000)	-	-	(31,000)
Total Accumulated Depreciation	(31,000)	-	-	(31,000)
Total Capital Assets Being Depreciated, Net	-	-	-	-
Governmental Activities Capital Assets, Net	<u>\$ 120,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 120,000</u>

**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:

<b>Governmental activities:</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
General Obligation Refunding and					
Improvement Bonds, Series 2016	\$ 1,355,000	\$ -	\$ 25,000	\$ 1,330,000	\$ 25,000
2016 Bond Premium	54,936	-	3,386	51,550	-
Developer Advance - Operating					
Accrued Interest	35,162	-	23,655	11,507	-
Developer Advance - Capital					
Principal	21,845	-	21,845	-	-
Accrued Interest	60,294	1,139	-	61,433	-
	<u>\$ 1,527,237</u>	<u>\$ 1,139</u>	<u>\$ 73,886</u>	<u>\$ 1,454,490</u>	<u>\$ 25,000</u>

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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**General Obligation Refunding and Improvement Bonds, Series 2016**

On October 25, 2016, the District issued \$1,395,000 of General Obligation Refunding and Improvement Bonds, Series 2016 (the "2016 Bonds"). The proceeds from the 2016 Bonds were used to (i) refund the District's outstanding 2006 Bonds; (ii) fund and reimburse a portion of the costs of certain public infrastructure; and (iii) pay the costs of issuance of the bonds. The 2016 Bonds bear interest ranging from 3.375% to 5.250%, payable semi-annually on June 1 and December 1 of each year, beginning December 1, 2016. The 2016 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity as follows: (a) the 2016 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par plus accrued interest thereon (with no redemption premium); (b) the 2016 Bonds maturing on December 1, 2026 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2021 and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; (c) the 2016 Bonds maturing on December 1, 2031 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2027, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; (d) the 2016 Bonds maturing on December 1, 2036 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2032, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; and (e) the 2016 Bonds maturing on December 1, 2046 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2037, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

The 2016 Bonds mature as follows:

	Principal	Interest	Total
2024	\$ 25,000	\$ 65,544	\$ 90,544
2025	25,000	64,700	89,700
2026	30,000	63,856	93,856
2027	30,000	62,844	92,844
2028	35,000	61,681	96,681
2029-2033	205,000	286,144	491,144
2034-2038	280,000	229,555	509,555
2039-2043	400,000	144,376	544,376
2044-2046	300,000	32,025	332,025
	<u>\$ 1,330,000</u>	<u>\$ 1,010,725</u>	<u>\$ 2,340,725</u>

## JORDAN CROSSING METROPOLITAN DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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#### **Developer Advances**

The District entered into an Operation Funding Agreement and a Facilities Acquisition and Reimbursement Agreement with BCX Development Partners, Inc. (the “Developer”) as follows:

#### **Operation Funding Agreement**

On June 20, 2006, the District entered into a 2006 – 2007 Operation Funding Agreement with the Developer. The District anticipates that it will not have sufficient funds to make the payment of its operations and maintenance expenses; therefore, pursuant to this agreement the Developer advances funds to meet any shortfalls. The advances earn interest from the date the moneys are deposited into the District’s account at the rate of Prime Interest Rate plus 1%. On October 17, 2006, this agreement was amended and restated to extend the shortfall dates for the years 2006 through December 31, 2009. The agreement was further amended effective January 1, 2015 to credit payments first to principal and then to accrued and unpaid interest. The Developer agreed to advance up to \$110,000 to the District for operation and maintenance shortfalls through December 31, 2009. The District has agreed to repay the Developer advances and accrued interest subject to the availability of funds and subject to annual appropriation. Principal must be paid prior to accrued interest. As of December 31, 2023, there are no outstanding advances and there was \$11,507 in outstanding interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of the District. The agreement terminates on December 31, 2031, or when all amounts due to the Developer under the agreement have been repaid, whichever is earlier.

#### **Facilities Acquisition and Reimbursement Agreement**

On June 20, 2006, the District entered into a Facilities Acquisition and Reimbursement Agreement with the Developer. The agreement was amended effective January 1, 2015 to credit payments first to principal and then to accrued and unpaid interest. Advances under the Agreement accrue interest at the Prime Interest Rate plus 1%. The Developer has agreed to design, construct and complete the infrastructure improvements within the District outlined in the Service Plan. Upon completion and acceptance by the District, the improvements are acquired by the District.

The agreement was further amended on October 13, 2016 with the execution of the Second Amendment to the Facilities Acquisition and Reimbursement Agreement. Pursuant to this amendment, the District reinstated \$300,000 (the “Remaining Reimbursement Amount”) of prior Developer unreimbursed costs for streets and parks and recreation improvements. The remaining unreimbursed costs amounting to \$1,284,519 were permanently waived and considered to be a Developer contribution. Additionally, the outstanding advances and interest amounting to \$16,078 and \$8,101, respectively, under this agreement made and accrued prior

**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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to October 13, 2016 were forever discharged. Interest started to accrue on the Remaining Reimbursement Amount beginning on October 13, 2016.

As of December 31, 2023, the Developer was owed accrued interest totaling \$61,433.

The District has agreed to repay the Developer advances and accrued interest subject to the availability of funds and subject to annual appropriation. Principal must be paid prior to accrued interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of the District. The agreement terminates on the earlier date of December 31, 2046, or when the following conditions have been satisfied: final acceptance of the improvements by the District, expiration of the warranty period on the improvements, and payment of all amounts due to the Developer under the agreement.

Effective, December 16, 2010, the Developer directed all repayments for the Amended and Restated Operation Funding Agreement and the Facilities Acquisition and Reimbursement Agreement to be paid to P&S Investments LLC.

**Authorized Debt**

On May 2, 2006, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed of \$1,710,000 in aggregate principal amount of general obligation debt to finance the costs of acquiring, installing, constructing, and equipping the Public Improvements; \$200,000 for operations debt; and \$1,710,000 for refunding purposes, an interest rate not to exceed 12% per annum. At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<b>Amount Authorized on May 2, 2006</b>	<b>Series 2006 GO Bonds</b>	<b>Series 2016 GO Refunding Bonds</b>	<b>Authorized but Unissued at December 31, 2023</b>
Streets	\$ 1,016,000	\$ 772,000	\$ 40,036	\$ 203,964
Parks and Recreation	295,000	244,000	-	51,000
Water	227,000	227,000	-	-
Sanitation & Storm Drainage	172,000	172,000	-	-
Operations and Maintenance	200,000	-	-	200,000
Debt Refundings	1,710,000	-	49,964	1,660,036
	<u>\$ 3,620,000</u>	<u>\$1,415,000</u>	<u>\$ 90,000</u>	<u>\$ 2,115,000</u>

The Service Plan limits the District to issuing \$1,710,000 in debt. Following the issuance of the 2016 Bonds, the District has voter authorized but unissued debt from the 2006 Election in the

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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approximate amount of \$254,964 for Public Improvements; \$200,000 for operations debt; and approximately \$1,660,036 for refunding purposes.

**Note 6 – Net Position**

The District has a net position consisting of three components – net investment in capital assets, restricted and unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:

Capital Assets, Net	\$ 120,000
Less: Capital Related Debt	<u>(75,424)</u>
Net Investment in Capital Assets	<u>\$ 44,576</u>

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

The District had restricted net position as of December 31, 2023, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 2,782
Debt Service	<u>8,182</u>
Total Restricted Net Position:	<u>\$ 10,964</u>

Unrestricted net position represents assets that do not have any third-party limitations on their use.

The District's unrestricted net position as of December 31, 2023 totaled \$(1,369,392). This deficit amount was the result of the District being responsible for the financing and repayment of debt obligations issued for operations and the construction of public improvements which have been conveyed to other governmental entities.



**JORDAN CROSSING METROPOLITAN DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2023**

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**Note 7 – Risk Management**

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

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

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

**Note 8 – 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. TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

On May 2, 2006, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

**SUPPLEMENTARY INFORMATION**

**JORDAN CROSSING METROPOLITAN DISTRICT**

**DEBT SERVICE FUND**

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

**For the Year Ended December 31, 2023**

**(With Comparative Totals for the Year Ended December 31, 2022)**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget - Positive (Negative)</b>	<b>2022 Actual</b>
<b>Revenues</b>				
Property Taxes	\$ 86,806	\$ 86,655	\$ (151)	\$ 85,220
Specific Ownership Tax	6,944	8,050	1,106	7,536
Net investment income	3,000	2,396	(604)	774
<b>Total Revenues</b>	<b>96,750</b>	<b>97,101</b>	<b>351</b>	<b>93,530</b>
<b>Expenditures</b>				
Debt Service				
2016 Bond Principal	25,000	25,000	-	20,000
2016 Bond Interest	66,388	66,013	375	67,063
Treasurer's Fees	1,302	1,300	2	1,279
Paying Agent Fees	3,000	3,000	-	3,000
Miscellaneous	-	54	(54)	21
Contingency	3,000	-	3,000	-
<b>Total Expenditures</b>	<b>98,690</b>	<b>95,367</b>	<b>3,323</b>	<b>91,363</b>
<b>Net Change in Fund Balance</b>	<b>(1,940)</b>	<b>1,734</b>	<b>3,674</b>	<b>2,167</b>
<b>Fund Balance - Beginning</b>	<b>11,240</b>	<b>11,910</b>	<b>670</b>	<b>9,743</b>
<b>Fund Balance - Ending</b>	<b>\$ 9,300</b>	<b>\$ 13,644</b>	<b>\$ 4,344</b>	<b>\$ 11,910</b>

See the Accompanying Independent Auditor's Report

## **OTHER INFORMATION**

**JORDAN CROSSING METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2023**

**\$1,395,000 General Obligation Refunding and  
Improvement Bonds, Series 2016**  
**Dated October 25, 2016**  
**Interest Payable June 1, December 1**  
**Principal Due December 1**

Year	Rate	Principal	Interest	Total
2024	3.375	\$ 25,000	\$ 65,544	\$ 90,544
2025	3.375	25,000	64,700	89,700
2026	3.375	30,000	63,856	93,856
2027	3.875	30,000	62,844	92,844
2028	3.875	35,000	61,681	96,681
2029	3.875	35,000	60,325	95,325
2030	3.875	40,000	58,969	98,969
2031	3.875	40,000	57,419	97,419
2032	5.125	45,000	55,869	100,869
2033	5.125	45,000	53,562	98,562
2034	5.125	50,000	51,256	101,256
2035	5.125	50,000	48,693	98,693
2036	5.125	55,000	46,131	101,131
2037	5.250	60,000	43,312	103,312
2038	5.250	65,000	40,163	105,163
2039	5.250	70,000	36,750	106,750
2040	5.250	75,000	33,075	108,075
2041	5.250	80,000	29,138	109,138
2042	5.250	85,000	24,938	109,938
2043	5.250	90,000	20,475	110,475
2044	5.250	95,000	15,750	110,750
2045	5.250	100,000	10,763	110,763
2046	5.250	105,000	5,512	110,512
		<u>\$ 1,330,000</u>	<u>\$ 1,010,725</u>	<u>\$ 2,340,725</u>

**JORDAN CROSSING METROPOLITAN DISTRICT**

**Continuing Disclosure Annual Financial Information**

**General Obligation Refunding and Improvement Bonds, Series 2016**

Table	Table Name	Page
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For CUSIPs:

48068RAB4

48068RAC2

48068RAD0

48068RAE8

**JORDAN CROSSING METROPOLITAN DISTRICT**

**SUMMARY OF ASSESSED VALUATION, MILL LEVY AND  
PROPERTY TAXES COLLECTED**

Levy Year	Collection Year	Assessed Valuation	Mill Levy			Total Levy	Current Collection	Collection Rate
			General	Debt	Total			
2006	2007	\$ 202,550	13.000	29.826	42.826	\$ 8,674	\$ 8,805	101.51%
2007	2008	1,846,822	13.000	29.826	42.826	79,092	79,583	100.62%
2008	2009	2,238,670	13.000	29.826	42.826	95,873	95,952	100.08%
2009	2010	2,143,690	13.000	29.826	42.826	91,806	89,016	96.96%
2010	2011	2,138,750	13.000	29.826	42.826	91,594	91,345	99.73%
2011	2012	1,621,500	13.000	29.826	42.826	69,442	69,348	99.86%
2012	2013	1,868,430	13.000	29.826	42.826	80,017	80,018	100.00%
2013	2014	2,388,060	13.000	29.826	42.826	102,271	102,271	100.00%
2014	2015	2,394,260	13.000	29.826	42.826	102,537	102,536	100.00%
2015	2016	2,781,530	13.000	29.826	42.826	119,122	119,122	100.00%
2016	2017	2,790,130	18.000	24.826	42.826	119,490	119,490	100.00%
2017	2018	2,986,740	32.864	14.397	47.261	141,156	141,156	100.00%
2018	2019	2,950,140	30.075	17.200	47.275	139,468	139,468	100.00%
2019	2020	3,389,120	28.178	19.500	47.678	161,587	161,587	100.00%
2020	2021	3,402,420	22.108	25.500	47.608	161,983	161,983	100.00%
2021	2022	3,550,820	23.607	24.000	47.607	169,045	169,044	100.00%
2022	2023	3,472,230	23.887	25.000	48.887	169,748	169,452	99.83%

Estimated for  
year ending  
December 31,  
2024

\$ 4,466,710    21.370    20.300    41.670    \$ 186,127

**Note:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

**JORDAN CROSSING METROPOLITAN DISTRICT**

**TABLE III**

**2023 Assessed and "Actual" Valuation of Classes of Property in the District**

<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Residential	\$ 4,417,210	98.89%	\$ 65,928,767	99.73%
State Assessed	49,500	1.11%	177,419	0.27%
<b>Total</b>	<b>\$ 4,466,710</b>	<b>100.00%</b>	<b>\$ 66,106,186</b>	<b>100.00%</b>

Source: Douglas County Assessor's Office



**JORDAN CROSSING METROPOLITAN DISTRICT**

**TABLE IV**

**Largest Taxpayers Within the District**

<b>Name</b>	<b>2023 Assessed Valuation</b>	<b>Percent of Total Assessed Valuation</b>
Individual homeowner	\$ 54,290	1.22%
Individual homeowner	54,170	1.21%
Individual homeowner	53,930	1.21%
Individual homeowner	53,270	1.19%
Individual homeowner	53,270	1.19%
Individual homeowner	52,840	1.18%
Individual homeowner	52,740	1.18%
Individual homeowner	52,620	1.18%
Individual homeowner	52,260	1.17%
Individual homeowner	52,030	1.16%
<b>Total</b>	<b>\$ 531,420</b>	<b>11.90%</b>

Based on District 2023 assessed valuation of \$4,466,710. The remaining taxpayers within the District are comprised primarily of individual property owners.

Source: Douglas County Assessor's Office

**JORDAN CROSSING METROPOLITAN DISTRICT**

**TABLE VI**

**GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Revenues</b>					
Property Taxes	\$ 88,726	\$ 95,499	\$ 75,221	\$ 83,824	\$ 82,797
Specific Ownership Tax	8,899	8,237	7,254	7,413	7,692
Net investment income	1,522	320	31	735	2,258
<b>Total Revenues</b>	<b>99,147</b>	<b>104,056</b>	<b>82,506</b>	<b>91,972</b>	<b>92,747</b>
<b>Expenditures</b>					
Current					
Management	7,323	13,903	6,702	11,156	5,942
Accounting	8,499	10,449	9,204	10,466	13,667
Audit	4,400	4,400	4,600	4,600	4,800
Election	-	1,151	-	1,136	1,153
Insurance and Dues	4,290	4,212	4,131	4,195	4,518
Legal	4,683	10,569	8,777	13,496	22,946
Treasurer's Fees	1,332	1,433	1,128	1,258	1,243
Miscellaneous	410	222	1,070	1,271	479
Debt Service					
Developer Advance Repayment	65,000	50,000	37,000	50,000	45,500
<b>Total Expenditures</b>	<b>95,937</b>	<b>96,339</b>	<b>72,612</b>	<b>97,578</b>	<b>100,248</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>3,210</b>	<b>7,717</b>	<b>9,894</b>	<b>(5,606)</b>	<b>(7,501)</b>
<b>Other Financing Sources (Uses)</b>					
Transfers Out	(5,000)	-	-	-	-
<b>Net Change in Fund Balance</b>	<b>(1,790)</b>	<b>7,717</b>	<b>9,894</b>	<b>(5,606)</b>	<b>(7,501)</b>
<b>Fund Balance - Beginning</b>	<b>9,742</b>	<b>7,952</b>	<b>15,669</b>	<b>25,563</b>	<b>19,957</b>
<b>Fund Balance - Ending</b>	<b>\$ 7,952</b>	<b>\$ 15,669</b>	<b>\$ 25,563</b>	<b>\$ 19,957</b>	<b>\$ 12,456</b>

Sources: District's audited financial statements for the years ended December 31, 2019 - 2023

**JORDAN CROSSING METROPOLITAN DISTRICT**

**TABLE VII**

**General Fund Budget Summary and Comparison**

	<b>2023</b>	<b>2024</b>	<b>2024 Year to Date</b>
	<b>Amended Budget</b>	<b>Budget</b>	<b>Actual (unaudited) <sup>1</sup></b>
<b>Revenues</b>			
Property Taxes	\$ 82,941	\$ 99,146	\$ 797
Specific Ownership Tax	6,635	4,773	683
Net investment income	10,000	1,000	49
<b>Total Revenues</b>	<b>99,576</b>	<b>104,919</b>	<b>1,529</b>
<b>Expenditures</b>			
Current			
Management	13,500	-	-
Accounting	13,500	19,000	4,011
Audit	4,950	5,000	-
Election	3,000	1,000	-
Insurance and Dues	4,800	5,000	4,654
Legal	13,500	21,000	1,689
Treasurer's Fees	1,244	1,432	12
Miscellaneous	1,300	1,350	200
Contingency	2,990	10,000	-
Developer Advance Repayment	45,500	35,901	-
<b>Total Expenditures</b>	<b>104,284</b>	<b>99,683</b>	<b>10,566</b>
<b>Net Change in Fund Balance</b>	<b>(4,708)</b>	<b>5,236</b>	<b>(9,037)</b>
<b>Fund Balance - Beginning</b>	<b>19,957</b>	<b>15,365</b>	<b>12,456</b>
<b>Fund Balance - Ending</b>	<b>\$ 15,249</b>	<b>\$ 20,601</b>	<b>\$ 3,419</b>

<sup>1</sup> Year to date actual (unaudited) figures through February 29, 2024

Sources: District 2023 and 2024 Budgets and the District

**JORDAN CROSSING METROPOLITAN DISTRICT**

**TABLE IX**

**District Historical Debt Ratios**

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
General Obligation Debt Outstanding	\$ 1,395,000	\$ 1,395,000	\$ 1,375,000	\$ 1,355,000	\$ 1,330,000
Estimated Population <sup>1</sup>	300	300	300	300	300
Debt Per Capita	\$ 4,650	\$ 4,650	\$ 4,583	\$ 4,517	\$ 4,433
District Assessed Value	\$ 3,389,120	\$ 3,402,420	\$ 3,550,820	\$ 3,472,230	\$ 4,466,710
Ratio of Debt to Assessed Value	41.16%	41.00%	38.72%	39.02%	29.78%
Personal Income Per Capita (Douglas County)	\$ 76,585	\$ 83,745	\$ 90,447	\$ 99,168	Unavailable
Ratio of Debt Per Capita to Personal Income Per Capita (Douglas County)	6.07%	5.55%	5.07%	4.55%	Unavailable

<sup>1</sup> Population estimate based on 2.84 persons per household in Douglas County, as provided by the U.S. Census Bureau, times the number of homes (107) within the District. Figure has been rounded.

Sources: Douglas County Assessor's Office, Regional Economics Information System Bureau of Economic Analysis

**EXHIBIT B**  
2024 Budget

# JORDAN CROSSING METROPOLITAN DISTRICT

January 15, 2024

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203

RE: Jordan Crossing Metropolitan District LG ID# 65556

Attached is the 2024 Budget for the Jordan Crossing Metropolitan District in Douglas County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 10, 2023. If there are any questions regarding the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Douglas County is 30.420 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 20.300 mills for G.O. bonds; 0.000 mills for refund/abatement; and (9.050) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$4,466,710 the total property tax revenue is \$186,127. Copies of the certification of mill levies sent to the County Commissioners for Douglas County are enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Douglas County, Colorado.

Sincerely,



Eric Weaver  
District Accountant

Enclosure(s)

---

*Financial Management Provided By Marchetti & Weaver, LLC*

**Mountain Office**  
28 Second Street, Suite 213  
Edwards, CO 81632  
(970) 926-6060

**Website & Email**  
www.mwcpaa.com  
Admin@mwcpaa.com

**Front Range Office**  
245 Century Circle, Suite 103  
Louisville, CO 80027  
(720) 210-9136

**RESOLUTION NO. 2023-10-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF JORDAN CROSSING  
METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, PURSUANT TO  
SECTION 29-1-108, C.R.S., SUMMARIIING 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 Jordan Crossing 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 October 10, 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 , 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, lie 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, TEREFORE, BE IT RESOLVED B TE BOARD OF DIRECTORS OF  
JORDAN CROSSING METROPOLITAN DISTRICT, DOUGLAS COUNT, 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.





**EXHIBIT A**

Budget

**JORDAN CROSSING METROPOLITAN DISTRICT**  
**2024 BUDGET MESSAGE**

Jordan Crossing Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared on the modified accrual basis of accounting.

Budget Strategy

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the district is to finance the construction of these Public Improvements.

Revenues

For 2024 the District will impose a total of 35 mills, adjusted for changes in property tax assessment rates to 41.670 mills. Of this total mill levy, 20.300 mills are dedicated to debt service on the Series 2016 Bonds and the remaining 21.370 mills are levied as an operating mill levy (30.420 mills net of a 9.050 temporary mill levy rate reduction) that will generate property tax revenue to cover General Fund expenditures.

Expenditures

The District has adopted two separate funds: 1) a General Fund to provide for general operating expenditures and repayment of developer advances and; 2) a Debt Service Fund to provide for debt service on the Series 2016 Bonds.

The District has budgeted for an Emergencies reserve in the General Fund in accordance with the TABOR Amendment.

Jordan Crossing Metropolitan District  
Statement of Net Position  
August 31, 2023

	Fixed Assets			TOTAL
	General Fund	Debt Service	& LTD	
<b>ASSETS</b>				
<b>CASH</b>				
FirstBank Checking	2,974			2,974
ColoTrust	48,484	39,783		88,268
UMB-Bond Fund		29,953		29,953
<b>TOTAL CASH</b>	<b>51,458</b>	<b>69,737</b>	<b>-</b>	<b>121,195</b>
<b>OTHER CURRENT ASSETS</b>				
Due From County Treasurer	-	-		-
Property Taxes Receivable	716	750		1,466
Prepaid Expenses	450			450
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>1,166</b>	<b>750</b>	<b>-</b>	<b>1,916</b>
<b>FIXED ASSETS</b>				
Landscaping			120,000	120,000
Parks Equipment			31,000	31,000
Accumulated Depreciation			(31,000)	(31,000)
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>120,000</b>	<b>120,000</b>
<b>TOTAL ASSETS</b>	<b>52,624</b>	<b>70,486</b>	<b>120,000</b>	<b>243,110</b>
<b>LIABILITIES &amp; DEFERRED INFLOWS</b>				
<b>CURRENT LIABILITIES</b>				
Accounts Payable	5,348			5,348
<b>TOTAL CURRENT LIABILITIES</b>	<b>5,348</b>	<b>-</b>	<b>-</b>	<b>5,348</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Taxes	716	750		1,466
<b>TOTAL DEFERRED INFLOWS</b>	<b>716</b>	<b>750</b>	<b>-</b>	<b>1,466</b>
<b>LONG-TERM LIABILITIES</b>				
Bonds Payable-Series 2016			1,355,000	1,355,000
Bond Premium, Net			54,936	54,936
Developer Payable- Ops			-	-
Developer Payable- Cap			0	0
Accrued Interest- Bonds			5,532	5,532
Accrued Interest- Dev Adv- Ops			35,162	35,162
Accrued Interest- Dev Adv- Cap			60,295	60,295
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>1,510,925</b>	<b>1,510,925</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>6,064</b>	<b>750</b>	<b>1,510,925</b>	<b>1,517,739</b>
<b>NET POSITION</b>				
Net Investment in Capital Assets			120,000	120,000
Amount to be Provided for Debt			(1,510,925)	(1,510,925)
Fund Balance- NonSpendable	450			450
Fund Balance- Assigned	-			-
Fund Balance- Restricted	2,760	69,737		72,497
Fund Balance- Unassigned	43,350			43,350
<b>TOTAL NET POSITION</b>	<b>46,560</b>	<b>69,737</b>	<b>(1,390,925)</b>	<b>(1,274,629)</b>

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Jordan Crossing Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 01/03/24

					Modified Accrual Basis				
	2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	YTD Thru 08/31/23 Actual	YTD Thru 08/31/23 Budget	Variance Favorable (Unfavor)	2024 Adopted Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>									
Assessed Valuation	3,550,820	3,472,230		3,472,230				4,466,710	Dec Final AV Per County
% Increase (Decrease)	4%	-2%						29%	% Increase (Decrease)
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	23.607	23.887		23.887				30.420	Maximum Allowed
Mill Levy - Temporary Reduction	0.000	0.000		0.000			(9.050)		Reduced To Provide Temp Taxpayer Relief
Mill Levy - Debt	24.000	25.000		25.000			20.300		To Roughly Balance Debt Service Fund
<b>Total</b>	<b>47.607</b>	<b>48.887</b>		<b>48.887</b>				<b>41.670</b>	35 mills Adjusted, Net of Temp Reduction
Property Tax Revenue - Operations	83,824	82,941		82,941				95,454	Max Allowed, Net of Temp Credit
Property Tax Revenue - Debt	85,220	86,806		86,806				90,674	To Roughly Balance Debt Service Fund
<b>Total</b>	<b>169,044</b>	<b>169,747</b>		<b>169,747</b>				<b>186,128</b>	35 mills Adjusted, Net of Temp Reduction
<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	169,044	169,747	(294)	169,453	168,281	169,747	(1,465)	186,128	35 mills Adjusted, Net of Temp Reduction
State Property Tax Backfill	-	-	-	-	-	-	-	3,692	65% of Lost Taxes From SB 22-238
Specific Ownership Taxes	14,949	13,579	(23)	13,556	9,229	7,921	1,308	9,307	5% of Taxes
Interest	1,509	13,000	(8,500)	4,500	3,053	8,667	(5,614)	6,500	Based on 2023 Forecast
<b>TOTAL REVENUE</b>	<b>185,502</b>	<b>196,326</b>	<b>(8,817)</b>	<b>187,509</b>	<b>180,564</b>	<b>186,335</b>	<b>(5,771)</b>	<b>205,627</b>	
<b>EXPENDITURES</b>									
Administration	51,878	76,086	20,748	55,339	41,284	47,719	6,435	73,167	All Non-Debt Repayment Costs
Developer Repayments	50,000	30,500	(15,000)	45,500	21,845	21,845	0	35,901	See General Fund Detail
Bond Principal & Interest	87,063	91,388	-	91,388	33,006	33,194	188	90,544	See Debt Service Fund
<b>TOTAL EXPENDITURES</b>	<b>188,940</b>	<b>197,974</b>	<b>5,748</b>	<b>192,226</b>	<b>96,135</b>	<b>102,758</b>	<b>6,623</b>	<b>199,611</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(3,439)</b>	<b>(1,648)</b>	<b>(3,069)</b>	<b>(4,717)</b>	<b>84,429</b>	<b>83,577</b>	<b>852</b>	<b>6,016</b>	
<b>BEGINNING FUND BALANCE</b>	35,306	28,469	3,399	31,868	31,868	28,469	3,399	27,150	
<b>ENDING FUND BALANCE</b>	<b>31,868</b>	<b>26,821</b>	<b>329</b>	<b>27,150</b>	<b>116,296</b>	<b>112,046</b>	<b>4,251</b>	<b>33,166</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Nonspendable	4,126	5,040	(40)	5,000	450			5,250	Prepaid Insurance
Assigned For Following Year Budget Deficit	1,553	-	-	-	-			-	Assume Breakeven 2025 Budget
TABOR Emergency Reserve	2,760	-	2,760	2,760	2,760			3,150	3% of General Fund Revenues
Restricted For Debt Service	11,910	9,300	2,485	11,785	69,737			12,564	Per Debt Service Fund
Unassigned/ Other	11,518	12,480	(4,875)	7,606	43,350			12,202	Remaining Funds Available
<b>TOTAL ENDING FUND BALANCE</b>	<b>31,868</b>	<b>26,821</b>	<b>329</b>	<b>27,150</b>	<b>116,296</b>			<b>33,166</b>	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Jordan Crossing Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 01/03/24

	Modified Accrual Basis								
	2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	YTD Thru 08/31/23 Actual	YTD Thru 08/31/23 Budget	Variance Favorable (Unfavor)	2024 Adopted Budget	Notes/Assumptions
<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property Taxes	83,824	82,941	(144)	82,797	82,225	82,941	(716)	95,454	Max Allowed, Net of Temp Credit 65% of Lost Taxes From SB 22-238 5% of Taxes Based on 2023 Forecast
State Property Tax Backfill		-	-	-		-	-	3,692	
Specific Ownership Taxes	7,413	6,635	(11)	6,624	4,510	3,870	639	4,773	
Interest Income	735	10,000	(7,500)	2,500	1,680	6,667	(4,986)	1,000	
<b>TOTAL REVENUE</b>	<b>91,972</b>	<b>99,576</b>	<b>(7,655)</b>	<b>91,921</b>	<b>88,415</b>	<b>93,478</b>	<b>(5,063)</b>	<b>104,919</b>	
<b>EXPENDITURES</b>									
<b>Administration</b>									
Accounting	10,466	13,500	(500)	14,000	9,392	9,563	171	19,000	Now handling all accounting functions
District Management	11,156	13,500	7,500	6,000	5,942	9,000	3,058	-	Consolidated into accounting/legal
Legal	13,496	13,500	(4,500)	18,000	12,592	9,000	(3,592)	21,000	Now handling administration as well
Audit	4,600	4,950	150	4,800	4,800	4,950	150	5,000	Based on 2023 Forecast
Election	1,137	3,000	1,847	1,153	1,153	3,000	1,847	1,000	Prep Work for May 2025 Election
Insurance & SDA Dues	4,195	4,800	282	4,518	4,518	4,800	282	5,000	Based on 2023 Forecast
Miscellaneous Expense	1,271	1,300	-	1,300	338	867	529	1,350	Based on 2023 Forecast
Treasurer's Fees	1,258	1,244	2	1,242	1,234	1,244	11	1,432	1.5% of Property Taxes
Emergencies		2,990	2,990	-		1,993	1,993	-	Held In Reserves
Contingency		10,000	10,000	-		-	-	10,000	Unforeseen Needs
<b>Total Administration</b>	<b>47,578</b>	<b>68,784</b>	<b>17,771</b>	<b>51,013</b>	<b>39,968</b>	<b>44,417</b>	<b>4,449</b>	<b>63,782</b>	
<b>Debt Service</b>									
Developer Repayment- Ops Principal	-	-	-	-	-	-	-	-	Paid Off In 2018
Developer Repayment- Cap Principal	50,000	21,845	-	21,845	21,845	21,845	0	(0)	Pay Off In 2023
Developer Repayment- Ops Interest		8,655	(15,000)	23,655		-	-	11,507	Pay Off In 2024
Developer Repayment- Cap Interest		-	-	-		-	-	24,394	Pay Off In 2025
<b>Total Debt Service</b>	<b>50,000</b>	<b>30,500</b>	<b>(15,000)</b>	<b>45,500</b>	<b>21,845</b>	<b>21,845</b>	<b>0</b>	<b>35,901</b>	
<b>TOTAL EXPENDITURES</b>	<b>97,578</b>	<b>99,284</b>	<b>2,771</b>	<b>96,513</b>	<b>61,813</b>	<b>66,262</b>	<b>4,449</b>	<b>99,682</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>(5,606)</b>	<b>292</b>	<b>(4,884)</b>	<b>(4,592)</b>	<b>26,602</b>	<b>27,216</b>	<b>(614)</b>	<b>5,236</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfer to Debt Service	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(5,606)</b>	<b>292</b>	<b>(4,884)</b>	<b>(4,592)</b>	<b>26,602</b>	<b>27,216</b>	<b>(614)</b>	<b>5,236</b>	
<b>BEGINNING FUND BALANCE</b>	<b>25,563</b>	<b>17,229</b>	<b>2,729</b>	<b>19,957</b>	<b>19,957</b>	<b>17,229</b>	<b>2,729</b>	<b>15,365</b>	
<b>ENDING FUND BALANCE</b>	<b>19,957</b>	<b>17,521</b>	<b>(2,155)</b>	<b>15,365</b>	<b>46,560</b>	<b>44,445</b>	<b>2,115</b>	<b>20,602</b>	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;  
 substantially all disclosures required by GAAP omitted.

Jordan Crossing Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 01/03/24

	Modified Accrual Basis								
	2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	YTD Thru 08/31/23 Actual	YTD Thru 08/31/23 Budget	Variance Favorable (Unfavor)	2024 Adopted Budget	Notes/Assumptions
<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>									
Property Taxes	85,220	86,806	(151)	86,655	86,056	86,806	(749)	90,674	To Roughly Balance Debt Service Fund 5% of Taxes Equal to Contingency Below + \$500
Specific Ownership Taxes	7,536	6,944	(12)	6,932	4,720	4,051	669	4,534	
Interest Income	774	3,000	(1,000)	2,000	1,373	2,000	(627)	5,500	
<b>TOTAL REVENUE</b>	<b>93,530</b>	<b>96,750</b>	<b>(1,163)</b>	<b>95,587</b>	<b>92,149</b>	<b>92,856</b>	<b>(708)</b>	<b>100,708</b>	
<b>EXPENDITURES</b>									
Bond Principal- 2016	20,000	25,000	-	25,000	-	-	-	25,000	Per Amortization Schedule
Bond Interest- 2016	67,063	66,388	-	66,388	33,006	33,194	188	65,544	Per Amortization Schedule 3.375% - 5.250%
Paying Agent Fees	3,000	3,000	-	3,000	-	-	-	3,000	Based on 2023 Forecast
Bank Fees / Misc Expense	21	-	(25)	25	25	-	(25)	25	Based on 2023 Forecast
Treasurer's Fees	1,279	1,302	2	1,300	1,291	1,302	11	1,360	1.5% of Property Taxes
Contingency		3,000	3,000	-		2,000	2,000	5,000	Unforeseen Needs
<b>TOTAL EXPENDITURES</b>	<b>91,362</b>	<b>98,690</b>	<b>2,977</b>	<b>95,713</b>	<b>34,322</b>	<b>36,496</b>	<b>2,173</b>	<b>99,929</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>2,167.06</b>	<b>(1,940)</b>	<b>1,814</b>	<b>(125)</b>	<b>57,826</b>	<b>56,361</b>	<b>1,466</b>	<b>779</b>	
<b>OTHER SOURCES (USES) OF FUNDS</b>									
Transfer from General Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>2,167</b>	<b>(1,940)</b>	<b>1,814</b>	<b>(125)</b>	<b>57,826</b>	<b>56,361</b>	<b>1,466</b>	<b>779</b>	
<b>BEGINNING FUND BALANCE</b>	<b>9,743</b>	<b>11,240</b>	<b>670</b>	<b>11,910</b>	<b>11,910</b>	<b>11,240</b>	<b>670</b>	<b>11,785</b>	
<b>ENDING FUND BALANCE</b>	<b>11,910</b>	<b>9,300</b>	<b>2,485</b>	<b>11,785</b>	<b>69,737</b>	<b>67,601</b>	<b>2,136</b>	<b>12,564</b>	
	=	=	=		=	=	=	=	
2016 Loan Balance- Beginning of Year	1,375,000			1,355,000				1,330,000	
Assessed Valuation	3,550,820			3,472,230				4,466,710	
Debt to Assessed Ratio	38.72%			39.02%				29.78%	
<i>Mill levy cap released once below 50%</i>									

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Jordan Crossing 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 Jordan Crossing Metropolitan District held on October 10, 2023.

*Lisa Jacoby*

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Secretary

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO The County Commissioners of Douglas County, Colorado  
 On behalf of the Jordan Crossing Metro District  
 the Board of Directors  
 of the Jordan Crossing Metropolitan District**

**Hereby** officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$4,466,710** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$4,466,710**

**Submitted:** *Eric Weaver* for budget/fiscal year 2024

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	30.420 mills	\$135,877
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-9.050 mills	-\$40,424
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>21.370 mills</b>	<b>\$95,453</b>
3. General Obligation Bonds and Interest	20.300 mills	\$90,674
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
<b>TOTAL:</b>	<b>41.670 mills</b>	<b>\$186,127</b>

**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, CONTRACT, OTHER, AND/OR JUDGMENT:**

**BONDS**

- Purpose of Issue: \$1,395,000 G O Refunding & Improvement Bonds  
 Series: 2016  
 Date of Issue: 2016-10-25  
 Coupon Rate: 3.375% - 5.25%



Maturity Date:	2046-12-01
Levy:	20.300
Revenue:	\$90,674

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**CONTRACTS**

No Contracts Available

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**OTHER**

No Other Available

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**JUDGMENT**

No Judgment Available

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**Explanation of Change:**

Generated On Wed, 03 Jan 2024

**EXHIBIT C**  
**BOARD OF DIRECTORS**  
**JORDAN CROSSING METROPOLITAN DISTRICT**  
As of 07/6/2024

**Directors**

M. Alberta Saran, President  
McGeady Becher, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

Patrick Ziegler  
McGeady Becher, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

All other positions are vacant

**District Manager/Board Secretary:**

Lisa A. Jacoby  
McGeady Becher, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

**General Counsel:**

Suzanne M. Meintzer, Esq.  
McGeady Becher, P.C.  
450 East 17th Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: (303) 592-4380

**Accountant**

Eric Weaver  
Marchetti & Weaver, LLC, Mountain Office  
28 Second Street, Suite 213  
Edwards, Colorado 81632  
Phone: (970) 926-6060