

BRADBURN METROPOLITAN DISTRICT NO. 2

2023 ANNUAL REPORT TO THE CITY OF WESTMINSTER

Pursuant to §32-1-207(3)(c) and the Service Plan for Bradburn Metropolitan District No. 2 (the “**District**”), the District is required to provide an annual report with regard to the following matters:

For the year ending December 31, 2023, the District make the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

None.

2. Intergovernmental Agreements entered into or terminated.

None.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The board has not adopted any rules or regulations.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2023.

5. Status of the construction of public improvements by the District.

All public improvements have been constructed.

6. A list of facilities or improvements constructed by the District there were conveyed or dedicated to the county or municipality.

All principal public infrastructure has been completed, dedicated and accepted.

7. The final assessed valuation of the District as of December 31st of the reporting year.

See **Exhibit A**.

8. A copy of the current year’s budget.

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

9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2023 Audit is attached hereto as **Exhibit C**.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

None.

11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

None.

Service Plan Requirements

Pursuant to the Consolidated Service Plan for Bradburn Metropolitan District Nos. 1, 2 and 3, as modified by the First Amendment and Second Amendment to the original Consolidated Service Plan, Bradburn Metropolitan District No. 2 (the “District”) reports the following information to the City of Westminster for the year ending December 31, 2023.

To the best of our actual knowledge, for the year ending December 31, 2023, the District makes the following report:

1. Boundary changes made or proposed.

There were no boundary changes made or proposed in 2023.

2. Intergovernmental Agreements with other governmental bodies entered into or proposed.

There were no intergovernmental agreements proposed or entered into in 2023.

3. Changes or proposed changes in the District’s policies.

There were no changes or proposed changes in the District’s policies in 2023.

4. Changes or proposed changes in the District’s operations.

There were no changes or proposed changes in the District’s operations in 2023.

5. Changes in the financial status of the District including revenue projections or operating costs.

Please see the District’s adopted 2024 budget, attached as **Exhibit B**.

6. A summary of any litigation which involves the District.

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2023.

7. Proposed plans for the year immediately following the year summarized in the Annual Report.

The District does not anticipate constructing any public improvements in 2024. All Public Improvements have been constructed.

8. Status of Public Improvement Construction Schedule.

There were no Public Improvements constructed by the District in 2023. All Public Improvements have been constructed.

9. The assessed valuation of the District in 2023 was:

\$17,334,760.

10. Submission of the next year's budget and anticipated assessed mill levy to service the general obligation debt as well as the operations and maintenance costs.

A copy of the District's 2024 budget is attached as **Exhibit B**.

EXHIBIT A
2023 Assessed Valuation

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **191 - BRADBURN METRO DISTRICT 2**

IN ADAMS COUNTY ON 12/11/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$15,327,980
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$17,334,760
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$17,334,760
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$6,902.67

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$153,679,435
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$63,770
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

EXHIBIT B
2024 Budget

BRADBURN METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**BRADBURN METROPOLITAN DISTRICT 2
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

01/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,084,801	\$ 1,157,610	\$ 1,139,987
REVENUES			
Property taxes	1,014,685	991,177	1,167,843
Specific ownership taxes	74,327	67,000	74,750
Interest income	19,575	59,200	44,500
Total revenues	<u>1,108,587</u>	<u>1,117,377</u>	<u>1,287,093</u>
Total funds available	<u>2,193,388</u>	<u>2,274,987</u>	<u>2,427,080</u>
EXPENDITURES			
General Fund	55,887	75,000	90,000
Debt Service Fund	979,891	1,060,000	1,185,000
Total expenditures	<u>1,035,778</u>	<u>1,135,000</u>	<u>1,275,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,035,778</u>	<u>1,135,000</u>	<u>1,275,000</u>
ENDING FUND BALANCES	<u>\$ 1,157,610</u>	<u>\$ 1,139,987</u>	<u>\$ 1,152,080</u>
EMERGENCY RESERVE	\$ 2,900	\$ 3,000	\$ 3,200
SURPLUS FUND	648,250.0	648,250.0	648,250.0
SENIOR RESERVE FUND	324,125	324,125	324,125
TOTAL RESERVE	<u>\$ 1,947,650</u>	<u>\$ 1,947,750</u>	<u>\$ 1,947,950</u>

**BRADBURN METROPOLITAN DISTRICT 2
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

01/16/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION - ADAMS COUNTY

Residential	\$ 7,399,130	\$ 7,037,080	\$ 8,071,290
Commercial	6,957,800	6,848,710	7,680,550
State assessed	1,340	2,960	2,870
Vacant land	391,860	391,860	455,130
Personal property	1,270,610	1,047,370	1,124,920
	16,020,740	15,327,980	17,334,760
Adjustments	-	-	-
Certified Assessed Value	\$ 16,020,740	\$ 15,327,980	\$ 17,334,760

MILL LEVY

General	5.752	5.992	5.768
Debt Service	57.523	59.924	61.602
Total mill levy	63.275	65.916	67.370

PROPERTY TAXES

General	\$ 92,151	\$ 91,845	\$ 99,987
Debt Service	921,561	918,514	1,067,856
Levied property taxes	1,013,712	1,010,359	1,167,843
Adjustments to actual/rounding	973	(19,182)	-
Refunds and abatements	-	-	-
Budgeted property taxes	\$ 1,014,685	\$ 991,177	\$ 1,167,843

BUDGETED PROPERTY TAXES

General	\$ 92,239	\$ 90,102	\$ 99,987
Debt Service	922,446	901,075	1,067,856
	\$ 1,014,685	\$ 991,177	\$ 1,167,843

**BRADBURN METROPOLITAN DISTRICT 2
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

01/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 79,255	\$ 118,447	\$ 142,749
REVENUES			
Property taxes	92,239	90,102	99,987
Interest income	2,840	9,200	5,500
Total revenues	<u>95,079</u>	<u>99,302</u>	<u>105,487</u>
TRANSFERS IN			
Total funds available	<u>174,334</u>	<u>217,749</u>	<u>248,236</u>
EXPENDITURES			
General and administrative			
Accounting	28,593	33,000	36,300
Auditing	5,600	6,200	6,600
County Treasurer's fee	1,382	1,378	1,500
Dues and membership	319	323	400
Insurance	2,854	2,886	2,986
Legal	11,967	20,000	26,400
Miscellaneous	-	300	300
Election	3,120	9,500	10,000
Website	2,052	500	500
Contingency	-	913	5,014
Total expenditures	<u>55,887</u>	<u>75,000</u>	<u>90,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>55,887</u>	<u>75,000</u>	<u>90,000</u>
ENDING FUND BALANCES	<u>\$ 118,447</u>	<u>\$ 142,749</u>	<u>\$ 158,236</u>
EMERGENCY RESERVE	\$ 2,900	\$ 3,000	\$ 3,200
TOTAL RESERVE	<u>\$ 2,900</u>	<u>\$ 3,000</u>	<u>\$ 3,200</u>

No assurance provided. See summary of significant assumptions.

**BRADBURN METROPOLITAN DISTRICT 2
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

01/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,005,546	\$ 1,039,163	\$ 997,238
REVENUES			
Property taxes	922,446	901,075	1,067,856
Specific ownership taxes	74,327	67,000	74,750
Interest income	16,735	50,000	39,000
Total revenues	<u>1,013,508</u>	<u>1,018,075</u>	<u>1,181,606</u>
TRANSFERS IN			
Total funds available	<u>2,019,054</u>	<u>2,057,238</u>	<u>2,178,844</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	13,818	13,778	16,018
Paying agent fees	8,000	8,000	8,000
Contingency	-	9,022	4,582
Debt Service			
Bond Interest - Series 2018A	456,800	449,200	441,400
Bond Interest - Series 2018B	311,273	385,000	510,000
Bond Principal - Series 2018A	190,000	195,000	205,000
Total expenditures	<u>979,891</u>	<u>1,060,000</u>	<u>1,185,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>979,891</u>	<u>1,060,000</u>	<u>1,185,000</u>
ENDING FUND BALANCES	<u>\$ 1,039,163</u>	<u>\$ 997,238</u>	<u>\$ 993,844</u>
SURPLUS FUND	\$ 648,250	\$ 648,250	\$ 648,250
SENIOR RESERVE FUND	324,125	324,125	324,125
DEBT SERVICE FUND BALANCE	66,788	24,863	21,469
TOTAL RESERVE	<u>\$ 1,039,163</u>	<u>\$ 997,238</u>	<u>\$ 993,844</u>

No assurance provided. See summary of significant assumptions.

BRADBURN METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized to provide construction, installation, financing and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District was organized in conjunction with two other related districts, Bradburn Metropolitan District No. 1 and Bradburn Metropolitan District No. 3. Under the Consolidated Service Plan, as amended by a Second Modification dated August 22, 2016, District No. 1 is the Operating District, District No. 2 is the Financing District, and District No. 3 operates as an independent district. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

The District was formed by Court Order on November 28, 2000, with its formation election held on November 7, 2000. The election approved general obligation indebtedness of \$8,000,000 for street improvements, \$1,000,000 for traffic safety, \$5,500,000 for parks and recreation, \$2,500,000 for water supply system, \$2,500,000 for sanitary sewer system, \$1,000,000 for television relay system, \$1,000,000 for public transportation, \$500,000 for mosquito control, \$26,000,000 for debt associated with intergovernmental contracts, \$23,500,000 for refinancing of District debt, and \$2,500,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance, and \$2,500,000 in revenues other than ad valorem taxes.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

In 2019 Bradburn Metropolitan District No. 1 ("The District") started the dissolution process. Pursuant to the District's Service Plan approved by the City on September 11, 2000, as subsequently amended, subsequent to the financing and construction of the public improvements set forth in the Service Plan and upon the full payment or discharge of all its outstanding indebtedness and other financial obligations and upon completion of construction of all services and facilities, the District is to undertake effort for dissolution. A majority of all of the members of the Board of Directors deem it to be in the best interest of the District that it be dissolving. The District provides no services within its boundaries and all services authorized to be provided by the District are provided by Bradburn Metropolitan District No. 2 and Bradburn Metropolitan District No. 3, and as a result, no plan for the continuation of the District's services is necessary. The District does not have any outstanding bonds or other financial obligations, and possesses no assets requiring disposition prior to dissolution. Upon dissolution, the District's Board of Directors will immediately and permanently dissolve and none of members thereof will continue in the office.

In 2019 Bradburn Metropolitan District No. 2 started to operate as an independent district.

**BRADBURN METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 District’s maximum Required Mill Levy is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. 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 Bonds as the same become due and payable. As of December 31, 2024, the adjusted maximum mill levy for debt service is 67.370 mills.

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%		

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 by the District. The specific ownership taxes are pledged for the repayment of bonds; therefore, they are reported in the Debt Service Fund.

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

BRADBURN METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

General and administration Expenditures

General and administration expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting, and other administrative expenses.

Debt Service

Principal and interest payments due this year are provided based on the debt amortization schedule from the Series 2018A Bonds (discussed under Debt and Leases).

Debt and Leases

Series 2018 General Obligation Bonds

On March 14, 2018, the District issued the 2018 Bonds in the par amounts of \$10,120,000 for the 2018A Senior Bonds, \$2,988,000 for the 2018B Subordinate Bonds, and \$3,271,000 for the 2018C Junior Lien Bonds. Proceeds of the 2018A Senior Bonds were applied to (i) pay the costs of refunding the District's General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2004 and Supplemental General Obligation Limited Tax Bonds, Series 2004; (ii) finance or reimburse the costs of public improvements related to the development; (iii) fund the Senior Reserve Fund; and (iv) pay the costs of issuing the 2018 Bonds. Proceeds from the sale of the 2018B Subordinate Bonds were applied to (i) finance or reimburse public improvements related to the development; and (ii) pay other costs in connection with the issuance of the 2018B Subordinate Bonds. Proceeds from the 2018C Junior Lien Bonds were applied to pay and cancel obligations of the District to the Developer under Reimbursement Agreements.

The Senior Bonds are issued as term bonds that bear interest at 4.00% and 5.00%, and are payable semi-annually on June 1 and December 1, beginning on June 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2018. The Senior Bonds mature on December 1, 2047.

The Subordinate Bonds are issued at the rate of 7.25% per annum and are payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2047. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event any amount of principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer be due and outstanding.

**BRADBURN METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Series 2018 General Obligation Bonds (continued)

The 2018C Junior Lien Bonds bear interest at the rate of 7.50% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2051. The 2018C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. In the event any amount of principal or interest on the 2018C Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding. In no event shall any principal, interest or Mandatory Redemption Price be paid on the 2018C Junior Lien Bonds until such time as there has been paid in full or defeased the 2018B Subordinate Bonds, and, to the extent required by the applicable Senior/Subordinate Obligation Indentures, any other Senior/Subordinated Obligations issued by the District.

At the end of the year 2018 the District accepted all of the remaining long-term liabilities from Bradburn Metropolitan District No. 1 in preparation for the Bradburn Metropolitan District No. 1 dissolution.

	Balance - December 31, 2022	Net Issues/ Additions	Retirements/ Refundings	Balance - December 31, 2023	Current Portion
2018A - \$10,120,000					
G.O. Bonds	\$ 9,245,000	\$ -	\$ 180,000	\$ 9,435,000	\$ 195,000
Subordinate Bonds	2,988,000	-	-	2,988,000	-
Accrued interest -					
2018B Subordinate Bonds	516,457	253,257	385,000	384,714	-
2018C - \$3,271,000					
Junior Lien Bonds	3,271,000	-	-	3,271,000	-
Accrued interest -					
2018C Junior Lien Bonds	1,359,330	347,275	-	1,706,605	-
Developer Advance - Operation	15,600	8,489	-	24,089	-
Accrued interest - Operation	225,695	-	-	225,695	-
Accrued interest - Capital	844,177	-	-	844,177	-
Total	<u>\$ 18,465,259</u>	<u>\$ 609,021</u>	<u>\$ 565,000</u>	<u>\$ 18,879,280</u>	<u>\$ 195,000</u>

**BRADBURN METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

	Balance - December 31, 2023	Net Issues/ Additions	Retirements/ Refundings	Balance - December 31, 2024	Current Portion
2018A - \$10,120,000					
G.O. Bonds	\$ 9,435,000	\$ -	\$ 190,000	\$ 9,245,000	\$ 205,000
Subordinate Bonds	2,988,000	-	-	2,988,000	-
Accrued interest -					
2018B Subordinate Bonds	384,714	243,706	510,000	118,420	-
2018C - \$3,271,000					
Junior Lien Bonds	3,271,000	-	-	3,271,000	-
Accrued interest -					
2018C Junior Lien Bonds	1,706,605	373,320	-	2,079,925	-
Developer Advance - Operation	24,089	8,489	-	32,578	-
Accrued interest - Operation	225,695	-	-	225,695	-
Accrued interest - Capital	844,177	-	-	844,177	-
Total	<u>\$ 18,879,280</u>	<u>\$ 625,515</u>	<u>\$ 700,000</u>	<u>\$ 18,804,795</u>	<u>\$ 205,000</u>

This district has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

Debt Service Reserve

The District maintains a Debt Service Reserve as required with the issuance of the Series 2018A Bonds.

This information is an integral part of the accompanying budget.

**BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,120,000
General Obligation
Refunding and Improvement Bonds
Limited Tax (Convertible to Unlimited Tax)
Series 2018A
Dated March 14, 2018
Interest Rate 4.000% - 5.000%
Due June 1 and December 1
Principal Due December 1**

Year Ended December 31,	Principal	Interest	Total General Obligation Debt
2024	\$ 205,000	\$ 441,400	\$ 646,400
2025	215,000	433,200	648,200
2026	220,000	424,600	644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2029	250,000	397,000	647,000
2030	260,000	384,500	644,500
2031	275,000	371,500	646,500
2032	290,000	357,750	647,750
2033	305,000	343,250	648,250
2034	320,000	328,000	648,000
2035	335,000	312,000	647,000
2036	350,000	295,250	645,250
2037	370,000	277,750	647,750
2038	385,000	259,250	644,250
2039	405,000	240,000	645,000
2040	425,000	219,750	644,750
2041	445,000	198,500	643,500
2042	470,000	176,250	646,250
2043	495,000	152,750	647,750
2044	520,000	128,000	648,000
2045	545,000	102,000	647,000
2046	570,000	74,750	644,750
2047	925,000	46,250	971,250
	\$ 9,050,000	\$ 6,786,100	\$ 15,836,100

The Subordinate Bonds Series 2018B and 2018C are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

No assurance provided. See summary of significant assumptions.

EXHIBIT C
2023 Audit

**BRADBURN METROPOLITAN
DISTRICT NO. 2
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2023**

**BRADBURN METROPOLITAN DISTRICT NO. 2
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YEAR ENDED DECEMBER 31, 2023**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bradburn Metropolitan District No. 2
Adams County, Colorado

Opinions

We have audited the financial statements of the governmental activities and each major fund of Bradburn Metropolitan District No. 2 (the District) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk 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 judgement, 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 to 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 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 the purposes of additional analysis and legal compliance 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 supplementary 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Fiscal Focus Partners LLC

Arvada, Colorado
April 29, 2024

BASIC FINANCIAL STATEMENTS

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 1,192,716
Investments - Restricted	2,900
Receivable - County Treasurer	5,699
Property Taxes Receivable	1,167,843
Prepaid Expenses	4,319
Capital Assets, Net of Accumulated Depreciation	174,039
Total Assets	<u>2,547,516</u>
LIABILITIES	
Accounts Payable	4,818
Accrued Interest Payable	36,783
Noncurrent Liabilities:	
Due Within One Year	205,000
Due in More Than One Year	18,524,092
Total Liabilities	<u>18,770,693</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	1,167,843
Total Deferred Inflows of Resources	<u>1,167,843</u>
NET POSITION	
Net Investment in Capital Assets	(670,138)
Restricted for:	
Emergency Reserves	2,900
Debt Service	1,015,669
Unrestricted	<u>(17,739,451)</u>
Total Net Position	<u><u>\$ (17,391,020)</u></u>

See accompanying Notes to Basic Financial Statements.

**BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			Net Revenues (Expenses) and Change 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	\$ 185,134	\$ -	\$ -	\$ -	\$ (185,134)
Interest and Related Costs on Long-Term Debt	1,059,227	-	-	-	(1,059,227)
Total Governmental Activities	\$ 1,244,361	\$ -	\$ -	\$ -	(1,244,361)
 GENERAL REVENUES					
Property Taxes					955,233
Specific Ownership Taxes					69,299
Net Investment Income					72,606
Total General Revenues					1,097,138
 CHANGE IN NET POSITION					
Net Position - Beginning of Year					(17,243,797)
 NET POSITION - END OF YEAR					
					\$ (17,391,020)

See accompanying Notes to Basic Financial Statements.

**BRADBURN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

ASSETS	General	Debt Service	Total Governmental Funds
Cash and Investments	\$ 147,296	\$ 1,045,420	\$ 1,192,716
Investments - Restricted	2,900	-	2,900
Receivable - County Treasurer	-	5,699	5,699
Property Taxes Receivable	99,987	1,067,856	1,167,843
Prepaid Expense	2,986	1,333	4,319
Total Assets	<u>\$ 253,169</u>	<u>\$ 2,120,308</u>	<u>\$ 2,373,477</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 4,818	\$ -	\$ 4,818
Total Liabilities	4,818	-	4,818
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	99,987	1,067,856	1,167,843
Total Deferred Inflows of Resources	99,987	1,067,856	1,167,843
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	2,986	1,333	4,319
Restricted for:			
Emergency Reserve	2,900	-	2,900
Debt Service	-	1,051,119	1,051,119
Unassigned:			
General Government	142,478	-	142,478
Total Fund Balances	148,364	1,052,452	1,200,816
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 253,169</u>	<u>\$ 2,120,308</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

Capital Assets, Net of Accumulated Depreciation	174,039
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds

Developer Advance - Principal	(15,600)
Developer Advance - Interest	(1,071,120)
Bonds Payable - Principal	(15,309,000)
Bonds Payable - Interest	(36,783)
Bond Premium	(179,642)
Accrued Bond Interest Payable	(2,153,730)

Net Position of Governmental Activities	<u>\$ (17,391,020)</u>
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See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 86,834	\$ 868,399	\$ 955,233
Specific Ownership Taxes	-	69,299	69,299
Net Investment Income	9,436	63,170	72,606
Total Revenues	96,270	1,000,868	1,097,138
EXPENDITURES			
Accounting	33,482	-	33,482
Audit	6,200	-	6,200
County Treasurers' Fee	1,301	13,013	14,314
Dues and Licenses	323	-	323
Election Expense	5,425	-	5,425
Insurance and Bonds	2,886	-	2,886
Legal Services	16,672	-	16,672
Website Development	64	-	64
Paying Agent Fees	-	8,000	8,000
Bond Interest - Series 2018A	-	449,200	449,200
Bond Interest - Series 2018B	-	322,366	322,366
Bond Principal - Series 2018A	-	195,000	195,000
Total Expenditures	66,353	987,579	1,053,932
EXCESS OF REVENUES OVER EXPENDITURES	29,917	13,289	43,206
Fund Balances - Beginning of Year	118,447	1,039,163	1,157,610
FUND BALANCES - END OF YEAR	\$ 148,364	\$ 1,052,452	\$ 1,200,816

See accompanying Notes to Basic Financial Statements.

**BRADBURN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENTS 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 \$ 43,206

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 assets over the estimated useful life of the asset. During the current period, this is the net amount of capital outlay.

Depreciation Expense (118,781)

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. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Current Year Bond Principal Payment - Series 2018A 195,000
Amortization of Bond Premium 11,893

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.

Developer Advance - Interest (1,248)
Accrued Interest Payable - 2018B Subordinate Bonds -
Change in Liability 69,332
Accrued Interest Payable - 2018C Junior Lien Bonds -
Change in Liability (347,275)
Accrued Interest on Series 2018A Bonds - Change in Liability 650

Change in Net Position of Governmental Activities \$ (147,223)

**BRADBURN METROPOLITAN DISTRICT NO. 2
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)
REVENUES			
Property Taxes	\$ 91,845	\$ 86,834	\$ (5,011)
Net Investment Income	4,500	9,436	4,936
Total Revenues	<u>96,345</u>	<u>96,270</u>	<u>(75)</u>
EXPENDITURES			
Accounting	33,000	33,482	(482)
Audit	6,000	6,200	(200)
County Treasurers' Fee	1,378	1,301	77
Dues and Licenses	400	323	77
Election Expense	3,000	5,425	(2,425)
Insurance and Bonds	3,100	2,886	214
Legal Services	24,000	16,672	7,328
Miscellaneous	300	-	300
Website Development	500	64	436
Contingency	3,322	-	3,322
Total Expenditures	<u>75,000</u>	<u>66,353</u>	<u>8,647</u>
EXCESS OF REVENUES OVER EXPENDITURES	21,345	29,917	8,572
Fund Balance - Beginning of Year	<u>106,985</u>	<u>118,447</u>	<u>11,462</u>
FUND BALANCE - END OF YEAR	<u>\$ 128,330</u>	<u>\$ 148,364</u>	<u>\$ 20,034</u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Bradburn Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Adams County on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide construction, installation, financing, and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District was organized in conjunction with two other related districts, Bradburn Metropolitan District No. 1 and Bradburn Metropolitan District No. 3 (collectively with District No. 2, the Districts). Under the Consolidated Service Plan approved by the City Council of Westminster on September 11, 2000, as amended by a First Modification dated April 23, 2001, District No. 1 was the Operating District and District Nos. 2 and 3 were the Financing Districts. On August 22, 2016, the City Council approved the Second Modification to the Service Plan. Under the provisions of the Second Modification, District Nos. 2 and 3 operate individually and independently. During 2018, the Board of Directors approved moving forward with the dissolution process for Bradburn Metropolitan District No.1. Dissolution of Bradburn Metropolitan District No. 1 was granted by court on June 17, 2020. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

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 for any other District organization, including District No. 3, nor is the District a component unit of any other primary governmental entity.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

BRADBURN METROPOLITAN DISTRICT NO. 2
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 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.

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.

BRADBURN METROPOLITAN DISTRICT NO. 2
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.

The District has 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.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$1,000. 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.

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

Landscape Improvements	20 Years
Park Structure	15 Years

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.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

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.

Bond Premiums and Discounts

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bonds premiums, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

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 one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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	\$ 1,192,716
Cash and Investments - Restricted	<u>2,900</u>
Total Cash and Investments	<u><u>\$ 1,195,616</u></u>

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

Deposits with Financial Institutions	\$ 3,472
Investments	<u>1,192,144</u>
Total Cash and Investments	<u><u>\$ 1,195,616</u></u>

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

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

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

At December 31, 2023, the District's cash deposits had bank balance and a carrying balance of \$3,472.

Investments

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

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

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

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 166,180
Morgan Stanley Institutional Liquidity Funds	Weighted-Average Under 30 Days	1,025,964
Total Investments		<u>\$ 1,192,144</u>

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.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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.

Morgan Stanley Institutional Liquidity Funds

The District's trust accounts at United Missouri Bank are invested in the Morgan Stanley Institutional Liquidity Funds (MSILF). This portfolio is a money market mutual fund which invests in repurchase agreements and US Treasury Debt with a weighted average life of less than 30 days. MSILF records its investments at fair value and the District records its investment in MSILF using the net asset value method.

The Morgan Stanley Institutional Liquidity Funds is rated AAAM by Standard & Poor's, and AAAMmf by Moody's.

NOTE 4 CAPITAL ASSETS

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

<u>By Classification</u>	<u>Balance at December 31, 2022</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at December 31, 2023</u>
Capital Assets, Being Depreciated				
Landscape Improvements	\$ 2,314,274	\$ -	\$ -	\$ 2,314,274
Park Structure	46,000	-	-	46,000
Total Capital Assets, Being Depreciated	2,360,274	-	-	2,360,274
Less Accumulated Depreciation for:				
Landscape Improvements	(2,035,254)	(115,714)	-	(2,150,968)
Park Structure	(32,200)	(3,067)	-	(35,267)
Total Accumulated Depreciation	(2,067,454)	(118,781)	-	(2,186,235)
Total Capital Assets, Being Depreciated, Net	292,820	(118,781)	-	174,039
Governmental Activities - Capital Assets, Net	<u>\$ 292,820</u>	<u>\$ (118,781)</u>	<u>\$ -</u>	<u>\$ 174,039</u>

Depreciation expense was charged to the governmental operations of the District for the year ended December 31, 2023.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 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 - December 31, 2022	Net Issues/ Additions	Retirements/ Refundings	Balance - December 31, 2023	Current Portion
2018A - \$10,120,000					
G.O. Bonds	\$ 9,245,000	\$ -	\$ 195,000	\$ 9,050,000	\$ 205,000
Bonds Premium, Series 2018A	191,535	-	11,893	179,642	-
2018B - \$2,988,000					
Subordinate Bonds	2,988,000	-	-	2,988,000	-
Accrued Interest -					
2018B Subordinate Bonds	516,457	253,034	322,366	447,125	-
2018C - \$3,271,000					
Junior Lien Bonds	3,271,000	-	-	3,271,000	-
Accrued Interest -					
2018C Junior Lien Bonds	1,359,330	347,275	-	1,706,605	-
Developer Advance - Operation	15,600	-	-	15,600	-
Accrued Interest - Operation	225,695	1,248	-	226,943	-
Accrued Interest - Capital	844,177	-	-	844,177	-
	<u>\$ 18,656,794</u>	<u>\$ 601,557</u>	<u>\$ 529,259</u>	<u>\$ 18,729,092</u>	<u>\$ 205,000</u>
Total					

The detail of the District's general obligation bonds outstanding during 2023 is as follows:

Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2018A (the 2018A Senior Bonds); Subordinate Limited Tax General Obligation Bonds, Series 2018B (the 2018B Subordinate Bonds); and Junior Lien Limited Tax General Obligation Bonds, Series 2018C (the 2018C Junior Lien Bonds, and together with the 2018A Senior Bonds and 2018B Subordinate Bonds, the 2018 Bonds) dated March 14, 2018.

2018 Bonds Details

The District issued the 2018 Bonds on March 14, 2018, in the par amounts of \$10,120,000 for the 2018A Senior Bonds, \$2,988,000 for the 2018B Subordinate Bonds, and \$3,271,000 for the 2018C Junior Lien Bonds. Proceeds of the 2018A Senior Bonds were applied to (i) pay the costs of refunding the District's General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2004 and Supplemental General Obligation Limited Tax Bonds, Series 2004; (ii) finance or reimburse the costs of public improvements related to the development; (iii) fund the Senior Reserve Fund; and (iv) pay the costs of issuing the 2018 Bonds. Proceeds from the sale of the 2018B Subordinate Bonds were applied to (i) finance or reimburse public improvements related to the development; and (ii) pay other costs in connection with the issuance of the 2018B Subordinate Bonds. Proceeds from the 2018C Junior Lien Bonds were applied to pay and cancel obligations of the District to the Developer under Reimbursement Agreements.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Bonds Details (Continued)

The 2018A Senior Bonds were issued as three term bonds. The first term bond bears interest at 4% and matures on December 1, 2028, the second term bond bears interest at 5% and matures on December 1, 2038, and the third term bond bears interest at 5% and matures on December 1, 2047. The interest on the 2018A Senior Bonds is payable semi-annually on June 1 and December 1, beginning on June 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2018. To the extent principal of any bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any bond is not paid when due, such interest shall compound semi-annually on each interest payment date at the rate borne by the bond; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018A Senior Bonds.

The 2018B Subordinate Bonds bear interest at the rate of 7.25% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2047. The 2018B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018B Subordinate Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018B Subordinate Bonds. In the event any amount of principal or interest on the 2018B Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding.

The 2018C Junior Lien Bonds bear interest at the rate of 7.50% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2051. The 2018C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018C Junior Lien Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018C Junior Lien Bonds. In the event any amount of principal or interest on the 2018C Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding. In no event shall any principal, interest or Mandatory Redemption Price be paid on the 2018C Junior Lien Bonds until such time as there has been paid in full or defeased the 2018B Subordinate Bonds, and, to the extent required by the applicable Senior/Subordinate Obligation Indentures, any other Senior/Subordinated Obligations issued by the District.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Bonds Optional Redemption

The 2018A Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2028, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

The 2018B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023 to December 14, 2024	3.00%
December 15, 2024 to December 14, 2025	2.00
December 15, 2025 to December 14, 2026	1.00
December 15, 2026 and Thereafter	0.00

The 2018C Junior Lien Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023 to December 14, 2024	3.00%
December 15, 2024 to December 14, 2025	2.00
December 15, 2025 to December 14, 2026	1.00
December 15, 2026 and Thereafter	0.00

2018 Senior Reserve Fund

The Senior Reserve Fund reserve requirement is \$324,125. The balance in the Senior Reserve Fund at December 31, 2023 was \$326,697.

2018 Senior Surplus Fund

The Senior Surplus Fund maximum amount is \$648,250. The balance in the Senior Surplus Fund at December 31, 2023 was \$682,351.

Unused Lines of Credit

The Series 2018A Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2018A Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

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.

Termination Events

The Series 2018A Senior Bonds do not have a termination provision. Any amounts that are outstanding (including principal and interest) on the Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds will be deemed to discharge and no longer due and outstanding after December 15, 2057.

Acceleration

The Series 2018A Senior Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds are not subject to acceleration.

2018A Senior Bonds Debt Service

The outstanding bond principal and interest of the 2018A Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 205,000	\$ 441,400	\$ 646,400
2025	215,000	433,200	648,200
2026	220,000	424,600	644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2028-2032	1,380,000	1,854,000	3,234,000
2033-2037	1,760,000	1,472,250	3,232,250
2038-2042	2,240,000	987,250	3,227,250
2043-2047	2,560,000	351,000	2,911,000
Total	<u>\$ 9,050,000</u>	<u>\$ 6,786,100</u>	<u>\$ 15,836,100</u>

The annual debt service requirements on the 2018B Subordinate Bonds and 2018C Junior Lien Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue and Junior Lien Pledged Revenue, respectively.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 6 NET POSITION

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

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

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 174,039
Noncurrent Long-Term Obligations	(844,177)
Net Investment in Capital Assets	<u><u>\$ (670,138)</u></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 has restricted net position as of December 31, 2023, as follows:

Restricted Net Position:	
Emergency Reserves	\$ 2,900
Debt Service	1,015,669
Total Restricted Net Position	<u><u>\$ 1,018,569</u></u>

The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of the net investment in capital assets and restricted component of net position.

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the repayment of bonds issued for the construction of public improvements conveyed to other government entities.

NOTE 7 RELATED PARTIES

The members of the Board of Directors are employees of, owners of, or are otherwise associated with Continuum Partners, LLC, and may have conflicts of interest in dealing with the District. Continuum Partners, LLC (Continuum) has been responsible for the development of the property within the District. Continuum has created additional entities to fund the development within the District; however, these entities are controlled by Continuum and its management team. The entities are CP Bradburn Village Central, LLC, Bradburn Northern Associates, LLC (BNA), and Continuum Property Management Company, LLC (CPCM). Continuum and the additional entities are collectively referred to as the Developer.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 RELATED PARTIES (CONTINUED)

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Developer Advance and Reimbursement Agreement

District No. 1, Bradburn Community Associates, LLC (BCA), Continuum Bruchez Associates, LLC (CBA), and Orchard Park Investments, Inc. (OPI) entered into separate Reimbursement Agreements dated August 6, 2001, December 2, 2002, and April 4, 2005, respectively, to fund certain costs of District No. 1 related to the construction of public improvements necessary to develop the property within its Service Area. District No. 1 is to reimburse the Developer from funds available, subject to annual appropriation.

Interest accrues on the BCA and CBA Reimbursement Agreements at the rate of 8.5%. Interest accrues on the OPI Reimbursement Agreement at the rate of 8%. The OPI Reimbursement Agreement is subordinate to the other Reimbursement Agreements. Each of these Reimbursement Agreements were amended on February 16, 2016 and subsequently assigned to Bradburn Northern Association LLC. In 2018, the Bradburn Metropolitan District No. 1 repaid developers \$7,371,852 of previously received advances. All remaining amounts due and owing to the Developer under the Reimbursement Agreements were assigned to Bradburn Metropolitan District No. 2 as of March 14, 2018.

NOTE 8 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.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 9 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 7, 2000, the District's electors authorized the District to increase property taxes up to \$100,000 annually for District operations. The District was authorized to collect, retain and spend such revenue as a permanent revenue change under TABOR and an exception to the limitations set forth in Section 29-1-203, Colorado Revised Statutes.

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

**BRADBURN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 918,514	\$ 901,075	\$ 868,399	\$ (32,676)
Specific Ownership Taxes	70,725	67,000	69,299	2,299
Net Investment Income	25,000	50,000	63,170	13,170
Total Revenues	<u>1,014,239</u>	<u>1,018,075</u>	<u>1,000,868</u>	<u>(17,207)</u>
EXPENDITURES				
County Treasurers' Fee	13,778	13,778	13,013	765
Paying Agent Fees	8,000	8,000	8,000	-
Bond Interest - Series 2018A	449,200	449,200	449,200	-
Bond Interest - Series 2018B	375,000	385,000	322,366	62,634
Bond Principal - Series 2018A	195,000	195,000	195,000	-
Contingency	9,022	9,022	-	9,022
Total Expenditures	<u>1,050,000</u>	<u>1,060,000</u>	<u>987,579</u>	<u>72,421</u>
EXCESS OF REVENUES OVER EXPENDITURES	(35,761)	(41,925)	13,289	55,214
Fund Balance - Beginning of Year	<u>1,030,538</u>	<u>1,039,163</u>	<u>1,039,163</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 994,777</u></u>	<u><u>\$ 997,238</u></u>	<u><u>\$ 1,052,452</u></u>	<u><u>\$ 55,214</u></u>

**BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2019	\$ 13,940,090	5.755	57.545	\$ 882,407	\$ 881,727	99.92 %
2020	14,661,960	5.745	57.452	926,591	925,228	99.85
2021	14,540,000	5.752	57.523	920,018	905,764	98.45
2022	16,020,740	5.752	57.523	1,013,712	1,014,685	100.10
2023	15,327,980	5.992	59.924	1,010,359	955,233 (A)	94.54
Estimated for Year Ending December 31, 2024	\$ 17,334,760	5.768	61.602	\$ 1,167,843		

NOTE:

Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.

(A) Includes a rebate of \$61,912 to taxpayers in 2023.

BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023

\$10,120,000 General Obligation
Refunding and Improvement Bonds
Limited Tax (Convertible to Unlimited Tax)
Series 2018A
Dated March 14, 2018
Interest Rate 4.000% - 5.000%
Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 205,000	\$ 441,400	\$ 646,400
2025	215,000	433,200	648,200
2026	220,000	424,600	644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2029	250,000	397,000	647,000
2030	260,000	384,500	644,500
2031	275,000	371,500	646,500
2032	290,000	357,750	647,750
2033	305,000	343,250	648,250
2034	320,000	328,000	648,000
2035	335,000	312,000	647,000
2036	350,000	295,250	645,250
2037	370,000	277,750	647,750
2038	385,000	259,250	644,250
2039	405,000	240,000	645,000
2040	425,000	219,750	644,750
2041	445,000	198,500	643,500
2042	470,000	176,250	646,250
2043	495,000	152,750	647,750
2044	520,000	128,000	648,000
2045	545,000	102,000	647,000
2046	570,000	74,750	644,750
2047	925,000	46,250	971,250
Total	<u>\$ 9,050,000</u>	<u>\$ 6,786,100</u>	<u>\$ 15,836,100</u>