

**TURION METROPOLITAN DISTRICT NO. 1**  
**WELD COUNTY, COLORADO**  
AUDITORS' REPORT AND FINANCIAL STATEMENTS  
**DECEMBER 31, 2024**





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1221 W. Mineral Avenue, Suite 202  
Littleton, CO 80120

 303-734-4800

 303-795-3356

 [www.HaynieCPAs.com](http://www.HaynieCPAs.com)

## INDEPENDENT AUDITORS' REPORT

Board of Directors and Management  
Turion Metropolitan District No. 1

### Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Turion Metropolitan District No. 1 as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major funds of Turion Metropolitan District No. 1, as of December 31, 2024 and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of 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 opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Turion Metropolitan District No. 1'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.

## **Auditors' 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 auditors' report that includes our opinion. 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 Turion Metropolitan District No. 1'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 Turion Metropolitan District No. 1'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 the 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.

## **Other Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Turion Metropolitan District No. 1's financial statements as a whole. The

supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Sincerely,

*Haynie & Company*

Littleton, Colorado  
September 19, 2025

## **BASIC FINANCIAL STATEMENTS**

**Turion Metropolitan District No. 1**  
**Statement of Net Position**  
**December 31, 2024**

<b>Assets</b>	<u><b>Governmental Activities</b></u>
Cash and investments	\$ 15,428,961
Prepaid expense	4,312
Due from county	6,200
Property taxes receivable	13
Capital Assets	<u>4,343,380</u>
Total assets	<u>19,782,866</u>
<b>Liabilities</b>	
Accounts payable	3,653
Prepaid fees	<u>92</u>
Total liabilities	<u>3,745</u>
<b>Deferred Inflows of Resources</b>	
Deferred property tax revenue	<u>13</u>
Total deferred inflows of resources	<u>13</u>
<b>Net Position</b>	
Net investment in capital assets	4,343,380
Restricted for:	
Capital projects	11,006,402
Emergency	19,249
Unrestricted	<u>4,410,077</u>
Total Net Position	<u>19,779,108</u>
Total Liabilities and Net Position	<u><u>\$ 19,782,866</u></u>

The accompanying notes are an integral part of these financial statements.

**Turion Metropolitan District No. 1**  
**Statement of Activities**  
**For the Year Ended December 31, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expense) Revenue and Changes in Net Position</b>
		<b>Charges for Services and other fees</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Primary Government</b>
					<b>Governmental Activities</b>
Primary government:					
Governmental activities:					
General government	\$ 113,864	\$ 2,132,497	\$ -	\$ -	\$ 2,018,633
	<u>\$ 113,864</u>	<u>\$ 2,132,497</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,018,633</u>
General revenues:					
Property taxes					\$ 13
Investment earnings					742,977
Total general revenues					<u>742,990</u>
Change in net position					2,761,623
Net position (deficit)- beginning of year					<u>17,017,485</u>
Net position - end of year					<u>\$ 19,779,108</u>

The accompanying notes are an integral part of these financial statements.

**Turion Metropolitan District No. 1**  
**Governmental Funds Balance Sheet**  
**and Reconciliation of Fund Balances to Net Position**  
**December 31, 2024**

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>			
Cash and investments	\$ 4,422,559	\$ 11,006,402	\$ 15,428,961
Property taxes receivable	13	-	13
Due from county	6,200	-	6,200
Prepaid expense	4,312	-	4,312
Total assets	\$ 4,433,084	\$ 11,006,402	\$ 15,439,486
<b>Liabilities</b>			
Accounts payable	3,653	-	3,653
Payroll liabilities	92	-	92
Total liabilities	3,745	-	3,745
<b>Deferred Inflows of Resources</b>			
Property tax revenue	13	-	13
Total deferred inflows	13	-	13
<b>Fund Balances</b>			
Nonspendable	4,312	-	4,312
Restricted:			
Emergencies reserve (TABOR)	19,249	-	19,249
Unassigned	4,405,765	11,006,402	15,412,167
Total Fund Balances	4,429,326	11,006,402	15,435,728
<b>Total Liabilities and Fund Balances</b>	\$ 4,433,084	\$ 11,006,402	\$ 15,439,486
Total governmental fund balance per above			\$ 15,435,728
Amounts reported for governmental activities in the Statement of Net Position excluded from the governmental fund balance because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the			4,343,380
Net position of governmental activities			\$ 19,779,108

The accompanying notes are an integral part of these financial statements.

**Turion Metropolitan District No. 1**  
**Governmental Fund Revenues, Expenditures**  
**and Changes in Fund Balances**  
**For the Year Ended December 31, 2024**

	<u>General</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>			
Service fees - District No.2	\$ 492,958	\$ 1,639,193	\$ 2,132,151
Service fees - Turion No. 3-6	81	265	346
Property tax revenue	3	10	13
Interest and other income	<u>148,598</u>	<u>594,379</u>	<u>742,977</u>
Total General Revenues	<u>641,640</u>	<u>2,233,847</u>	<u>2,875,487</u>
<b>Expenditures</b>			
Accounting	15,000	-	15,000
Audit	17,000	-	17,000
Director fees	1,938	-	1,938
District administration & management	13,425	-	13,425
Elections	8,363	-	8,363
Legal	50,164	-	50,164
Insurance and bonds	3,345	-	3,345
Office, dues and other	4,629	-	4,629
Capital outlay	-	<u>253,750</u>	<u>253,750</u>
Total Expenditures	<u>113,864</u>	<u>253,750</u>	<u>367,614</u>
<b>Excess of revenues over (under) expenditures</b>	527,776	1,980,097	2,507,873
<b>Net change in fund balances</b>	527,776	1,980,097	2,507,873
<b>Fund balances:</b>			
<b>Beginning of the year</b>	<u>3,901,550</u>	<u>9,026,305</u>	<u>12,927,855</u>
<b>End of the year</b>	<u>\$ 4,429,326</u>	<u>\$ 11,006,402</u>	<u>\$ 15,435,728</u>

The accompanying notes are an integral part of these financial statements.

**Turion Metropolitan District No. 1**  
**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, 2024**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance—total governmental funds	\$ 2,507,873
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Governmental funds report capital outlays as expenditures. In the Statement of Activities, capital outlay is not reported as an expenditure; however, the Statement of Activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. In addition, in the Statement of Activities, conveyance of assets to other Districts is reported as an expense.

Capital Outlay	<u>253,750</u>
Change in net position of governmental activities	<u>\$ 2,761,623</u>

The accompanying notes are an integral part of these financial statements.

**Turion Metropolitan District No. 1**  
**Statement of Revenue, Expenditures**  
**and Changes in Fund Balances—Actual and Budget**  
**Governmental Fund Type—General Fund**  
**For the Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenue</b>				
Property Taxes	\$ 3	\$ 3	\$ 3	\$ -
Service fees - District No.2	503,190	492,120	492,958	838
Service fees - District No.3	81	80	81	1
Interest and other income	<u>125,000</u>	<u>143,729</u>	<u>148,598</u>	<u>4,869</u>
Total Revenue	<u>628,274</u>	<u>635,932</u>	<u>641,640</u>	<u>5,708</u>
<b>Expenditures</b>				
Accounting	15,000	15,000	15,000	-
Audit	12,800	17,000	17,000	-
Director fees	-	1,700	1,938	(238)
District administration & management	13,800	13,800	13,425	375
Elections	-	10,000	8,363	1,637
Legal	15,000	59,161	50,164	8,997
Insurance and bonds	3,510	3,345	3,345	-
Office, dues and other	<u>7,338</u>	<u>5,569</u>	<u>4,629</u>	<u>940</u>
Total Expenditures	<u>67,448</u>	<u>125,575</u>	<u>113,864</u>	<u>11,711</u>
<b>Excess Revenue Over (Under)</b>				
<b>Expenditures</b>	<u>560,826</u>	<u>510,357</u>	<u>527,776</u>	<u>17,419</u>
<b>Net change in fund balances</b>	560,826	510,357	527,776	17,419
<b>Fund Balances—Beginning of year</b>	<u>54,048</u>	<u>3,423,910</u>	<u>3,901,550</u>	<u>477,640</u>
<b>Fund Balances—End of Year</b>	<u>\$ 614,874</u>	<u>\$ 3,934,267</u>	<u>\$ 4,429,326</u>	<u>\$ 495,059</u>

The accompanying notes are an integral part of these financial statements.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE 1 - DEFINITION OF REPORTING ENTITY**

Turion Metropolitan District No. 1 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized in 2004 and is governed pursuant to the Colorado Special District Act (§32-1-101, et al, C.R.S.). The District operates under a service plan initially approved by the Town of Berthoud on September 14, 2004, which was subsequently amended and approved by the Town on April 26, 2005. The District's service area is located in Weld County, Colorado.

The District was established to finance public infrastructure required by the development and to provide ongoing operations and maintenance of public improvements and facilities. The District was organized in conjunction with five other related Districts –Turion Metropolitan Districts No. 2-6. The District serves as the Service District which is responsible for managing the construction and operation of facilities and improvements needed for Turion Districts Nos. 2-6 (Financing Districts) which are responsible for providing the tax base needed to support the financing of public infrastructure required by the development.

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. Board members are elected or can be appointed to fill a vacancy if necessary.

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

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

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. For the most part, the effect of interfund activity has been removed from these statements. These financial statements include all of the activities of the District.

Governmental activities are normally supported by property taxes collected. Both statements distinguish between governmental activities, which normally are supported by taxes and business-type activities, which rely to a significant extent on fees and charges for support.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

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

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

**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. Redemption of bonds is 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 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. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation paid.

The District reports the following major governmental funds:

The General 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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities and is included with the general fund in the financial statements.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

**Budgets**

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

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

***Cash and Investments***

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

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

***Property Taxes***

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to be imposed 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 are considered fully collectible and are recorded initially as deferred inflows of resources in the year they are levied and measurable. Property tax revenues are recorded as revenue in the year they are available or collected.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

***Deferred Outflows of Resources and Deferred Inflows of Resources***

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the year ended December 31, 2024 are comprised of property taxes due from Weld County that will not be collected within 60 days of the end of the current fiscal year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

***Long-term Liabilities***

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Capital Assets**

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

Capital assets, which are anticipated to be conveyed to other governmental entities, are recorded as construction in progress and are not included in the calculation of invested capital assets, net of the related debt component of the District's net position.

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.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

**Fund Balance – Governmental Funds**

**Fund Equity**

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

- *Nonspendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* - The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- *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.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE 3 - CASH AND INVESTMENTS**

**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 equal to 102% of the aggregate uninsured deposits.

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

At December 31, 2024, the District had a bank balance of \$6,799 which was FDIC Insured.

**Investments**

The District has adopted a formal investment policy on November 10, 2017 and 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 disclosure requirements or subject to investment custodial risk for investments that are in the possession of another party.

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

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

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

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Net Asset Value</u>
COLOTRUST	Weighted average under 60 days	\$ 15,422,162

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 offers shares in three portfolios, COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE. The three portfolios differ in the types of the investments held, but all invest in investments allowed by Colorado statutes for local governments. COLOTRUST PRIME AND COLOTRUST PLUS+ invest in securities with a weighted average maturity of 60 days or less, while COLOTRUST EDGE invests in securities with a weighted average maturity of less than five years. 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. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to be, and are not, registered with the SEC.

COLOTRUST's PRIME and PLUS+ funds are rated AAAM by Standard & Poor's rating service. The COLOTRUST EDGE fund is rated AA Af/S1 by FitchRatings rating service. As of December 31, 2024, the District had \$7,131,810 invested in COLOTRUST PRIME, \$8,290,352 invested in COLOTRUST PLUS+, and \$0 invested in COLOTRUST EDGE. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at fair value. There are no unfunded commitments, the redemption frequency is daily for COLOTRUST PRIME and COLOTRUST PLUS+, and weekly for COLOTRUST EDGE. There is no redemption notice period.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE 4 – CAPITAL ASSETS**

The following is an analysis of changes in capital assets for the year ended December 31, 2024:

	Balance December 31, 2023	Increases	Decreases	Balance December 31, 2024
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 4,089,630	\$ 253,750	\$ -	\$ 4,343,380
Total Capital Assets, Not Being Depreciated	4,089,630	253,750	-	4,343,380
 Total Capital Assets, Net	 <u>\$ 4,089,630</u>	 <u>\$ 253,750</u>	 <u>\$ -</u>	 <u>\$ 4,343,380</u>

**NOTE 5- 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 are reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets, if applicable. As of December 31, 2024, the District had a net investment in capital assets in the amount of \$4,343,380.

Restricted net position includes 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, 2024 as follows:

Capital projects	\$ 11,006,402
Emergencies (See note 8)	<u>19,249</u>
	<u>\$ 11,025,651</u>

The District’s unrestricted net position as of December 31, 2024 totaled \$4,410,077.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE 6 – RELATED PARTIES**

The Developer of the property is Front Range Investment Holdings, LLC. The directors are not associated with Front Range except each director is under contract to purchase an interest in a small parcel of property from Front Range, located in each district to qualify the directors as eligible electors on the Board of Directors.

On May 25, 2023, the District entered into a reimbursement agreement with Front Range Investment Holdings for the reimbursement of eligible costs related to costs paid by Front Range for a proposed Service Plan amendment. As of December 31, 2024, Front Range has not submitted any costs to the District for reimbursement.

On February 2, 2024 the District entered into an Improvement Acquisition and Reimbursement Agreement. This Agreement was entered into in the event Front Range incurred capital costs that could be reimbursed by the District. To date, Front Range has not submitted any documents to District No. 1 seeking reimbursement for any capital costs.

**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 acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2024. The Pool is an organization created by intergovernmental agreement to provide property, liability, public official's liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

**NOTE 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.

**TURION METROPOLITAN DISTRICT NO. 1**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE 8 - TAX, SPENDING AND DEBT LIMITATIONS (continued)**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Revenue (excluding bond proceeds). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2024, the District had \$19,249 restricted for emergencies.

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

**SUPPLEMENTAL INFORMATION**

**Turion Metropolitan District No. 1**  
**Statement of Revenue, Expenditures**  
**and Changes in Fund Balances—Actual and Budget**  
**Governmental Fund Type—Capital Projects Fund**  
**For the Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenue</b>			
Service fees	\$ 1,677,664	\$ 1,639,458	\$ (38,206)
Property Taxes	10	10	-
Interest and other income	<u>275,001</u>	<u>594,379</u>	<u>319,378</u>
Total Revenue	<u>1,952,675</u>	<u>2,233,847</u>	<u>281,172</u>
<b>Expenditures</b>			
Capital Outlay	<u>8,612,554</u>	<u>253,750</u>	<u>8,358,804</u>
Total Expenditures	<u>8,612,554</u>	<u>253,750</u>	<u>8,358,804</u>
<b>Excess Revenue Over (Under) Expenditures</b>	<u>(6,659,879)</u>	<u>1,980,097</u>	<u>8,639,976</u>
<b>Net change in fund balances</b>	(6,659,879)	1,980,097	8,639,976
<b>Fund Balances—Beginning of year</b>	<u>-</u>	<u>9,026,305</u>	<u>9,026,305</u>
<b>Fund Balances—End of Year</b>	<u>\$ (6,659,879)</u>	<u>\$ 11,006,402</u>	<u>\$ 17,666,281</u>

The accompanying notes are an integral part of these financial statements.

**TURION METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF ASSESSED VALUATION,  
MILL LEVY AND PROPERTY TAXES COLLECTED  
December 31, 2024**

<b>Year Ended December 31,</b>	<b>Prior Year Assessed Valuation for Current Year Tax Levy</b>	<b>Mills Levied</b>		<b>Total Property Taxes</b>		<b>Percent Collected to Levied</b>
		<b>Operations</b>	<b>Debt Service</b>	<b>Levied</b>	<b>Collected</b>	
2020	\$ 200	15.000	50.000	\$ 13	\$ 13	100.00%
2021	\$ 200	15.000	50.000	\$ 13	\$ 13	100.00%
2022	\$ 200	15.000	50.000	\$ 13	\$ 13	100.00%
2023	\$ 180	16.893	56.308	\$ 13	\$ 13	100.00%
2024	\$ 190	16.117	53.726	\$ 13	\$ 13	100.00%
Estimated for the year ending December 31, 2025	\$ 190	16.117	53.726	\$ 13		