WEST POINT METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

C O N T E N T S

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Board of Directors
West Point Metropolitan District
Jefferson County, Colorado

Independent Auditor's Report

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplemental Information

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

Supplemental Information

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

Wipfli LLP

Wipfli LLP
Denver, Colorado

August 26, 2024

WEST POINT METROPOLITAN DISTRICT

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

	General	Debt Service	Special Revenue Fund Park Ridge Subdivision Capital Projects Fund	Special Revenue Fund Park Ridge Subdivision Debt Service Fund	Total	Adjustments	Statement of Net Position
ASSETS							
Cash and investments - restricted	$ -	$ 26,551	$ -	$ 67,647	$ 94,198	$ -	$ 94,198
Receivable County Treasurer	2,651	2,729	-	260	5,640	-	5,640
Receivable Developer	4,827	-	-	44,836	49,663	(49,663)	-
Property taxes receivable	1,430,802	600,000	-	27,164	2,057,966	-	2,057,966
Prepaid expenses	8,468	-	-	-	8,468	-	8,468
Capital assets, net of accumulated depreciation	-	-	-	-	-	374,733	374,733
Total Assets	1,446,748	629,280	-	139,907	2,215,935	325,070	2,541,005
DEFERRED OUTFLOWS OF RESOURCES							
Deferred loss on refunding	-	-	-	-	-	25,510	25,510
Total Deferred Outflows of Resources	-	-	-	-	-	25,510	25,510
Total Assets and Deferred Outflows of Resources	$ 1,446,748	$ 629,280	$ -	$ 139,907	$ 2,215,935		
LIABILITIES							
Accounts payable	$ 122,412	$ -	$ -	$ -	$ 122,412	-	122,412
Accrued interest on bonds	-	-	-	-	-	10,466	10,466
Long-term liabilities:							
Due within one year	-	-	-	-	-	555,000	555,000
Due in more than one year	-	-	-	-	-	2,176,925	2,176,925
Total Liabilities	122,412	-	-	-	122,412	2,742,391	2,864,803
DEFERRED INFLOWS OF RESOURCES							
Deferred property taxes	1,430,802	600,000	-	27,164	2,057,966	-	2,057,966
Total Deferred Inflows of Resources	1,430,802	600,000	-	27,164	2,057,966	-	2,057,966
FUND BALANCE							
Nonspendable:							
Prepaids	8,468	-	-	-	8,468	(8,468)	-
Restricted:							
Emergencies	28,604	-	-	-	28,604	(28,604)	-
Debt Service	-	29,280	-	112,743	142,023	(142,023)	-
Unassigned	(143,538)	-	-	-	(143,538)	143,538	-
Total Fund Balances (Deficit)	(106,466)	29,280	-	112,743	35,557	(35,557)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 1,446,748	$ 629,280	$ -	$ 139,907	$ 2,215,935		
NET POSITION							
Net investment in capital assets						-	-
Restricted for:							
Emergencies						28,604	28,604
Debt service						131,557	131,557
Unrestricted						(2,516,415)	(2,516,415)
Total Net Position (Deficit)						$ (2,356,254)	$ (2,356,254)

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

WEST POINT METROPOLITAN DISTRICT

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

	General	Debt Service	Special Revenue Park Ridge Subdivision Capital Projects Fund	Special Revenue Park Ridge Subdivision Debt Service Fund	Total	Adjustments	Statement of Activities
EXPENDITURES							
Accounting and audit	$ 21,847	$ -	$ -	$ -	$ 21,847	$ -	$ 21,847
Insurance	7,930	-	-	-	7,930	-	7,930
Legal	40,522	-	22,328	-	62,850	-	62,850
Repair and maintenance	125,606	-	-	-	125,606	-	125,606
Management fees	31,634	-	-	-	31,634	-	31,634
Miscellaneous	455	-	-	-	455		455
Irrigation, water & electric	104,400	-	-	-	104,400	-	104,400
Landscape maintenance	301,149	-	-	-	301,149	-	301,149
Snow removal	13,973	-	-	-	13,973	-	13,973
Holiday decorations	15,000	-	-	-	15,000	-	15,000
Hakins Park Fountain	1,019	-	-	-	1,019	-	1,019
Pond engineering	27,246	-	-	-	27,246	-	27,246
Treasurer's fees	8,961	9,225	-	880	19,066	-	19,066
Bond principal	-	550,000	-	-	550,000	(550,000)	-
Bond interest expense	-	70,396	-	-	70,396	(8,196)	62,200
Paying agent fees	-	400	-	-	400	-	400
Depreciation	-	-	-	-	-	52,353	52,353
Total Expenditures	699,742	630,021	22,328	880	1,352,971	(505,843)	847,128
GENERAL REVENUES							
Property taxes	597,153	614,716	-	58,688	1,270,557	-	1,270,557
Specific ownership taxes	42,771	44,029	-	4,201	91,001	-	91,001
Interest income	19,046	265	-	-	19,311	-	19,311
Total General Revenues	658,970	659,010	-	62,889	1,380,869	-	1,380,869
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(40,772)	28,989	(22,328)	62,009	27,898	505,843	533,741
OTHER FINANCING SOURCES (USES)							
Developer advance	-	-	44,102		44,102	(44,102)	-
Transfer from (to) other funds	21,774	-	(21,774)	-	-	-	-
Total Other Financing Sources (Uses)	21,774	-	22,328	-	44,102	(44,102)	-
NET CHANGES IN FUND BALANCES	(18,998)	28,989	-	62,009	72,000	(72,000)	
CHANGES IN NET POSITION						533,741	533,741
FUND BALANCES/NET POSITION:							
BEGINNING OF YEAR	(87,468)	291	-	50,734	(36,443)	(2,853,552)	(2,889,995)
END OF YEAR	$ (106,466)	$ 29,280	$ -	$ 112,743	$ 35,557	$ (2,391,811)	$ (2,356,254)

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

WEST POINT METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2023

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 597,662	$ 597,153	$ (509)
Specific ownership taxes	41,826	42,771	945
Interest income	1,500	19,046	17,546
Total Revenues	640,988	658,970	17,982
EXPENDITURES			
Accounting and audit	15,000	21,847	(6,847)
Insurance	5,000	7,930	(2,930)
Legal	11,000	40,522	(29,522)
Repair and maintenance	312,000	125,606	186,394
District management	11,000	31,634	(20,634)
Election	5,000	-	5,000
Miscellaneous expenses	2,000	455	1,545
Irrigation water & electric	50,000	104,400	(54,400)
Landscape maintenance	113,100	301,149	(188,049)
Snow removal	25,000	13,973	11,027
Holiday decorations	25,000	15,000	10,000
Hakins Park Fountain	2,150	1,019	1,131
Pond engineering	-	27,246	(27,246)
Treasurers fees	8,965	8,961	4
Contingency	51,800	-	51,800
Emergency reserve	17,556	-	17,556
Total Expenditures	654,571	699,742	(45,171)
EXCESS (DEFICIENCY) OF REVENUES (UNDER) EXPENDITURES	(13,583)	(40,772)	(27,189)
OTHER FINANCING USES			
Transfer to other funds	-	21,774	21,774
Total Other Financing Uses	-	21,774	21,774
NET CHANGES IN FUND BALANCES	(13,583)	(18,998)	(5,415)
FUND BALANCE:			
BEGINNING OF YEAR	13,583	(87,468)	(101,051)
END OF YEAR	$ -	$ (106,466)	$ (106,466)

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

WEST POINT METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - SPECIAL REVENUE FUND - PARK RIDGE SUBDISTRICT - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2023

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Total Revenues	$ -	$ -	$ -
EXPENDITURES			
Issuance costs	100,000	-	100,000
Legal	6,709	22,328	(15,619)
Capital expenditures	1,493,291	-	1,493,291
Total Expenditures	1,600,000	22,328	1,577,672
EXCESS (DEFICIENCY) OF REVENUES (UNDER) EXPENDITURES	(1,600,000)	(22,328)	1,577,672
OTHER FINANCING SOURCES (USES)			
Bond proceeds	2,000,000	-	(2,000,000)
Developer advance	-	44,102	44,102
Transfer to other funds	(400,000)	(21,774)	378,226
Total Other Financing Sources (Uses)	1,600,000	22,328	(1,577,672)
NET CHANGES IN FUND BALANCES	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	-	-	-
END OF YEAR	$ -	$ -	$ -

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

WEST POINT METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
SPECIAL REVENUE FUND - PARK RIDGE SUBDISTRICT - DEBT SERVICE FUND
For the Year Ended December 31, 2023

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 58,688	$ 58,688	$ -
Specific ownership taxes	4,108	4,201	93
Total Revenues	62,796	62,889	93
EXPENDITURES			
Series 2020 Bond interest	100,000	-	100,000
Paying agent fees	2,500	-	2,500
Treasurers' fees	880	880	-
Total Expenditures	103,380	880	102,500
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(40,584)	62,009	102,593
OTHER FINANCING SOURCES			
Transfer from other funds	400,000	-	(400,000)
Total Other Financing Sources	400,000	-	(400,000)
NET CHANGES IN FUND BALANCE	359,416	62,009	(297,407)
FUND BALANCE:			
BEGINNING OF YEAR	51,394	50,734	(660)
END OF YEAR	$ 410,810	$ 112,743	$ (298,067)

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

Note 1: Summary of Significant Accounting Policies

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

Definition of Reporting Entity

The District was organized on July 20, 1998, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for improvements of collector and arterial roads, related drainage, landscape areas, signage and signalization, and landscape maintenance. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors. On June 17, 2019, the Board of Directors of the District by resolution allowed for the division of the area of the District referred to as the Park Ridge Development into the Park Ridge Subdistrict (the "Subdistrict"). Different rates of levy for property tax purposes may be fixed against all of the taxable property within the Subdistrict for operations and/or repayment of indebtedness issued by the Subdistrict to finance services, programs and facilities furnished or to be furnished within the Subdistrict.

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

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB. The financial operations of the Park Ridge Subdistrict are included within these financial statements.

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

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

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

Special Revenue Fund – Park Ridge Subdistrict – Debt Service Fund – The Special Revenue Fund – Park Ridge Subdistrict – Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for debt service relating to the Subdistrict.

Budgetary Accounting
In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. Total expenditures exceeded total appropriations in the General Fund, this may be a violation of budget law.

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

Deposits
The District's cash and investments are considered to be 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 fund's average equity balance in the total cash.

Estimates

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

Deferred Outflows/Inflows of Resources

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

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

Long-Term Obligations

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

Original Issue Premium and Deferred Loss on Refunding

The original issue premium from the Series 2016 Bonds is being amortized over the life of the bonds using the effective interest method. The deferred loss on refunding is being amortized over the life of the bonds using the effective interest method. Accumulated amortization of original issue premium and the deferred losses on refunding amounted to \$179,597 and \$105,109 respectively, at December 31, 2023.

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current change. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. Depreciation expense of $52,353 was recognized during 2023.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Land Improvements	25 - 50 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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

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

Nonspendable Fund Balance
Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact. The nonspendable fund balance in the General Fund represents prepaid expenditures.

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $28,604 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $29,280 is restricted for the payment of the debt service costs associated with the General Obligation Refunding Bonds Series 2016 and the General Obligation Limited Tax Refunding Bonds Series 2020 (see Note 4).

The restricted fund balance in the Park Ridge Debt Service Fund in the amount of $112,743 is restricted for the payment of the debt service costs associated with the issuance of debt in the future.

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

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

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

Deficits
The General Fund reported a deficit fund balance in the fund financial statements of $(106,466). The District is studying various ways of eliminating the deficit in the future.

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

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

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

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

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

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, a portion of which have been conveyed and/or will be conveyed to other governmental entities.

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

Note 2: Cash and investments

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

Statement of Net Position:	
Cash and investments – restricted	$ 94,198
	$ 94,198

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

Deposits with financial institutions	$ 2,837
COLOTRUST	91,361
	$ 94,198

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

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

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

Credit Risk
The District's investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk
None of the District's investments are subject to custodial or concentration of credit risk.

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

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

COLOTRUST
The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2023, the District had $91,361 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

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

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023
Governmental Type Activities:				
Capital assets being depreciated:				
Land Improvements	$ 1,458,517	$ -	$ -	$ 1,458,517
Total capital assets:	1,458,517	-	-	1,458,517
Accumulated Depreciation	(1,031,431)	(52,353)	-	(1,083,784)
Net capital assets being depreciated:	427,086	(52,353)	-	374,733
Government type assets, net	$ 427,086	$ (52,353)	$ -	$ 374,733

Road improvements were previously transferred to the City of Arvada for maintenance responsibility in accordance with an Intergovernmental Agreement.

Note 4: Long Term Debt

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

$3,725,000 General Obligation Limited Tax Refunding Bonds, Series 2016
On September 14, 2016, the District issued $3,725,000 of General Obligation Limited Tax Refunding Bonds Series 2016, ("Series 2016 Bonds") dated September 14, 2016, for the purpose of refunding the District's Limited Tax Refunding and Improvement Bonds Series 2006, maturing on and after December 1, 2017, in the amount of $3,915,000, and paying the costs of the issuance of the Bonds and funding a Bond Reserve. The 2016 Bonds bear interest at rates from 2% to 3%, payable semiannually on each May 1 and November 1, commencing on May 1, 2017, and mature on November 1, 2027. The Bonds are subject to early redemption at the option of the District commencing November 1, 2016 without redemption premium. The 2016 Bonds are secured by Pledged Revenues including the Required Mill Levy, one-half of the District's Development Fees, and any other moneys determined by the District.

As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by $130,619. This amount is recorded as a deferred outflow and is being amortized over the life of the 2016 Bonds. The refunding resulted in an economic gain of $587,447 due to the average interest rate of the Series 2016 Bonds being lower than the refunded bonds.

General Obligation Limited Tax Refunding Bonds Series 2020
On November 2, 2020, the District issued $1,830,000 of General Obligation Limited Tax Refunding Bonds Series 2020 ("Series 2020 Bonds") for the purpose of refunding the District's outstanding General Obligation Limited Tax Refunding Bonds Series 2010 and to pay the costs of issuance of the bonds. The Series 2020 Bonds bear interest at the rate of 1.32%, payable semiannually on each May 1 and November 1, commencing on May 1, 2021. The Series 2020 Bonds are not subject to optional prior redemption.

The Series 2020 Bonds are secured by Pledged Revenues including (i) the District's covenant to levy up to the Limited Mill Levy for debt service, administration, maintenance and other operating expenses of the District which has been adjusted to 47.678 mills, (ii) one-half of the District's development fees and (iii) any other legally available funds of the District deposited into the Bond Account.

As a result of the issuance of the Series 2020 Bonds, the Series 2010 Bonds were currently refunded and the refunding resulted in an economic gain of $179,110 due to the average interest rate of the Series 2020 Bonds being lower than the refunded bonds.

Advance, Acquisition and Reimbursement Agreement

On January 1, 2020, the Park Ridge Subdistrict of the West Point Metropolitan District of the District (the "Subdistrict") and Arvada Park Ridge, LLC (the "Developer") entered into an Advance, Acquisition and Reimbursement Agreement (the "Advance Agreement"), to facilitate the construction of Public Improvements and, when financially feasible, to reimburse the Developers for the costs of the Public Improvements, including reasonable related soft costs, and the costs or organizing the Subdistrict and for Advances (as defined in the Advance Agreement) (together, the "Reimbursable Costs") through and by means of the issuance of the Subdistrict's bonds and other legally available funds in accordance with all limitations set forth in the Service Plan and the Advance Agreement. The Subdistrict will undertake commercially reasonable efforts to issue limited tax general obligation tax-exempt bonds payable from a debt service mill levy not to exceed 50.000 mills to generate revenue to repay the Developer as much of the Capital Repayment Amount (defined below) as available from the net proceeds of such bonds. If and to the extent that the Subdistrict receives bond proceeds for the acquisition or completion of the Public Improvements, the Subdistrict will, from such available sources, reimburse the Developer for the Reimbursable Costs and any other amounts advanced hereunder without interest, but not to exceed the least of $2,000,000, the amount of Reimbursable Costs certified by the Independent Professional and the net proceeds of the bonds (cumulatively, the "Capital Repayment Amount").

If the Subdistrict is unable to issue tax-exempt bonds to a third-party within a reasonable period of time (as defined in the agreement), the Subdistrict may satisfy its obligation to repay the Capital Repayment Amount by issuing the Developer a limited tax general obligation note payable from a debt service mill levy not to exceed 50.000 mills for the lesser of $2,000,000 and the amount of Reimbursable Costs certified by the Independent Professional upon such other terms and conditions as the partied may agree. As of December 31, 2023, the Developer has advanced $199,156 under the Advance Agreement, which will be recorded as a liability of the Subdistrict should the Subdistrict issue the limited tax general obligation tax-exempt bonds or limited tax general obligation note payable.

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

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
General Obligation Bonds					
Series 2016 Bonds	$ 1,705,000	$ -	$ 50,000	$ 1,655,000	$ 45,000
Series 2020 Bonds	1,530,000	-	500,000	1,030,000	510,000
Original issue premium Series 2016	63,292	-	16,367	46,925	-
	$ 3,298,292	$ -	$ 566,367	$ 2,731,925	$ 555,000

The following is a summary of the annual long-term debt principal and interest requirements.

	Principal	Interest	Total
2024	$ 555,000	$ 62,796	$ 617,796
2025	545,000	55,164	600,164
2026	555,000	40,158	595,158
2027	740,000	24,684	764,684
2028	290,000	3,828	293,828
	$ 2,685,000	$ 186,630	$ 2,871,630

On November 3, 1998, and November 5, 2002, the District voters approved debt issuance of $7,500,000 and $1,000,000 respectively. The District has not budgeted to issue any new debt during 2024. Per the District's Service Plan, the District cannot issue debt in excess of $8,500,000. As of December 31, 2023, $8,500,000 has been issued.

Note 5: <u>Tax, Spending and Debt Limitations</u>

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

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

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

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

On November 3, 1998 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 6: Risk Management

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

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

Note 7: Interfund and Operating Transfers

The transfer of $21,774 from the Park Ridge Capital Fund to the General Fund was to transfer funds for the purpose of legal fees paid in previous years by the General Fund.

Note 8: Developer's Fee Agreement

In 2002, the Board of Directors authorized Development Fees to be assessed against the property within the District in the amount of $1,000 per residential unit and $5,000 per acre of commercial property. The fees are assessed at the time a building permit is issued. Fifty percent of the revenue received from the fee is utilized for debt service and fifty percent is utilized for District operations. No development fees were collected by the District during 2023.

Note 9: Subdistricts

On June 17, 2019, the Board of Directors of the District by resolution allowed for the division of the area of the District referred to as the Park Ridge Development into the Park Ridge Subdistrict (the "Subdistrict"). Different rates of levy for property tax purposes may be fixed against all of the taxable property within the Subdistrict for operations and/or repayment of indebtedness issued by the Subdistrict to finance services, programs and facilities furnished or to be furnished within the Subdistrict.

Note 10: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds;

2) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds; and,

3) original issue discount, deferred loss on refunding and original issue premium are reported as deferred charges and amortized over the term of the related debt in the government-wide financial statements.

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

1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;

2) governmental funds report developer advances and/or bond proceeds as revenue; and

3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

Note 11: Subsequent Event

On April 23, 2024, the Park Ridge Subdistrict issued $2,000,000 of General Obligation Limited Tax Bonds Series 2024 ("Series 2024 Bonds") for the purpose of paying a portion of the Project Costs, funding capitalized interest, funding a reserve fund and paying cost associated with the issuance of the Series 2024 Bonds. The Series 2024 Bonds bear interest at a rate of 6.5%, payable semiannually on each June 1 and December 1, commencing on December 1, 2024, and mature on December 1, 2048. The Bonds are subject to early redemption at the option of the District commencing December 1, 2029 with a redemption premium ranging from 1% to 3%.

SUPPLEMENTAL INFORMATION

WEST POINT METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2023

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 615,241	$ 614,716	$ (525)
Specific ownership taxes	43,067	44,029	962
Interest income	1,000	265	(735)
Total Revenues	659,308	659,010	(298)
EXPENDITURES			
Series 2016 Bond interest	50,200	50,200	-
Series 2016 Bond principal	50,000	50,000	-
Series 2020 interest	18,612	20,196	(1,584)
Series 2020 principal	500,000	500,000	-
Paying agent fees	2,500	400	2,100
Treasurers' fees	9,229	9,225	4
Total Expenditures	630,541	630,021	520
NET CHANGES IN FUND BALANCE	28,767	28,989	222
FUND BALANCE:			
BEGINNING OF YEAR	2,951	291	(2,660)
END OF YEAR	$ 31,718	$ 29,280	$ (2,438)

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

WEST POINT METROPOLITAN DISTRICT

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2023

$3,725,000 General Obligation Limited Tax Refunding Bonds Series 2016
Interest Payable May 1 and November 1
Principal Due November 1

Year Ended December 31,	Principal	Interest	Total
2024	$ 45,000	$ 49,200	$ 94,200
2025	465,000	48,300	513,300
2026	485,000	34,350	519,350
2027	660,000	19,800	679,800
	$ 1,655,000	$ 151,650	$ 1,806,650

WEST POINT METROPOLITAN DISTRICT

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2022

$1,830,000 General Obligation Limited Tax Refunding Bonds Series 2020
Interest Payable May 1 and November 1
Principal Due November 1

Year Ended December 31,	Principal	Interest	Total
2024	$ 510,000	$ 13,596	$ 523,596
2025	80,000	6,864	86,864
2026	70,000	5,808	75,808
2027	80,000	4,884	84,884
2028	290,000	3,828	293,828
	$ 1,030,000	$ 34,980	$ 1,064,980

WEST POINT METROPOLITAN DISTRICT

SUMMARY 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	Mills Levied		Total Property Tax		Percent Collected to Levied
		General Fund	Debt Service	Levied	Collected	
2000	$ 466,870	30.000	0.000	$ 14,006	$ 14,012	100.04%
2001	$ 156,820	30.000	0.000	$ 4,705	$ 4,704	99.98%
2002	$ 825,580	30.000	5.000	$ 28,895	$ 28,897	100.01%
2003	$ 2,554,560	30.000	5.000	$ 89,410	$ 89,443	100.04%
2004	$ 6,410,057	30.000	5.000	$ 224,352	$ 224,456	100.05%
2005	$ 10,173,120	30.000	5.000	$ 356,059	$ 345,097	96.92%
2006	$ 15,852,220	35.245	5.874	$ 651,827	$ 628,424	96.41%
2007	$ 18,502,900	35.245	5.874	$ 760,820	$ 748,990	98.45%
2008	$ 20,839,600	35.245	5.874	$ 856,904	$ 852,141	99.44%
2009	$ 20,993,660	35.245	5.874	$ 863,238	$ 857,434	99.33%
2010	$ 21,248,470	35.245	5.874	$ 873,716	$ 870,842	99.67%
2011	$ 21,734,050	35.245	5.874	$ 893,683	$ 891,842	99.79%
2012	$ 20,927,693	35.245	5.874	$ 860,526	$ 860,525	100.00%
2013	$ 20,912,596	35.245	5.874	$ 859,905	$ 859,903	100.00%
2014	$ 22,145,169	35.245	5.874	$ 910,587	$ 909,454	99.88%
2015	$ 22,484,104	30.126	5.874	$ 809,428	$ 792,851	97.95%
2016	$ 26,236,253	26.126	5.874	$ 839,560	$ 831,893	99.09%
2017	$ 25,846,729	26.126	5.874	$ 827,095	$ 827,096	100.00%
2018	$ 26,972,655	25.126	5.874	$ 836,152	$ 835,167	99.88%
2019	$ 27,501,306	25.126	5.874	$ 852,540	$ 1,270,557	149.03%
2020	$ 30,990,845	21.126	5.874	$ 836,753	$ 836,753	100.00%
2021	$ 31,062,361	20.126	5.874	$ 807,621	$ 807,537	99.99%
2022	$ 32,141,319	18.126	5.874	$ 771,392	$ 838,610	108.71%
2023	$ 35,156,617	17.000	17.500	$ 1,212,903	$ 1,211,869	99.91%
Estimated for year ending December 31, 2024	$ 42,504,956	33.662	14.116	$ 2,030,802		

NOTE

The above information does not include taxes levied by the Subdistrict

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