

**MOUNTAIN BROOK METROPOLITAN DISTRICT**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
<https://mountainbrookmd.com>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Kevin Mulshine	President	2027/May 2027
Kenneth Spencer	Treasurer	2027/May 2027
Conley Smith	Secretary	2027/May 2027
Dale Bruns	Assistant Secretary	2025/May 2025
Mark Solomon	Assistant Secretary	2025/May 2025

DATE: April 22, 2024  
TIME: 9:00 a.m.  
PLACE: Zoom

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643  
Passcode: 987572  
Call In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of meeting, posting of notices.

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C. Review and approve the Minutes of the February 26, 2024 Regular Meeting (enclosure).

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II. PUBLIC COMMENTS

A. \_\_\_\_\_

III. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims (enclosure):

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B. Review and accept unaudited financial statements through the period ending March 31, 2024 (enclosure).

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C. Review and approve the Audit for 2023 (enclosure).

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IV. LEGAL MATTERS

- A. Review and consider approval of Resolution Adopting Technology Accessibility Statement and Technical Standards. (to be distributed).
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- B. Direct President to Communicate District Position re Use of Signage Easement Area.
- 

- C. Discuss and authorize Chairman to approve the Easement Change.
- 

V. CAPITAL IMPROVEMENT MATTERS

- A. \_\_\_\_\_

VI. OTHER BUSINESS

- A. Discussion regarding pet stations in the Community.
- 

- B. Review and approve Rules & Regulations for the community (to be distributed).
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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 24, 2024.**

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD FEBRUARY 26, 2024

The Regular meeting of the Board of Directors of the Mountain Brook Metropolitan District (referred to hereafter as the “Board”) and upon noting that a quorum was present a meeting was convened on Monday, the 26<sup>th</sup> day of February, 2024, at 9:00 a.m. The District Board meeting was held at 700 Ken Pratt Blvd., Suite #113, Longmont, Colorado and via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Kenneth Spencer, Treasurer  
Conley Smith, Secretary  
Dale Bruns, Assistant Secretary

Following discussion, upon motion duly made by Director Spencer, seconded by Director Smith and, upon vote, unanimously carried, the absences of Directors Mulshine and Soloman were excused.

#### Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Don Burchett; City of Longmont

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Pogue noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Pogue requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Pogue noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes. It was noted that disclosure statements had been timely filed for all Directors.

## RECORD OF PROCEEDINGS

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### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Ripko distributed for the Board’s review and approval of the agenda for the District's meeting.

Following discussion, upon motion duly made by Director Spencer, seconded by Director Smith and, upon vote unanimously carried, the agenda was approved, as presented.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of §32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Spencer, seconded by Director Smith and, upon vote, unanimously carried, the Board determined this District Board Meeting was held via Zoom. The Board further noted that notice of this meeting format was duly posted and that it has not received any objections to the meeting format or any requests that the meeting format be changed by taxpaying electors within the District boundaries.

### **Consent Agenda:**

- Review and approve the Minutes of the October 23, 2023 Regular Meeting and Statutory Annual Meeting.

Following review, upon motion duly made by Director Smith, seconded by Director Spencer and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

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### PUBLIC COMMENTS

There were no public comments at this time.

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### FINANCIAL MATTERS

**Claims:** Ms. Wheeler reviewed with the Board the payment of claims as follows:

	Period Ending February 22, 2024
<b>Total</b>	\$43,247.30

Following discussion, upon motion duly made by Director Smith, seconded by Director Bruns and, upon vote, unanimously carried, the Board ratified approved the payment of claims through the period ending February 22, 2024, as presented.

**Unaudited Financial Statements:** Ms. Wheeler reviewed with the Board the unaudited financial statements for the period ending December 31, 2023.

Following discussion, upon motion duly made by Director Spencer, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the

## RECORD OF PROCEEDINGS

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unaudited financial statements for the period ending December 31, 2023, as presented.

**Application for Exemption from Audit for 2023:** The Board discussed preparation, execution and filing of the Application for Exemption from Audit for 2023. It was noted that an Audit was needed. No action was taken at this time.

**Reimbursement Request No. 2:** The Board reviewed Reimbursement Request No. 2, and together therewith approval of the Resolution Accepting Public Improvements from Mountain Brook Partners, LLC Pursuant to the Improvement Acquisition, Advance and Reimbursement Agreement; Bill of Sale; Warranty Agreement; Assignment of Warranties; Engineer Cost and Design Certifications; Title Commitment; Accountant Certification; and Requisition No. 9.

Following discussion, upon motion duly made by Director Smith, seconded by Director Spencer and, upon vote, unanimously carried, the Board approved Reimbursement Request No. 2, and together therewith approval of the Resolution Accepting Public Improvements from Mountain Brook Partners, LLC Pursuant to the Improvement Acquisition, Advance and Reimbursement Agreement; Bill of Sale; Warranty Agreement; Assignment of Warranties; Engineer Cost and Design Certifications; Title Commitment; Accountant Certification; and Requisition No. 9.

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### **LEGAL MATTERS**

**Temporary Construction Easement Agreement:** The Board reviewed the Temporary Construction Easement Agreement with Mountain Brook Partners, LLC.

Following discussion, upon motion duly made by Director Spencer, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Temporary Construction Easement Agreement with Mountain Brook Partners, LLC.

**Permanent Easement Agreement:** The Board discussed the Permanent Easement Agreement regarding District Signage with Mountain Brook Partners, LLC.

Following discussion, upon motion duly made by Director Smith, seconded by Director Spencer and, upon vote, unanimously carried, the Board approved the Permanent Easement Agreement regarding District Signage with Mountain Brook Partners, LLC.

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## RECORD OF PROCEEDINGS

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**CAPITAL  
IMPROVEMENT  
MATTERS**

There were no capital improvement matters at this time.  
\_\_\_\_\_

**OTHER BUSINESS**

None.  
\_\_\_\_\_

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Spencer, seconded by Director Bruns, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**Mountain Brook Metro Dist**  
**Claims List**  
**4/15/2024**

<b>Vendor Name</b>	<b>Invoice #</b>	<b>GL Posting Date</b>	<b>Description</b>	<b>Amount</b>
Special District Assoc. of Colorado	02 15 24	2/29/2024	2024 SDA Membership Dues	326.57
Special District Management Services, Inc.	02 29 24	2/29/2024	2 District Management	2973.50
Special District Management Services, Inc.	03 31 24	3/31/2024	3 District Management	3654.72
Icenogle Seaver Pogue, PC	25192	2/29/2024	2 Legal	6940.91
Icenogle Seaver Pogue, PC	25419	3/31/2024	3 Legal	1675.10
Splashtacular Waterslides and Water	33222#3	12/31/2022	12 Shop Drawings	77881.00
Simmons & Wheeler	37713	2/29/2024	2 Accounting	2412.00
Environmental Designs, LLC	179269	3/27/2024	3 15 Landscape	940.00
Environmental Designs, LLC	179576	3/31/2024	3 25 Landscape	300.00
Environmental Landmark Company	40461	1/29/2024	01 13 Snow Maintenance	830.00
<b>Total</b>				<b>97933.80</b>

Mountain Brook Metropolitan District  
Financial Statements

March 31, 2024



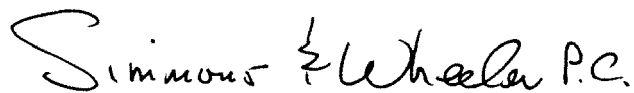
ACCOUNTANT'S COMPILATION REPORT

Board of Directors

Mountain Brook Metropolitan District Management is responsible for the accompanying financial statements of each major fund of Mountain Brook Metropolitan District, as of and for the period ended March 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the three months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Mountain Brook Metropolitan District because we performed certain accounting services that impaired our independence.

Handwritten signature of Simmons & Wheeler P.C. in cursive script.

April 15, 2024  
Englewood, Colorado

Mountain Brook Metropolitan District  
Balance Sheet - Governmental Funds and Account Groups  
March 31, 2024

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Cash in checking	\$ 8,040	\$ -	\$ -	\$ -	\$ 8,040
Cash in Colotrust	158,956	26,048	-	-	185,004
Trustee	-	3,511,939	1,746,985	-	5,258,924
Prepaid Expenses	-	-	-	-	-
Accounts receivable - developer	3,330	-	-	-	3,330
	<u>170,326</u>	<u>3,537,987</u>	<u>1,746,985</u>	<u>-</u>	<u>5,455,298</u>
<b>Other assets</b>					
Amount available in debt service fund	-	-	-	1,746,985	1,746,985
Amount to be provided for retirement of debt	-	-	-	9,969,842	9,969,842
	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,716,827</u>	<u>11,716,827</u>
	<u>\$ 170,326</u>	<u>\$ 3,537,987</u>	<u>\$ 1,746,985</u>	<u>\$ 11,716,827</u>	<u>\$ 17,172,125</u>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts payable	\$ 45,882	\$ 77,881	\$ -	\$ -	\$ 123,763
Taxes Payable	64,478	-	-	-	64,478
	<u>110,360</u>	<u>77,881</u>	<u>-</u>	<u>-</u>	<u>188,241</u>
Bonds	-	-	-	11,645,000	11,645,000
Developer payable	-	-	-	71,827	71,827
	<u>110,360</u>	<u>77,881</u>	<u>-</u>	<u>11,716,827</u>	<u>11,905,068</u>
<b>Fund Equity</b>					
Fund balance (deficit)	59,965	3,460,106	1,746,985	-	5,267,056
	<u>59,965</u>	<u>3,460,106</u>	<u>1,746,985</u>	<u>-</u>	<u>5,267,056</u>
	<u>\$ 170,325</u>	<u>\$ 3,537,987</u>	<u>\$ 1,746,985</u>	<u>\$ 11,716,827</u>	<u>\$ 17,172,124</u>

Mountain Brook Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Governmental Funds  
Budget and Actual  
For the 3 Months Ended March 31, 2024  
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>Revenues</b>			
Property taxes	\$ 170,403	\$ 48,440	\$ (121,963)
Specific ownership taxes	8,511	1,763	(6,748)
District fees	-	24,158	24,158
Interest income	-	2,241	2,241
	<u>178,914</u>	<u>76,602</u>	<u>(102,312)</u>
<b>Expenditures</b>			
Accounting	17,000	3,481	13,519
Election	-	-	-
Insurance/SDA Dues	4,000	2,998	1,002
Legal	35,000	12,028	22,972
Miscellaneous	1,500	10	1,490
Landscape	-	2,070	(2,070)
Utilities	-	1,139	(1,139)
Management	16,000	10,280	5,720
Treasurer's Fees	2,556	727	1,829
Contingency	270,265	-	270,265
Emergency Reserve	2,282	-	2,282
	<u>348,603</u>	<u>32,733</u>	<u>315,870</u>
Excess (deficiency) of revenues over expenditures	(169,689)	43,869	213,558
Fund balance - beginning	<u>169,689</u>	<u>16,096</u>	<u>(153,593)</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 59,965</u>	<u>\$ 59,965</u>

Mountain Brook Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Governmental Funds  
Budget and Actual  
For the 3 Months Ended March 31, 2024  
Capital Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Interest income	\$ 75,000	\$ 169,687	\$ 94,687
	<u>75,000</u>	<u>169,687</u>	<u>94,687</u>
Expenditures			
Capital Projects	3,364,034	118,615	3,245,419
	<u>3,364,034</u>	<u>118,615</u>	<u>3,245,419</u>
Excess (deficiency) of revenues over expenditures	(3,289,034)	51,072	3,340,106
Fund balance - beginning	<u>3,289,034</u>	<u>3,409,034</u>	<u>120,000</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 3,460,106</u>	<u>\$ 3,460,106</u>

Mountain Brook Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Governmental Funds  
Budget and Actual  
For the 3 Months Ended March 31, 2024  
Debt Service Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ -	\$ -	\$ -
Specific ownership taxes	-	-	-
Interest income	<u>12,000</u>	<u>101,620</u>	<u>89,620</u>
	<u>12,000</u>	<u>101,620</u>	<u>89,620</u>
Expenditures			
Interest Expense	545,875	545,875	-
Trustee/Paying Agent Fees	<u>6,000</u>	<u>4,000</u>	<u>2,000</u>
	<u>551,875</u>	<u>549,875</u>	<u>2,000</u>
Excess (deficiency) of revenues over expenditures	(539,875)	(448,255)	91,620
Fund balance - beginning	<u>1,708,365</u>	<u>2,195,240</u>	<u>486,875</u>
Fund balance - ending	<u>\$ 1,168,490</u>	<u>\$ 1,746,985</u>	<u>\$ 578,495</u>

DRAFT 4-17-24

MOUNTAIN BROOK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

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## MOUNTAIN BROOK METROPOLITAN DISTRICT

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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>						
Cash and investments	\$ 151,231	\$ -	\$ -	\$ 151,231	\$ -	151,231
Cash and investments - restricted	2,282	1,746,985	3,537,987	5,287,254	-	5,287,254
Accounts receivable - developer	3,350	-	-	3,350	(3,350)	-
Prepaid expenses	2,671	-	-	2,671	-	2,671
Property taxes receivable	170,403	-	-	170,403	-	170,403
Capital assets not being depreciated	-	-	-	-	5,381,850	5,381,850
Total Assets	<u>\$ 329,937</u>	<u>\$ 1,746,985</u>	<u>\$ 3,537,987</u>	<u>\$ 5,614,909</u>	<u>5,378,500</u>	<u>10,993,409</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 29,483	\$ -	\$ 77,881	\$ 107,364	-	107,364
Taxes payable	113,955	-	-	113,955	-	113,955
Accrued interest on bonds	-	-	-	-	45,490	45,490
Long-term liabilities:						
Due in more than one year	-	-	-	-	11,716,837	11,716,837
Total Liabilities	<u>143,438</u>	<u>-</u>	<u>77,881</u>	<u>221,319</u>	<u>11,762,327</u>	<u>11,983,646</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	170,403	-	-	170,403	-	170,403
Total Deferred Inflows of Resources	<u>170,403</u>	<u>-</u>	<u>-</u>	<u>170,403</u>	<u>-</u>	<u>170,403</u>
<b>FUND BALANCES/NET POSITION</b>						
Fund balances:						
Nonspendable:						
Prepays	2,671	-	-	2,671	(2,671)	-
Restricted:						
Emergencies	2,282	-	-	2,282	(2,282)	-
Debt service	-	1,746,985	-	1,746,985	(1,746,985)	-
Capital	-	-	3,460,106	3,460,106	(3,460,106)	-
Unassigned	11,143	-	-	11,143	(11,143)	-
Total Fund Balances	<u>16,096</u>	<u>1,746,985</u>	<u>3,460,106</u>	<u>5,223,187</u>	<u>(5,223,187)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 329,937</u>	<u>\$ 1,746,985</u>	<u>\$ 3,537,987</u>	<u>\$ 5,614,909</u>		
Net Position:						
Restricted for:						
Emergencies					2,282	2,282
Debt service					1,701,495	1,701,495
Capital projects					3,460,106	3,460,106
Unrestricted					<u>(6,324,523)</u>	<u>(6,324,523)</u>
Total Net Position (Deficit)					<u>\$ (1,160,640)</u>	<u>(1,160,640)</u>

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



## MOUNTAIN BROOK METROPOLITAN DISTRICT

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>						
Accounting and audit	\$ 19,454	\$ -	\$ -	\$ 19,454	\$ -	\$ 19,454
Insurance/SDA dues	3,141	-	-	3,141	-	3,141
Legal	43,567	-	-	43,567	-	43,567
Miscellaneous expense	72	-	-	72	-	72
Management	17,010	-	-	17,010	-	17,010
Treasurer fees	1,274	-	-	1,274	-	1,274
Bond interest	-	545,875	-	545,875	-	545,875
Paying agent fees	-	4,000	-	4,000	-	4,000
Capital expenditures	-	-	118,615	118,615	(118,615)	-
Interest on developer advances - operations	-	-	-	-	4,561	4,561
<b>Total Expenditures</b>	<b>84,518</b>	<b>549,875</b>	<b>118,615</b>	<b>753,008</b>	<b>(114,054)</b>	<b>638,954</b>
<b>GENERAL REVENUES</b>						
Property taxes	78,267	-	-	78,267	-	78,267
Specific ownership taxes	9,134	-	-	9,134	-	9,134
Miscellaneous income/ District Fees	5,763	-	-	5,763	-	5,763
Interest income	7,450	101,620	169,687	278,757	-	278,757
<b>Total General Revenues</b>	<b>100,614</b>	<b>101,620</b>	<b>169,687</b>	<b>371,921</b>	<b>-</b>	<b>371,921</b>
<b>NET CHANGES IN FUND BALANCES</b>	<b>16,096</b>	<b>(448,255)</b>	<b>51,072</b>	<b>(381,087)</b>	<b>381,087</b>	
<b>CHANGES IN NET POSITION</b>					<b>(267,033)</b>	<b>(267,033)</b>
<b>FUND BALANCES/NET POSITION</b>						
<b>BEGINNING OF YEAR</b>	<b>-</b>	<b>2,195,240</b>	<b>3,409,034</b>	<b>5,604,274</b>	<b>(6,497,881)</b>	<b>(893,607)</b>
<b>END OF YEAR</b>	<b>\$ 16,096</b>	<b>\$ 1,746,985</b>	<b>\$ 3,460,106</b>	<b>\$ 5,223,187</b>	<b>\$ (6,383,827)</b>	<b>\$ (1,160,640)</b>

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

## MOUNTAIN BROOK 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 <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 197,951	\$ 78,267	\$ (119,684)
Specific ownership taxes	9,898	9,134	(764)
Interest income	-	7,450	7,450
Total Revenues	207,849	100,614	(107,235)
<b>EXPENDITURES</b>			
Accounting and audit	12,000	19,454	(7,454)
Insurance/SDA dues	3,500	3,141	359
Legal	35,000	43,567	(8,567)
Election	1,000	-	1,000
Miscellaneous expense	-	72	(72)
Management	15,000	17,010	(2,010)
Treasurer fees	2,969	1,274	1,695
Contingency	136,296	-	136,296
Emergency Reserve	2,084	-	2,084
Total Expenditures	207,849	84,518	123,331
<b>NET CHANGE IN FUND BALANCE</b>	-	16,096	16,096
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	-	-	-
END OF YEAR	\$ -	\$ 16,096	\$ 16,096

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

## MOUNTAIN BROOK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 1: Summary of Significant Accounting Policies

The accounting policies of Mountain Brook Metropolitan District, located in Boulder 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

Mountain Brook Metropolitan District (“the District”) was organized for the purpose of financing and constructing public improvements and for dedicating, when appropriate, such public improvements to the City of Longmont or to such other entity as appropriate for the use and benefit of the District’s residents and property owners. The creation of the District was approved by the eligible electors of the District on May 5, 2020. The District was organized pursuant to an order and decree issued by the District Court in Boulder County issued on May 20, 2020, and recorded on June 4, 2020. The District's primary source of revenues are developer advances and interest income, and is expected to be property taxes in the future. The District is governed by an elected Board of Directors.

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 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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

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 in 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 *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 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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

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.

Capital Projects Fund – The 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.

#### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. 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.

#### Assets, Liabilities and Net Position

##### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, 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 and Investments

The District's cash and cash equivalents 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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

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 financial 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 has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial 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 type of item that qualifies for reporting in this category. This item is deferred property taxes. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### 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 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 charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

#### 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.

#### 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.

#### 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 balance at December 31, 2023 is related to prepaid expenses.

#### 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 \$2,282 of the General Fund balance has been reserved in compliance with this requirement.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

The restricted fund balance in the Debt Service Fund in the amount of \$1,746,985 is restricted for the payment of the debt service costs (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$3,460,106 is restricted for the payment of the costs for capital improvements within the District.

#### 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, all funds can report negative amounts.

#### 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 or 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.

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.



## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments – restricted	\$ <u>151,231</u>
Cash and investments - restricted	<u>5,287,254</u>
Total	\$ <u>5,438,485</u>

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

Deposits with financial institutions	\$ 25,289
Investments - COLOTRUST	<u>5,413,196</u>
	\$ <u>5,438,485</u>

#### 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

##### Credit Risk

The District has elected to 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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

### 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.

### Investment Valuation

Certain investments are measured at fair value 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 method ("NAV") per share.

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

### 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 the 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. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2023, the District had \$5,413,196 invested in COLOTRUST.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 5,263,235	\$ 118,615	\$ -	\$ 5,381,850

Note 4: Long-Term Debt

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

	Balance 1/1/2022	Additions	Reductions	Balance 12/31/2022	Current Portion
<b><u>General Obligation Bonds:</u></b>					
Series 2021(3)	\$ 11,645,000	\$ -	\$ -	\$ 11,645,000	\$ -
<b><u>Other:</u></b>					
Developer advances	40,560	25,421	-	65,981	-
Developer advances - interest	1,295	4,561	-	5,856	-
	41,855	29,982	-	71,837	-
	\$ 11,686,855	\$ 29,982	\$ -	\$ 11,716,837	\$ -

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

**Funding and Reimbursement Agreement (Operations)**

The District and Mountain Brook Partners, LLC (the “Developer”) entered into a Funding and Reimbursement Agreement (Operation Costs) on August 24, 2020, as amended November 16, 2020 and October 24, 2023 to evidence the District’s reimbursement obligation to the Developer for operations and maintenance costs (“O&M Agreement”). The O&M Agreement sets forth the terms pursuant to which the Developer is to provide monetary advances to the District, in an amount not to exceed \$150,000 (the “maximum O&M Amount”), for operations and maintenance costs associated with the public improvements constructed or to be constructed within or without the boundaries of the District, with the funding of such advances to be available through December 31, 2023. In consideration for such advances, the District agrees to pay reimbursement, plus interest at a rate not to exceed the Federal Reserve Prime Rate per the Wall Street Journal plus 1%. As of December 31, 2023, \$71,837 was due under this agreement.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

#### Improvement Acquisition, Advance and Reimbursement Agreement

The District and the Developer have entered into a Improvement Acquisition, Advance and Reimbursement Agreement dated August 24, 2020, as amended November 16, 2020, to evidence the District's acquisition, advance and reimbursement obligation to the Developer for public improvements. Pursuant to this agreement the Developer is to construct or cause to have constructed the public improvements which the District will acquire after they have been completed or initially fund the construction and installation of the public improvements by the District subject to reimbursement by the District. The District is also to reimburse the Developer for the costs associated with the organization of the District. Advances are available to the District in one or a series of installments through December 31, 2023 up to a maximum amount of \$9,000,000. The District agrees to reimburse the developer for these advances plus interest at a rate of Wall Street Journal Prime + 1%. The District's repayment obligation shall terminate on the date that is 40 years after the agreement execution date, even if any portion of the Principal amount remains outstanding. Amounts advanced or recognized under this agreement as of December 31, 2023 was \$0.

#### \$11,645,000 Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup>

On December 16, 2021, the District issued \$11,645,000 of Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup> ("Series 2021 Bonds") for the purpose of financing or reimbursing a portion of the costs of acquiring, constructing, and installing certain public infrastructure and paying for the costs of issuance of the Series 2021 Bonds. The Series 2021 Bonds consisted of \$2,905,000 in Term Bonds with interest at 4.500% maturing December 1, 2041, and \$8,740,000 in Term Bonds with interest at 4.750% maturing December 1, 2051. Interest is payable semi-annually on June 1 and December 1 commencing on June 1, 2023, to the extent of Pledged Revenue with mandatory redemptions beginning December 1, 2028. The 2021 Bonds are subject to early redemption at the option of the District commencing December 1, 2026, with a redemption premium of 1% to 3% until December 1, 2029 at which time the bonds may be redeemed without redemption premium. The 2021 Bonds are limited tax general obligations of the District secured by and payable solely from the Pledged Revenue, consisting of moneys derived by the District from the following sources: the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy, and any other moneys determined by the District. In the event that any bond principal or interest remains outstanding and due on October 8, 2059 this remaining amount shall be discharged.

Events of Default as defined in the Series 2021 Bond Indenture are 1) the failure of the District to impose the Required Mill levy, 2) the failure of the District to apply the Pledged Revenue as required by the Indenture, 3) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture, and 4) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2021 Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2021 Bonds is not an available remedy for an Event of Default.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2021 Bonds.

Year	Principal	Interest	Total
2024	-	545,875	545,875
2025	-	545,875	545,875
2026	-	545,875	545,875
2027	-	545,875	545,875
2028	20,000	545,875	565,875
2029-2033	480,000	2,692,475	3,172,475
2034-2038	1,230,000	2,521,700	3,751,700
2039-2043	2,205,000	2,161,338	4,366,338
2044-2048	3,645,000	1,516,200	5,161,200
2049-2051	4,065,000	443,175	4,508,175
Total	<u>\$ 11,645,000</u>	<u>\$12,064,263</u>	<u>\$23,709,263</u>

#### Debt Authorization

On May 5, 2020, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$225,000,000. After the issuance of the 2021(3) Bonds, the remaining authorization is \$213,355,000. Per the District’s Service Plan, the District cannot issue debt in excess of \$25,000,000. \$13,355,000 of the Service Plan authorization remains as of December 31, 2023.

#### Note 5: Related Parties

All of the Board members are owners or members of or are otherwise associated with the Developer. Management believes that all potential conflicts, if any, have been disclosed to the Board.

#### Note 6: Tax, Spending and Debt Limitations

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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

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 May 5, 2020, 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 7: 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.

## MOUNTAIN BROOK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds and developer advances payable and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.

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

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) 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;
- 3) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) 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.

DRAFT 4-17-24

SUPPLEMENTAL INFORMATION



## MOUNTAIN BROOK 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 and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Interest income	\$ 12,000	\$ 101,620	\$ 89,620
Total Revenues	<u>12,000</u>	<u>101,620</u>	<u>89,620</u>
<b>EXPENDITURES</b>			
Bond interest	545,875	545,875	-
Paying agent fees	<u>6,000</u>	<u>4,000</u>	<u>2,000</u>
Total Expenditures	<u>551,875</u>	<u>549,875</u>	<u>2,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	(539,875)	(448,255)	91,620
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>2,154,359</u>	<u>2,195,240</u>	<u>40,881</u>
END OF YEAR	<u>\$ 1,614,484</u>	<u>\$ 1,746,985</u>	<u>\$ 132,501</u>

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

## MOUNTAIN BROOK METROPOLITAN DISTRICT

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2023

	Original and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>REVENUES</b>			
Interest income	\$ 75,000	\$ 169,687	\$ 94,687
Total Revenues	75,000	169,687	94,687
<b>EXPENDITURES</b>			
Capital expenditures	8,455,903	118,615	8,337,288
Total Expenditures	8,455,903	118,615	8,337,288
NET CHANGE IN FUND BALANCE	(8,380,903)	51,072	8,431,975
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	8,380,903	3,409,034	(4,971,869)
END OF YEAR	\$ -	\$ 3,460,106	\$ 3,460,106

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

## MOUNTAIN BROOK METROPOLITAN DISTRICT

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

December 31, 2023

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>			<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Levied</u>	<u>Collected</u>	
2021	\$ 168,739	50.000	-	50.000	\$ 8,437	\$ 8,437	100.00%
2022	\$ 357,596	50.000	-	50.000	\$ 17,880	\$ 7,966	44.55%
2022	\$ 3,959,022	50.000	0.000	50.000	\$ 197,951	\$ 78,267	39.54%
Estimated for year ending December 31, 2023	\$ 3,408,054	50.000	0.000	50.000	\$ 170,403		

**NOTE**

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.