Belleview Station Metropolitan District No. 1

Financial Statements
with Independent Auditor's Report

December 31, 2024

HINKLE & COMPANY PC
Strategic Business Advisors

Belleview Station Metropolitan District No. 1

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HINKLE & COMPANY PC
Strategic Business Advisors

Independent Auditor's Report

Board of Directors
Belleview Station Metropolitan District No. 1
Denver, Colorado

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of governmental activities and each major fund of the District as of December 31, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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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.

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Hinkle & Company, P.C.

Englewood, Colorado
September 4, 2025

Basic Financial Statements

Belleview Station Metropolitan District No. 1
Statement of Net Position
December 31, 2024

	Governmental Activities
Assets	
Cash and Investments	$ 160,020
Receivable from Belleview Station Metropolitan District No. 2	975
Prepaid Expenses	8,941
Capital Assets, *Being Depreciated*	4,125,748
Total Assets	4,295,684
Liabilities	
Accounts Payable	45,027
Accrued Interest	21,996
Noncurrent Liabilities	
Due in More Than One Year	632,301
Total Liabilities	699,324
Net Position	
Net Investment in Capital Assets	3,493,447
Restricted	63,687
Unrestricted	39,226
Total Net Position	$ 3,596,360

See Notes to the Financial Statements.

Belleview Station Metropolitan District No. 1

Statement of Activities

For the Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Change in Net Position
Primary Government			
Governmental Activities			
General Government	$ 1,529,831	$ 34,847	$ (1,494,984)
Capital Outlay Expensed	78,525	-	(78,525)
Interest on Long-Term Debt	33,897	-	(33,897)
Total Governmental Activities	$ 1,642,253	$ 34,847	(1,607,406)
General Revenues			
Intergovernmental Revenue - Belleview Station Metropolitan District No. 2			2,086,158
Total General Revenues and Transfers			2,086,158
Change in Net Position			478,752
Net Position, *Beginning of Year*			3,117,608
Net Position, *End of Year*			$ 3,596,360

See Notes to the Financial Statements.

Belleview Station Metropolitan District No. 1
Balance Sheet
Governmental Funds
December 31, 2024

	General Fund	Capital Projects Fund	Total Governmental Funds
Assets			
Cash and Investments	$ 160,020	$ -	$ 160,020
Receivable from Belleview Station Metropolitan District No. 2	975	-	975
Prepaid Items	8,941	-	8,941
Total Assets	$ 169,936	$ -	$ 169,936
Liabilities			
Accounts Payable	$ 39,502	$ 5,525	$ 45,027
Total Liabilities	39,502	5,525	45,027
Fund Balance			
Nonspendable:			
Prepaid Expenses	8,941	-	8,941
Restricted	63,687	-	63,687
Unrestricted, Unassigned	57,806	(5,525)	52,281
Total Fund Balance	130,434	(5,525)	124,909
Total Liabilities, Deferred Inflows of Resources and Fund Balance	$ 169,936	$ -	169,936
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:			
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:			
Capital Assets, net			4,125,748
Long-term liabilities and related items are not due and payable in the current year and, therefore, are not reported in governmental funds.			
Developer Advances			(632,301)
Accrued Interest Payable - Capital			(21,996)
Total Net Position of Governmental Activities			$ 3,596,360

See Notes to the Financial Statements.

Belleview Station Metropolitan District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2024

	General Fund	Capital Projects Fund	Total Governmental Funds
Revenues			
Transfers from Belleview Station Metropolitan District No. 2	$ 1,238,080	$ 848,078	$ 2,086,158
Rental Income	34,847	-	34,847
Total Revenues	1,272,927	848,078	2,121,005
Expenditures			
General Government	1,206,404	95,373	1,301,777
Developer Advance Payment			
Principal	-	583,552	583,552
Interest and Fiscal Charges	-	29,526	29,526
Capital Outlay	-	661,027	661,027
Total Expenditures	1,206,404	1,369,478	2,575,882
Excess Revenues Over (Under) Expenditures	66,523	(521,400)	(454,877)
Other Financing Sources (Uses)			
Developer Advances	-	582,502	582,502
Transfers In (Out)	(25,749)	25,749	-
Total Other Financing Sources (Uses)	(25,749)	608,251	582,502
Net Change in Fund Balances	40,774	86,851	127,625
Fund Balances, *Beginning of Year*	89,660	(92,376)	(2,716)
Fund Balances, *End of Year*	$ 130,434	$ (5,525)	$ 124,909

See Notes to the Financial Statements.

Belleview Station Metropolitan District No. 1

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
of the Governmental Fund to the Statement of Activities
For the Year Ended December 31, 2024

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Net Change in Fund Balance of the Governmental Funds	$	127,625
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital Outlay		582,502
Depreciation Expense		(228,054)
Issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt and long-term leases consume current financial resources.		
Proceeds from Developer Advances		(582,502)
Developer Repayment - Principal		583,552
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Accrued Interest Payable - Developer Advances		(4,371)
Change in Net Position of Governmental Activities	$	478,752

See Notes to the Financial Statements.

Note 1: Summary of Significant Accounting Policies

Reporting Entity

Belleview Station Metropolitan District No. 1 (formerly Madre Metropolitan District No. 1) (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado, on November 21, 2005, in conjunction with Belleview Station Metropolitan District No. 2 (District No. 2) and Belleview Station Metropolitan District No. 3 (District No. 3) (collectively, the Districts) and is governed by the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and other applicable statutes governing political subdivisions. The District's boundaries are located in the City and County of Denver, Colorado (Denver). The District was organized to provide financing and construction of streets, water, sanitary sewer, storm drainage, traffic and safety signals, and park and recreation improvements.

As discussed in the District's Service Plan, which is dated July 11, 2005, and was approved by Denver City Council, the District is designated as the control district and will be responsible for coordinating the financing and construction of all public services and improvements mentioned above. The improvements will be for the use and benefit of the residents of the Districts, as well as for all citizens of the metropolitan Denver area and the State of Colorado. District No. 2 and District No. 3 will function as taxing districts. District No. 2 has issued general obligation debt, may issue additional debt in the future, and currently levies taxes for operations, maintenance, and debt service of the District. District No. 3 may, in the future, issue general obligation bonds to be used to fund improvements and/or levy taxes for operations, maintenance, debt service or capital expenditures of the District.

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

The District is not financially accountable for the Belleview Station Public Improvement Company (PIC), which was formed on June 30, 2014, for the initial purpose of imposing public improvement fees to help provide public parking in coordination with the District. The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District Nos. 2 and 3.

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

Note 1: Summary of Significant Accounting Policies (Continued)

Basis of Presentation

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct 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 of 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 operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of 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 *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 revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

General Fund - The District's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
(Continued)

Capital Projects Fund - used to account for financial resources to be used for the acquisition and construction of capital facilities and other assets.

Budgets and 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 appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget line item within the total appropriation without notification. The total 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.

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, 2024, 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 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 of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Note 1: Summary of Significant Accounting Policies (Continued)

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 fair 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.

Long-Term Obligations

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

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.

Fund Balances

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

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

Note 1: Summary of Significant Accounting Policies (Continued)

Fund Balances *(Continued)*

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

Committed Fund Balance - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision-making authority, the Board of Directors prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance - The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance - The residual portion of fund balance that does not meet any of the above criteria.

The capital projects fund reported a deficit fund balance at December 31, 2024. The deficit is expected to be eliminated in 2025 via transfers from District No. 2 and developer advances.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

Subsequent Events

We have evaluated subsequent events through September 4, 2025, the date the financial statements were available to be issued.

Note 2: Cash and Investments

Cash and investments as of December 31, 2024 consist of the following:

Deposits with Financial Institutions	$ 160,020
Total	$ 160,020

Note 2: Cash and Investments (Continued)

Deposits with Financial Institutions

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

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

At December 31, 2024, the District's cash deposits had a bank balance and carrying balance of $160,020.

Investments

The District has not adopted a formal investment policy, but follows state statutes regarding investments. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the District. Such actions are generally associated with a debt service reserve or sinking fund requirements.

State statutes specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following.

- Obligations of the United States & certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The District has no investments as of December 31, 2024.

Note 3: Capital Assets

Changes in capital assets for the year ended December 31, 2024 are as follows:

	Balance 12/31/23	Additions	Deletions	Transfers	Balance 12/31/24
Capital Assets, *Being Depreciated*					
Infrastructure	$ 4,269,835	$ 582,502	$ -	$ -	$ 4,852,337
Less Accumulated Depreciation					
Infrastructure	(498,535)	(228,054)	-	-	(726,589)
Total Capital Assets, *Being Depreciated, net*	3,771,300	354,448	-	-	4,125,748
Total Capital Assets	$ 3,771,300	$ 354,448	$ -	$ -	$ 4,125,748

Note 4: Long-Term Obligations

Changes in long-term obligations for the year ended December 31, 2024 are as follows:

	Balance 12/31/23	Additions	Reductions	Balance 12/31/24	Due Within One Year
Developer Advances:					
Reimbursement - Principal	$ 633,351	$ 582,502	$ (583,552)	$ 632,301	$ -
Reimbursement - Interest	17,625	33,897	(29,526)	21,996	-
Total	$ 650,976	$ 616,399	$ (613,078)	$ 654,297	$ -

Advance and Reimbursement Agreement

The District and the Front Range Land and Development Company (the Developer) have entered into an Advance and Reimbursement Agreement dated January 12, 2006. Pursuant to the Advance and Reimbursement Agreement, the Developer has agreed to advance funds for financing the costs associated with the formation of the District, District operations, and construction of District improvements after formation. Advances made by the Developer shall accrue interest at 7.5% per annum from the time of deposit into the District's account until repaid. The District shall make payments for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, or debt service costs.

Note 4: Long-Term Obligations (Continued)

Advance and Reimbursement Agreement *(Continued)*

On November 1, 2005, the District's electors authorized the issuance of indebtedness in an amount not to exceed $1,005,000,000. At December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 1, 2005 Election	Remaining at December 31, 2024
Street Improvements	$ 125,000,000	$ 125,000,000
Traffic and Safety Controls	125,000,000	125,000,000
Water Supply	125,000,000	125,000,000
Sanitary Sewer	125,000,000	125,000,000
Parks and Recreational Facilities	125,000,000	125,000,000
IGA - Public Improvements	125,000,000	125,000,000
IGA - Debt	125,000,000	125,000,000
Operations and Maintenance	5,000,000	5,000,000
Bond Refunding	125,000,000	125,000,000
Total	$ 1,005,000,000	$ 1,005,000,000

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. Per the Service Plan, the District is limited to issuing $125,000,000 in debt. In addition, the maximum debt service mill levy for the District is 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

Note 5: Related Parties

The Developer of the property which constitutes the District is Front Range Land and Development Company (the Developer). The members of the Board of Directors of the District are owners of or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Additionally, all of the members of the Board of Directors are owners of Madre Investment Company, LLC. In addition, the Developer provides financial, management, and construction management oversight to the District. During 2024, the District incurred $110,074 in financial and management fees and $57,670 in facilities management fees.

As of December 31, 2024, $9,219 is payable to the Developer related to management fees.

Note 6: District Agreements

On April 5, 2023, the District, Belleview Station Public Improvement Company and Belleview Station Master Property Owners Association, Inc (collectively the Parties) entered into a consultant and vendor services agreement with TBW Enterprises DBA Gum Pop Presents (Vendor) for specified event services. The Parties will compensate the Vendor $40,000 in exchange for the vendor marketing, advertising, and producing events within the District. The District's portion of the compensation is $16,000. The Parties may terminate the agreement upon 60 days' written notice to the Vendor.

On April 1, 2021, the District entered into a license agreement with BvS Hospitality, LLC (Vendor). Under the agreement, the District consents for the Vendor the use of the pavilion facilities for a temporary Beer Garden in exchange for 7% of all gross sales. This agreement terminated on March 31, 2022, but may be extended in one-year intervals through and including March 31, 2026. The agreement has been extended past March 31, 2025.

Note 7: Economic Dependency

The District has not yet established a revenue base sufficient to pay for the District's capital improvement requirements. Until an independent revenue base is established, the continuation of capital improvements in the District will be dependent on funding by the Developer.

Note 8: Risk Management

Except as provided in Colorado Governmental Immunity Act §24-10-101, et seq., the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

Note 9: Tax, Spending and Debt Limitations

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

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

On November 1, 2005, the District voters passed an election question allowing the District to increase property taxes up to $5,000,000 annually, without limitation of rate, to pay the District's operations, maintenance, and other expenses.

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 and 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.

Note 10: Restatement of Prior Year Balances

During the year ended December 31, 2024, the District determined that depreciable capital assets and development advances contributed by the Developer in the prior year were not reported correctly. Depreciable capital assets were overstated by $498,535 for the year ended December 31, 2023. The effect of correcting this error is shown in the following table:

	2023 Balance as Reported	Capital Assets Restatement	2023 Balance as Restated
Statement of Net Position			
Assets	$ 4,367,380	$ (498,535)	$ 3,868,845
Net Position	$ 3,616,143	$ (498,535)	$ 3,117,608

Required Supplementary Information

Belleview Station Metropolitan District No. 1
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance *Positive (Negative)*
Revenues			
Transfer from Belleview Station Metropolitan District No. 2	$ 1,350,000	$ 1,238,080	$ (111,920)
Rental Income	15,000	34,847	19,847
Event Income	30,000	-	(30,000)
Total Revenues	1,395,000	1,272,927	(122,073)
Expenditures			
Accounting	37,600	36,818	782
Audit	7,000	7,500	(500)
District and Facilities Management	99,600	72,371	27,229
Dues, Licenses and Fees	11,000	5,227	5,773
Insurance and Bonds	3,000	8,580	(5,580)
Landscaping	345,000	375,843	(30,843)
Legal	33,000	17,691	15,309
Promotional Activities	277,600	260,474	17,126
Repairs and Maintenance	233,000	93,999	139,001
Security	33,000	200,659	(167,659)
Snow Removal	120,000	115,426	4,574
Utilities	14,000	11,816	2,184
Contingency	76,200	-	76,200
Total Expenditures	1,290,000	1,206,404	83,596
Other Financing Sources (Uses)			
Developer Advance	20,000	-	(20,000)
Repay Developer Advances	(20,000)	-	20,000
Transfers	-	(25,749)	(25,749)
Total Other Financing Sources (Uses)	-	(25,749)	(25,749)
Net Change in Fund Balance	105,000	40,774	(64,226)
Fund Balance, *Beginning of Year*	242,206	89,660	(152,546)
Fund Balance, *End of Year*	$ 347,206	$ 130,434	$ (216,772)

Belleview Station Metropolitan District No. 1

Notes to Required Supplementary Information
December 31, 2024

Note 1: Stewardship, Compliance, and Accountability

Budgets

Budgets are legally adopted for all funds of the District. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the proprietary fund are presented on a non-GAAP budgetary basis, whereby capital outlay and debt principal are budgeted as expenditures.

The District follows these procedures to establish the budgetary information reflected in the financial statements:

- In October, management submits to the District's Board a proposed budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the District's Board.
- Budgets are legally adopted for all funds of the District. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Capital outlay and debt payments are budgeted as expenditures and depreciation is not budgeted.
- Colorado governments may not exceed budgeted appropriations at the fund level.
- All appropriations lapse at year end.

Supplementary Information

Belleview Station Metropolitan District No. 1
Budgetary Comparison Schedule
Capital Projects Fund
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance *Positive (Negative)*
Revenues			
Transfer from Belleview Station Metropolitan District No. 2	$ 1,325,000	$ 848,078	$ (476,922)
Total Revenues	1,325,000	848,078	(476,922)
Expenditures			
Streetscapes	300,000	381,011	(81,011)
Engineering	200,000	266,925	(66,925)
Traffic Light	750,000	-	750,000
Public Art	75,000	13,091	61,909
Project Management	55,000	95,373	(40,373)
Contingency	120,000	-	120,000
Total Expenditures	1,500,000	756,400	743,600
Revenues Over (Under) Expenditures	(175,000)	91,678	266,678
Other Financing Sources (Uses)			
Developer Advances	1,225,000	582,502	(642,498)
Repay Developer Advances	(1,000,000)	(613,078)	386,922
Transfers	-	25,749	25,749
Net Change in Fund Balance	50,000	86,851	36,851
Fund Balance, *Beginning of Year*	28,457	(92,376)	(120,833)
Fund Balance, *End of Year*	$ 78,457	$ (5,525)	$ (83,982)