

GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 1
GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 2
GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 3
GARFIELD COUNTY, COLORADO
2024 CONSOLIDATED ANNUAL REPORT

City of Glenwood Springs, Colorado
via Email

Division of Local Government,
via E-Filing Portal
1313 Sherman Street
Room 521
Denver, Colorado 80203

Office of the State Auditor,
via E-Filing Portal
1525 Sherman Street, 7th Floor
Denver, Colorado 80203

Garfield County Clerk and Recorder,
via Email

Pursuant to 32-1-207(3)(c)(I), C.R.S., Glenwood Meadows Metropolitan District No. 1 (“**District No. 1**”), Glenwood Meadows Metropolitan District No. 2 (“**District No. 2**”) and Glenwood Meadows Metropolitan District No. 3 (“**District No. 3**,” along with District No. 1 and District No. 2, the “**Districts**”) are required to submit a consolidated annual report for the preceding calendar year (the “**Report**”) no later than October 1 of each year to the City of Glenwood Springs, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, the County Clerk and Recorder; the Report must also be posted on the Districts’ website, if applicable.

For the year ending December 31, 2024, the Districts’ make the following report:

1. **Boundary changes made:**

There were no boundary changes made or proposed to the Districts’ boundaries during the reporting period.

2. **Intergovernmental agreements entered into or terminated:**

There were no intergovernmental agreements entered into or terminated during the reporting period.

3. **Access information to obtain a copy of the Rules and Regulations:**

No rules and regulations have been established as of December 31, 2024

4. **A summary of any litigation involving public improvements by the Districts:**

There is no litigation, pending or threatened, against the Districts of which we are aware.

5. Status of the construction of public improvements by the Districts:

No public improvements were constructed by the Districts during the reporting period.

6. List of facilities or improvements constructed by the Districts that were conveyed to the City:

No facilities or improvements constructed by the Districts were dedicated to or accepted by the City during the reporting period.

7. Final Assessed Value of Taxable Property within the Districts' boundaries as of December 31, 2024:

The 2024 total assessed value of taxable property within the boundaries of District No. 1 is \$1,020.

The 2024 total assessed value of taxable property within the boundaries of District No. 2 is \$6,627,510.

The 2024 total assessed value of taxable property within the boundaries of District No. 3 is \$6,102,800.

8. Current annual budget of each District:

Attached as Exhibit A-1 is a copy of District No. 1's Budget for the current fiscal year of 2025; attached as Exhibit A-2 is a copy of District No. 2's Budget for the current fiscal year of 2025; and attached as Exhibit A-3 is a copy of District No. 3's Budget for the current fiscal year.

9. Most recently filed audited financial statements of the Districts. To the extent audited financial statements are required by state law or most recently filed audit exemption:

Attached as Exhibit B-1 is a copy of District No 1's audit exemption application for fiscal year 2024; attached as Exhibit B-2 is a copy of District No. 2's audit exemption application for fiscal year 2024 and attached as Exhibit B-3 is a copy of District No 3's audited financial statements for 2024.

10. Notice of any uncured defaults:

There were no uncured events of default by the Districts during the reporting period.

11. The Districts' inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:

There were no instances of the Districts' inability to pay its obligation during the reporting period.

EXHIBIT A-1

District No. 1 - 2025 Budget

**GLENWOOD MEADOWS METROPOLITAN
DISTRICT 1 - SERVICE
2025 BUDGET**

GENERAL FUND

	Actual 2023	Estimated 2024	Budget 2025
Beginning Balance	\$106,554	\$82,083	\$65,231
<u>REVENUE</u>			
Trust Distribution	0	0	0
Property Taxes	0	0	0
Transfer from District 3 Property Tax	21,979	29,786	29,904
Transfer from District 3 Op Fees in lieu	24,625	24,811	14,811
Transfer of D 3 Specific Ownership Taxes	1,506	2,431	2,441
Excess Contingency Transfer	0	0	0
Transfer from District 2 Op Property Tax	17,277	39,833	32,422
Transfer from District 2 Op Fees in lieu	3,926	4,731	4,662
Transfer of D 2 Specific Ownership Taxes	1,062	3,257	2,651
Exempt Prop Fees in Lieu (Government)	20,287	23,726	23,520
Transfer from District 3 PIF Revenue	0	0	25,000
Bond Proceeds			
Note Proceeds	0	0	0
Developer Advances	0	0	0
Investment Income	392	50	50
TOTAL	\$91,053	\$128,626	\$135,460
TOTAL FUNDS AVAILABLE	\$197,607	\$210,709	\$200,691
<u>EXPENDITURES</u>			
Bond Interest	\$0	\$0	\$0
Bond Principal	0	0	0
Bond Issuance/Underwriting	0	0	0
Administration	55,403	60,000	60,000
Project Construction	0	0	0
Tax Collection Fees		478	397
Operating Expense	60,121	85,000	70,000
Debris Flow Reserve			
Contingency	0	0	5,000
Transfers to District No. 3	0	0	0
TOTAL	\$115,524	\$145,478	\$135,397
ENDING FUND BALANCE	\$82,083	\$65,231	\$65,294
RESTRICTED FUND BALANCE (Tabor)*	3,466	4,364	3,912
UNRESTRICTED FUND BALANCE	\$78,617	\$60,866	\$61,382

EXHIBIT A-2

District No. 2 - 2025 Budget

**GLENWOOD MEADOWS METROPOLITAN
DISTRICT No. 2 - RESIDENTIAL
2025 BUDGET**

GENERAL FUND

	Actual 2023	Estimated 2024	Budget 2025
Beginning Balance	\$436	\$545 545.28	\$545
<u>REVENUE</u>			
Property Taxes - Operating Mill	17,608	40,713	33,138
Specific Ownership Taxes	1,154	3,257	2,651
Excluded Prop Fees in Lieu	3,926	4,731	4,662
Residential Development Fee	0	0	0
Bond Proceeds	0	0	0
Developer Advances	0	0	0
Investment Income	18	0	0
TOTAL	\$22,705	\$48,701	\$40,450
TOTAL FUNDS AVAILABLE	\$23,142	\$49,245	\$40,995
<u>EXPENSES</u>			
Bond Interest	\$0	\$0	\$0
Bond Principal	0	0	0
Bond Issuance/Underwriting	0	0	0
Administration	0	0	0
Project Construction	0	0	0
Tax Collection Fees	331	879	716
Operating Expense	0	0	0
Transfers to District No. 1	22,266	47,821	39,734
TOTAL	\$22,597	\$48,701	\$40,450
ENDING FUND BALANCE	\$545	\$545	\$545

EXHIBIT A-3

District No. 3 - 2025 Budget

**GLENWOOD MEADOWS METROPOLITAN
DISTRICT No. 3 - COMMERCIAL
2025 BUDGET**

GENERAL FUND

	Actual 2023	Estimated 2024	Budget 2025
Beginning Balance	\$1,801,389	\$1,884,208	\$1,919,836
<u>REVENUE</u>	1.7%	1.4%	1.0%
Public Improvement Fees	2,454,999	2,489,027	2,513,917
Property Taxes	24,625	30,394	30,514
Excluded Prop Fees in Lieu	47,472	57,811	57,811
Specific Ownership Taxes	1,633	2,431	2,441
Bond Proceeds/Net Change in Reserve	0	0	0
Note Proceeds			
Transfers from other Gov't (Glenwood)	0	0	0
Developer Advances	0	0	0
Investment Income	17,907	16,500	10,000
TOTAL	\$2,546,637	\$2,596,164	\$2,614,684
TOTAL FUNDS AVAILABLE	\$4,348,027	\$4,480,371	\$4,534,520
<u>EXPENDITURES</u>			
Senior Bond Interest			
ANB Loan Interest	\$72,418	\$45,633	\$17,738
Subordinate Bond Interest			
Junior Bond Interest			
Sub Note Interest			
Junior Note Interest	1,468,490	\$1,531,192	1,566,821
Senior Bond Principal			
ANB Loan Principal	841,370	868,154	896,050
Sub/Junior Bond Principal			
Sub Note Principal			
Bond Issuance/Underwriting			
Administration	25,870	33,000	33,000
Project Construction	0	0	0
PIF Collection Agent Fees	24,366	24,919	25,139
Tax Collection Fees	494	608	610
Operating Expense	0	0	0
Tabor Emergency Fund	0	0	1,762
Contingency	0	0	10,000
PIF Revenue Transfers to District No. 1	0	0	25,000
Excess contingency to District No. 1			
Prop Tax/Fee in Lieu transfer to District No. 1	48,110	57,029	47,156
TOTAL	\$2,481,117	\$2,560,535	\$2,623,276
ENDING FUND BALANCE	\$1,866,910	\$1,919,836	\$1,911,244
RESTRICTED FUND BALANCE *	\$250,000	\$250,000	\$250,000
UNRESTRICTED FUND BALANCE	\$1,616,910	\$1,669,836	\$1,661,244

EXHIBIT B-1

District No. 1 - Audit Exemption Application for Fiscal Year 2024

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES **MORE THAN \$100,000 BUT NOT MORE THAN \$750,000**

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA) for approval.

Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting.

Approval for an Exemption from Audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END. FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END.

APPLICATIONS FOR EXEMPTION FROM AUDIT SUBMISSIONS ARE NOT ELIGIBLE FOR AN EXTENSION OF TIME.

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS

PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT THIS ADDRESS:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- ☐ Has the preparer signed the application?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been PERSONALLY reviewed and approved by the governing body?
- ☐ Are all sections of the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- ☐ Will this application be submitted electronically?
 - ☐ If yes, have you read and understand the Electronic Signature Policy?
See policy in Part 11.
- or--
- ☐ If yes, have you included a resolution?
- ☐ Does the resolution state that the governing body PERSONALLY reviewed and approved the resolution in an open public meeting?
- ☐ Has the resolution been signed by a MAJORITY of the governing body? (See sample resolution at the end of this form.)
- ☐ Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
 - ☒ If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Check out our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more!

See the link below:

[Click here to go to the portal](#)

FILING METHODS

WEB PORTAL: Register and submit your Applications at our web portal: <https://apps.leg.co.gov/osa/lq>

For faster processing the web portal is the preferred method for submission

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.

QUESTIONS? Email: osa.lg@coleg.gov OR Phone: 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis -- A budget to GAAP reconciliation is provided in Part 3

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT
ADDRESS

Glenwood Meadows Metropolitan District No. 1
c/o Dunrene Management Inc.
600 E. Hopkins Avenue, Suite 303
Aspen, CO 81611
Michael C. Maple
970-925-9046
mmapple@dunrene.com

For the Year Ended
12/31/2024
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

CERTIFICATION OF PREPARER

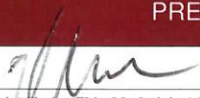
I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE
RELATIONSHIP TO ENTITY

Michael S. Marolt
Controller

PO Box 8705, Aspen, CO 81612
970-925-1144
Independent/Separate from Entity

PREPARER (SIGNATURE REQUIRED)



DATE PREPARED

(No exemption shall be granted prior to the close of said fiscal year)

3/5/25

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES

NO

☐

☒

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

		Governmental Funds (Modified Accrual Basis)			Proprietary/Fiduciary Funds (Cash or Budgetary Basis)		
Line #	Description	Fund*	Fund*	Fund*	Description	Fund*	Fund*
Assets					Assets		
1-1	Cash & Cash Equivalents	\$ 93,642	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ -	\$ -	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ 22,826	\$ -	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ -	\$ -	\$ -	Other Current Assets [specify...]	\$ -	\$ -
	All Other Assets					\$ -	\$ -
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Total Current Assets	\$ -	\$ -
1-7	Other [specify...]	\$ -	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -
1-8		\$ -	\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -
1-9		\$ -	\$ -	\$ -		\$ -	\$ -
1-10		\$ -	\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 116,468	\$ -	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
Deferred Outflows of Resources:					Deferred Outflows of Resources		
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 116,468	\$ -	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities					Liabilities		
1-16	Accounts Payable	\$ 805	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ 22,826	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Revenue	\$ -	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 23,631	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ -	\$ -
1-24		\$ -	\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -	\$ -		\$ -	\$ -
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 23,631	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ -	\$ -
Deferred Inflows of Resources:					Deferred Inflows of Resources		
1-28	Deferred Property Taxes	\$ -	\$ -	\$ -	Pension/OPEB Related	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -
Fund Balance					Net Position		
1-31	Nonspendable Prepaid	\$ -	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -			
1-33	Restricted [specify...]	\$ -	\$ -	\$ -	Emergency Reserves	\$ -	\$ -
1-34	Committed [specify...]	\$ -	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	Restricted	\$ -	\$ -
1-36	Unassigned: Total Equity	\$ 92,837	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ 92,837	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ -	\$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 116,468	\$ -	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	Fund*	Fund*	Fund*	Description	Fund*	Fund*
Tax Revenue		Tax Revenue					
2-1	Property (include mills levied in question 10-7)	\$ -	\$ -	\$ -	Property (include mills levied in question 10-7)	\$ -	\$ -
2-2	Specific Ownership	\$ -	\$ -	\$ -	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	Other Tax Revenue [specify...]	\$ -	\$ -	\$ -	Other Tax Revenue [specify...]	\$ -	\$ -
2-5		\$ -	\$ -	\$ -		\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	Licenses and Permits	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	Grants	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	Donations	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 321	\$ -	\$ -	Interest/Investment Income	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	\$ -	Tap Fees	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -
2-22	All Other [specify...] Exempt Property Fees in Lieu	\$ 23,726	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
2-23	Transfers from Other Governments Districts 2 & 3	\$ 105,960	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 130,007	\$ -	\$ -	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources		Other Financing Sources					
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...]	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 130,007	\$ -	\$ -	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31							
						GRAND TOTALS (ALL FUNDS)	\$ 130,007

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) ARE GREATER THAN \$750,000 - **STOP.**

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	Fund*	Fund*	Fund*	Description	Fund*	Fund*
Expenditures					Expenses		
3-1	General Government	\$ 51,116	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	Salaries	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	Payroll Taxes	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	Contract Services	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	Employee Benefits	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	Insurance	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	Other [specify...]	\$ -	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-12		\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
3-13		\$ -	\$ -	\$ -		\$ -	\$ -
3-14	Capital Outlay	\$ -	\$ -	\$ -	Capital Outlay	\$ -	\$ -
	Debt Service				Debt Service		
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	Interest	\$ -	\$ -	\$ -	Interest	\$ -	\$ -
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	All Other [specify...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
3-21	Bank Charges	\$ -	\$ -	\$ -		\$ -	\$ -
3-22	Operations/Debris Flow Mitigation Structures	\$ 68,139	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	Add lines 3-1 through 3-23 TOTAL EXPENDITURES	\$ 119,255	\$ -	\$ -	Add lines 3-1 through 3-23 TOTAL EXPENSES	\$ -	\$ -
3-25					GRAND TOTAL (ALL FUNDS)	\$ 119,255	
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	(Add lines 3-26 through 3-31) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures					Net Increase (Decrease) in Net Position		
3-33	Line 2-30, less line 3-24, less line 3-32	\$ 10,752	\$ -	\$ -	Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 82,085	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
Fund Balance, December 31					Net Position, December 31		
3-36	Sum of Lines 3-33, 3-34, and 3-35				Sum of Lines 3-33, 3-34, and 3-35		
This total should be the same as line 1-37.		\$ 92,837	\$ -	\$ -	This total should be the same as line 1-37.	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE THAN \$750,000 - STOP.

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.		Yes	No	Please use this space to provide any explanations or comments	
4-1	Does the entity have outstanding debt? (If 'No' is checked, skip to question 4-5) (If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)	☐	☒		
4-2	Is the debt repayment schedule attached? If no, MUST explain: 	☐	☐		
4-3	Is the entity current in its debt service payments? If no, MUST explain: 	☐	☐		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription-Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		Yes	No
4-5	Does the entity have any authorized but unissued debt as of its fiscal year-end [Section 29-1-605(2) C.R.S.]?	☒	☐
If yes:	How much? \$ 24,000,000		
	Date the debt was authorized: 11/3/2003		
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	☐	☒
If yes:	How much? \$ -		
	Date of the most recent Service Plan:		
4-7	Does the entity intend to issue debt within the next calendar year?	☐	☐
If yes:	How much? \$ -		
4-8	Does the entity have debt that has been refinanced that it is still responsible for?	☐	☐
If yes:	What is the amount outstanding? \$ -		
4-9	Does the entity have any lease agreements?	☐	☒
If yes:	What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? \$ -		

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total	Please use this space to provide any explanations or comments
5-1	YEAR-END Total of ALL Checking and Savings accounts	\$ 93,642		
5-2	Certificates of deposit	t		
	TOTAL CASH DEPOSITS		\$ 93,642	
5-3	Investments (if investment is a mutual fund, please list underlying investments):			
		\$ -		
		\$ -		
		\$ -		
		\$ -		
	TOTAL INVESTMENTS		\$ -	
	TOTAL CASH AND INVESTMENTS		\$ 93,642	

Please answer the following questions by marking in the appropriate box.		Yes	No	N/A
5-4	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☒	☐	☐
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: 	☒	☐	☐

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate box.

Yes No

Please use this space to provide any explanations or comments

- 6-1 Does the entity have capitalized assets?
(If 'No' is checked, skip the rest of Part 6) ☐ Yes ☒ No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, **MUST** explain: ☐ Yes ☐ No

Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:		Balance - beginning of the year	Additions *	Deletions	Year-End Balance
Land	\$	-	\$ -	\$ -	-
Buildings	\$	-	\$ -	\$ -	-
Machinery and equipment	\$	-	\$ -	\$ -	-
Furniture and fixtures	\$	-	\$ -	\$ -	-
Infrastructure	\$	-	\$ -	\$ -	-
Construction In Progress (CIP)	\$	-	\$ -	\$ -	-
Leased & SBITA Right-to-Use Assets	\$	-	\$ -	\$ -	-
Intangible Assets	\$	-	\$ -	\$ -	-
Other (explain):	\$	-	\$ -	\$ -	-
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$	-	\$ -	\$ -	-
Accumulated Depreciation (Enter a negative, or credit, balance)	\$	-	\$ -	\$ -	-
TOTAL		\$	-	\$ -	-

Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:		Balance - beginning of the year	Additions *	Deletions	Year-End Balance
Land	\$	-	\$ -	\$ -	-
Buildings	\$	-	\$ -	\$ -	-
Machinery and equipment	\$	-	\$ -	\$ -	-
Furniture and fixtures	\$	-	\$ -	\$ -	-
Infrastructure	\$	-	\$ -	\$ -	-
Construction In Progress (CIP)	\$	-	\$ -	\$ -	-
Leased & SBITA Right-to-Use Assets	\$	-	\$ -	\$ -	-
Intangible Assets	\$	-	\$ -	\$ -	-
Other (explain):	\$	-	\$ -	\$ -	-
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$	-	\$ -	\$ -	-
Accumulated Depreciation (Enter a negative, or credit, balance)	\$	-	\$ -	\$ -	-
TOTAL		\$	-	\$ -	-

* Must agree to prior year-end balance

* Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate box.

Yes No

Please use this space to provide any explanations or comments

- 7-1 Does the entity have an "old hire" firefighters' pension plan? ☐ Yes ☒ No
- 7-2 Does the entity have a volunteer firefighters' pension plan? ☐ Yes ☒ No

If yes:

Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$	-
State contribution amount:	\$	-
Other (gifts, donations, etc.):	\$	-

TOTAL \$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1? \$ -

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.				Yes	No	N/A	Please use this space to provide any explanations or comments
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	☒	☐	☐			
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	☒	☐	☐			
If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)							

Governmental/Proprietary Fund Name	Total Appropriations By Fund
Budget 2024	\$ 135,478
	\$ -
	\$ -
	\$ -
	\$ -

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.				Yes	No	Please use this space to provide any explanations or comments
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?	☒	☐			
<i>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</i>						

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.				Yes	No	Please use this space to provide any explanations or comments
10-1	Is this application for a newly formed governmental entity?	☐	☒			
If yes: Date of formation:						
10-2	Has the entity changed its name in the past or current year?	☐	☒			
If yes: Please list the NEW name:						
Please list the PRIOR name:						
10-3	Is the entity a metropolitan district?	☒	☐			
10-4	Please indicate what services the entity provides:					
Administration & Debris Flow Mitigation Structure Operations						
10-5	Does the entity have an agreement with another government to provide services?	☒	☐			
If yes: List the name of the other governmental entity and the services provided:						
Glenwood Meadows Metropolitan Districts No. 2 & 3 Administration						
10-6	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]	☐	☒			
If yes: Date filed:						
10-7	Does the entity have a certified mill levy?	☐	☒			
If yes: Please provide the number of mills levied for the year reported (do not report \$ amounts):						
		Bond redemption mills	-			
		General/other mills	-			
		Total mills	-			
		Yes	No	N/A		
10-8	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO , please explain.	☒	☐	☐		

Please use this space to provide any additional explanations or comments not previously included

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds	
Unrestricted Cash & Investments	\$	93,642	Unrestricted Fund Balan \$	92,837	Total Tax Revenue \$ -
Current Liabilities	\$	23,631	Total Fund Balance \$	92,837	Revenue Paying Debt Service \$ -
Deferred Inflow	\$	-	PY Fund Balance \$	82,085	Total Revenue \$ 130,007
			Total Revenue \$	130,007	Total Debt Service Principal \$ -
			Total Expenditures \$	119,255	Total Debt Service Interest \$ -
					Total Assets \$ 116,468
			Interfund In \$	-	Total Liabilities \$ 23,631
			Interfund Out \$	-	
Governmental			Proprietary		Enterprise Funds
Total Cash & Investments	\$	93,642	- Current Assets \$	-	- Net Position \$ -
Transfers In	\$		- Deferred Outflow \$	-	- PY Net Position \$ -
Transfers Out	\$		- Current Liabilities \$	-	Government-Wide
Property Tax	\$		- Deferred Inflow \$	-	- Total Outstanding Debt \$ -
Debt Service Principal	\$		Cash & Investments \$	-	- Authorized but Unissued \$ 24,000,000
Total Expenditures	\$	119,255	- Principal Expense \$	11/3/2003	
Total Developer Advances	\$		- Total Expenses \$	-	
Total Developer Repayments	\$				

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes

No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

☐

☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenues and expenditures of more than \$100,000 but not more than \$750,000 must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

**Print or type the names of ALL members of the governing body below.
A MAJORITY of the members of the governing body must sign below.**

Board Member 1	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: <u>May 2027</u>	Signature: <u>Michael C. Maple</u> Date: <u>3/10/25</u>
Board Member 2	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: <u>May 2025</u>	Signature: _____ Date: _____
Board Member 3	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: <u>May 2027</u>	Signature: <u>Suzanne Macgregor</u> Date: <u>3/10/25</u>
Board Member 4	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: <u>May 2025</u>	Signature: <u>Lawrence Marx III</u> Date: <u>3/10/25</u>
Board Member 5	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: <u>May 2025</u>	Signature: _____ Date: _____
Board Member 6	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Signature: _____ Date: _____
Board Member 7	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Signature: _____ Date: _____

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required, the wording may be used as a basis for your own local government document, if needed, however you MUST draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE (name of government), STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable:]

1) WHEREAS, neither revenue nor expenditures for (name of government) exceeded \$100,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$750,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor;

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government), that those members of the (governing body) who signified their approval by signing below, and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended _____, 20XX.

ADOPTED THIS ____ day of _____, A.D. 20XX.

Mayor/President/Chairman, etc.

ATTEST:

Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body

Date
Term
Expires

Signature

EXHIBIT B-2

District No. 2 - Audit Exemption Application for Fiscal Year 2024

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

IF EITHER REVENUES OR EXPENDITURES EXCEED \$100,000, USE THE LONG FORM.

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 in the year.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA).

Any preparer of an Application for Exemption from Audit-SHORT FORM must be a person skilled in governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END.

FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END. APPLICATIONS FOR EXEMPTION FROM AUDIT ARE NOT ELIGIBLE FOR AN EXTENSION OF TIME

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS
PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED. FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- ☒ Has the preparer signed the application?
- ☒ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☒ Has the application been PERSONALLY reviewed and approved by the governing body?
- ☒ Are all sections on the form complete, including responses to all of the questions?
- ☒ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- ☐ Will this application be submitted electronically?
 - ☐ If yes, have you read and understood the Electronic Signature Policy?
See policy in Part 11.
 - or--
 - ☐ If yes, have you included a resolution?
 - ☐ Does the resolution state that the governing body PERSONALLY reviewed and approved the resolution in an open public meeting?
 - ☐ Has the resolution been signed by a MAJORITY of the governing body?
(See sample resolution at the end of this form.)
- ☒ Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
 - ☒ If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Check out our web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more!

See the link below:

[Click here to go to the portal](#)

FILING METHODS

Register and submit your Applications at our web portal! For faster processing the web portal is the preferred method for submission

WEB PORTAL: <https://apps.leg.co.gov/osa/lq>

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

Please Note: The OSA's email addresses have changed as of December 1, 2023. Please ensure you are using the email address noted below.

QUESTIONS? Email: osa.lg@coleg.gov OR Phone; 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Glenwood Meadows Metropolitan District No. 2
c/o Dunrene Management Inc.
600 E. Hopkins Avenue, Suite 303
Aspen, CO 81611
Michael C. Maple
970-925-9046
mmapple@dunrene.com

For the Year Ended
12/31/24
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:

Michael S. Marolt

TITLE

Controller - Independent/Separate from Entity

FIRM NAME (if applicable)

ADDRESS

PO Box 8705, Aspen, CO 81612

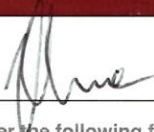
PHONE

970-925-1144

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED

(No exemption shall be granted prior to the close of said fiscal year)



3/5/25

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

GOVERNMENTAL
(MODIFIED ACCRUAL BASIS)



PROPRIETARY
(CASH OR BUDGETARY BASIS)



PART 2 - REVENUES

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in question 10-7)	\$ 40,442	
2-2	Specific ownership	\$ 2,139	
2-3	Sales and use	\$ -	
2-4	Other (specify): Fee in Lieu Exempt Property	\$ 4,731	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 129	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree to table 4-4, column 'Issued during year')	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree to table 4-4, column 'Issued during year')	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22	Treasurers Fees	\$ (57)	
2-23		\$ -	
2-24		\$ -	
2-25		\$ -	
2-26	(add lines 2-1 through 2-25) TOTAL REVENUES	\$ 47,384	

PART 3 - EXPENDITURES/EXPENSES

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line #	Description	Round to the nearest dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree to table 4-4, column 'Retired during year')	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan	\$ -	
3-22	Contribution to Fire & Police Pension Assoc.	\$ -	
3-23	Other (specify):	\$ -	
3-24	Tax Collection & Bank Fees	\$ 41	
3-25	Contributions to Other Governments	\$ 47,330	
3-26		\$ -	
3-27		\$ -	
3-28	(add lines 3-1 through 3-27) TOTAL EXPENDITURES/EXPENSES	\$ 47,371	

If TOTAL REVENUES (Line 2-26) or TOTAL EXPENDITURES (Line 3-28) are GREATER than \$100,000 - **STOP**.
You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-1 Does the entity have outstanding debt?
(If 'No' is checked, skip to question 4-5)
(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)
- 4-2 Is the debt repayment schedule attached? If no, **MUST** explain below:

- 4-3 Is the entity current in its debt service payments? If no, **MUST** explain below:

Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)				
	Outstanding at end of prior year	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription-Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

Yes No

- 4-5 Does the entity have any authorized but unissued debt as of its fiscal year-end?
How much? \$ 24,000,000.00
Date the debt was authorized: 11/4/2023
- NEW 4-6 Is the authorized but unissued debt further limited by the entity's most recent Service Plan?
If yes: How much? \$ -
Date of the most recent Service Plan:
- 4-7 Does the entity intend to issue debt within the next calendar year?
If yes: How much? \$ -
- 4-8 Does the entity have debt that has been refinanced that it is still responsible for?
If yes: What is the amount outstanding? \$ -
- 4-9 Does the entity have any lease agreements?
If yes: What is being leased?
What is the original date of the lease?
Number of years of lease?
Is the lease subject to annual appropriation?
What are the annual lease payments? \$ -

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

Amount Total

5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ 559	
5-2	Certificates of deposit	\$ -	
	TOTAL CASH DEPOSITS		\$ 559
5-3	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
		\$ -	
		\$ -	
		\$ -	
	TOTAL INVESTMENTS		\$ -
	TOTAL CASH AND INVESTMENTS		\$ 559

Please answer the following questions by marking in the appropriate boxes.

Yes No N/A

- 5-4 Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?
- 5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?

Part 5 - If no, **MUST** use this space to provide any explanations

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?

☐
☒

(If 'No' is checked, skip the rest of Part 6)

6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, **MUST** explain:

☐
☐

6-3

Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions ^A	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*Must agree to prior year-end balance

^AGenerally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firefighters' pension plan?

☐
☒

7-2 Does the entity have a volunteer firefighters' pension plan?

☐
☒

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):

\$ -

State contribution amount:

\$ -

Other (gifts, donations, etc.):

\$ -

TOTAL

\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -

Part 7 - Please use this space to provide any explanations or comments

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?

☒
☐
☐

If no, **MUST** explain:

8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:

☒
☐
☐

If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)

Governmental/Proprietary Fund Name	Total Appropriations By Fund
2024 Budget	\$48,676.00

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.

- | | | Yes | No |
|-----|---|-------------------------------------|--------------------------|
| 9-1 | Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? | ☒ | ☐ |
| | <i>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</i> | | |

Part 9 - If no, MUST use this space to provide any explanations

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
10-1	Is this application for a newly formed governmental entity?	☐	☒
If yes:	Date of formation:		
10-2	Has the entity changed its name in the past or current year?	☐	☒
If yes:	Please list the NEW name:		
	Please list the PRIOR name:		
10-3	Is the entity a metropolitan district?	☒	☐
10-4	Please indicate what services the entity provides:		
10-5	Does the entity have an agreement with another government to provide services?	☐	☒
If yes:	List the name of the other governmental entity and the services provided:		
10-6	Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]	☐	☒
If yes:	Date filed:		
10-7	Does the entity have a certified mill levy?	☒	☐
If yes:	Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):		
	Bond redemption mills		-
	General/other mills		5.000
	Total mills		5.000
		Yes	No
10-8	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO , please explain.	☒	☐

Please use this space to provide any additional explanations or comments not previously included

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes

No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

☐☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedure

Policy - Requirements

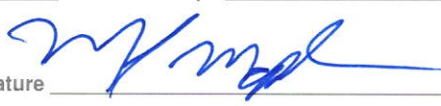
The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Print or type the names of ALL members of current governing body below.
A MAJORITY of the members of the governing body must sign below.

Board Member 1	Board Member's Name: _____ Michael C. Maple _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature:  _____ My term expires: _____ May 2027 _____ Date: <u>3/10/25</u>
Board Member 2	Board Member's Name: _____ Julie Maple _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature: _____ My term expires: _____ May 2025 _____ Date: _____
Board Member 3	Board Member's Name: _____ Suzanne Macgregor _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature:  _____ My term expires: _____ May 2027 _____ Date: <u>3/10/25</u>
Board Member 4	Board Member's Name: _____ Lawrence Marx II _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature:  _____ My term expires: _____ May 2025 _____ Date: <u>3/10/25</u>
Board Member 5	Board Member's Name: _____ Susan Marx _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature: _____ My term expires: _____ May 2025 _____ Date: _____
Board Member 6	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature: _____ My term expires: _____ Date: _____
Board Member 7	Board Member's Name: _____ I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. Signature: _____ My term expires: _____ Date: _____

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required. The wording may be used as a basis for your own local government document, if needed; however you **MUST** draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR FISCAL YEAR 20XX FOR THE (name of government), STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for (name of government) exceeded \$100,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded \$750,000 for Fiscal Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the Fiscal Year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the fiscal year ended _____, 20XX.

ADOPTED THIS ____ day of _____, A.D. 20XX.

EXAMPLE - DO NOT FILL OUT THIS PAGE

Mayor/President/Chairman, etc.

ATTEST:

Town Clerk, Secretary, etc.

Type or Print Names of
Members of Governing Body

Date
Term
Expires

Signature

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT B-3

District No. 3 - Audited Financial Statements for 2024

**Glenwood Meadows Metropolitan District No. 3
Glenwood Springs, Colorado**

**Financial Statements
December 31, 2024**

Glenwood Meadows Metropolitan District No. 3
Financial Statements
December 31, 2024

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Glenwood Meadows Metropolitan District No. 3
Glenwood Springs, Colorado

Opinion

We have audited the accompanying financial statements of the governmental activities and the general fund of Glenwood Meadows Metropolitan District No. 3 (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 financial statements referred to above present fairly, in all material respects, the financial position of the District as of December 31, 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. 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 audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 Glenwood Meadows Metropolitan District No. 3's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

The District's Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America requires 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 the missing information.

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 21 be presented to supplement the basic financial statements. Such 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.

We have applied certain limited procedures to the required supplementary 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Glenwood Meadows Metropolitan District No. 3's basic financial statements as a whole. The Schedule of Debt Service Requirements to Maturity on page 22 is presented for purposes of additional analysis and is not a required part of the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Reese Henry & Company, Inc.

Certified Public Accountants
Aspen, Colorado
April 29, 2025

Glenwood Meadows Metropolitan District No. 3
Governmental Fund Balance Sheet and Statement of Net Position
December 31, 2024

	General Fund Balance Sheet	Adjustments	Statement of Net Position
ASSETS			
Restricted cash and investments	\$ 1,926,956	\$ -	\$ 1,926,956
Public improvement fees receivable	258,983	-	258,983
Property and ownership tax receivable	33,764	-	33,764
Fees in lieu of tax receivable	57,412	-	57,412
Bond issue costs, net	-	22,187	22,187
Capital assets, net	-	376,917	376,917
TOTAL ASSETS	<u>\$ 2,277,115</u>	<u>\$ 399,104</u>	<u>\$ 2,676,219</u>
LIABILITIES			
Accrued interest payable	-	14,530,537	14,530,537
Long-term debt payable:			
Due within one year	-	4,453,414	4,453,414
Due in more than one year	-	76,425	76,425
TOTAL LIABILITIES	<u>-</u>	<u>19,060,376</u>	<u>19,060,376</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - taxes	<u>91,176</u>	<u>-</u>	<u>91,176</u>
FUND BALANCE			
Restricted:			
Contingency - TABOR 3% Reserve	4,891	(4,891)	-
Debt service - bond indenture reserve	1,926,956	(1,926,956)	-
Unassigned	254,092	(254,092)	-
TOTAL FUND BALANCE	<u>2,185,939</u>	<u>(2,185,939)</u>	<u>-</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 2,277,115</u>		
NET POSITION			
Restricted for TABOR		4,891	4,891
Restricted for bond indenture		1,926,956	1,926,956
Unrestricted Deficit		(18,407,180)	(18,407,180)
TOTAL NET POSITION		<u>\$ (16,475,333)</u>	<u>\$ (16,475,333)</u>

The accompanying notes to the financial statements are an integral part of this statement.

Glenwood Meadows Metropolitan District No. 3
Statement of Governmental Fund Revenues, Expenditures and
Changes in Fund Balance and Statement of Activities
December 31, 2024

	Statement of Governmental Fund Revenues, Expenditures and Changes in Fund Balance		Statement of
	General Fund	Adjustments	Activities
REVENUES			
Public improvement fees	\$ 2,497,719	\$ -	\$ 2,497,719
Taxes and fees in lieu of taxes	89,953	-	89,953
Interest	20,336	-	20,336
TOTAL REVENUES	2,608,008	-	2,608,008
EXPENDITURES			
Administration	31,573	-	31,573
Collection fees	24,396		24,396
Intergovernmental agreement costs	58,630	-	58,630
Interest expense	1,576,954	437,798	2,014,752
Debt principal	868,026	(868,026)	-
Depreciation	-	17,132	17,132
Amortization	-	20,484	20,484
TOTAL EXPENDITURES	2,559,579	(392,612)	2,166,967
EXCESS OF REVENUES OVER EXPENDITURES	48,429	392,612	441,041
FUND BALANCE/NET POSITION			
Beginning of the year	2,137,510		(16,916,374)
End of the year	<u>\$ 2,185,939</u>		<u>\$ (16,475,333)</u>

The accompanying notes to the financial statements are an integral part of this statement.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

1. Summary of Significant Accounting Policies

Glenwood Meadows Metropolitan District No. 3 (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado created pursuant to the Special District Act for the purpose of financing and constructing public improvements and for dedicating, when appropriate, such public improvements to the City of Glenwood Springs, or to such other entity as may be appropriate for the use and benefit of the District's property owners. The creation of the District was ordered on January 23, 2004 by the Garfield County District Court after approval by the proposed District's electors at an election held for that purpose. The District is located in its entirety within the City of Glenwood Springs and Garfield County, Colorado.

The District's financial statements are prepared in accordance with United States generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the GASB Statement 62. The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The District is governed by an elected Board which is responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with the provisions of the Colorado Special District Act. The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds).

i. Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position are reported in three parts: invested in capital assets, net of related debt; restricted and unrestricted net position.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

ii. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures or expenses. The fund focus is on current available resources and budget compliance.

The District reports all its activities and accounts for all financial resources through its General Fund which is the District's primary operating fund. The General Fund is the District's only fund.

C. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

i. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

ii. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

D. Financial Statement Accounts

i. Cash and Cash Equivalents

Cash and cash equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

ii. Restricted Assets

Certain proceeds of the District's general obligation limited tax bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants to use in debt service.

iii. Capital Assets

Capital assets, which include land, buildings, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at estimated fair value at the date of donation.

The District's capital assets are comprised entirely of infrastructure assets and are depreciated on a straight line basis over a period of 40 years.

iv. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position column. Also, bond issuance costs are deferred and amortized on a straight-line basis over the life of the bonds.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

v. *Fund Equity*

Fund Balance – The District presents its fund equity in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions where fund balances are categorized in one of five categories*. This Statement is intended to improve the usefulness of information provided to financial report users about fund balance by providing clearer, more structured fund balance classifications and by clarifying the definitions of existing governmental fund types.

As a result fund balances are classified based on the extent to which the District is bound to honor constraints for the specific purposes on which amounts in the fund can be spent. In accordance with the Statement, fund balances are now classified in one of the five categories (not all categories were used to present the District's fund balance):

- *Nonspendable Fund Balance* – are amounts that cannot be spent because they are not in spendable form – such as inventory and prepaid insurance.
- *Restricted Fund Balance* – are restricted when constraints placed on the use of resources are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.
- *Committed Fund Balance* – are amounts that can only be used for specific purposes as a result of constraints imposed by the Board of Directors, the highest level of decision making authority. Committed amounts cannot be used for any other purpose unless the Board removes those constraints by taking the same type of action. Committed fund balances differ from restricted balances because constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation.
- *Assigned Fund Balance* – are amounts a government intends to use for a specific purpose; intent can be expressed by the Board of Directors or by an official or body to which governing body delegates the authority.
- *Unassigned Fund Balance* – are amounts that are available for any purpose; these amounts are reported only in the General Fund.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When expenditures are incurred for which committed, assigned, and unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Board of Directors has provided otherwise in its commitment or assignment actions.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

Net Position – Net Position represent the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consist of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted where there are limitations imposed on their use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. All other net position is reported as unrestricted.

2. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The Governmental Fund Balance Sheet/Statement of Net Position includes an adjustment column. Explanations of adjustments included in this column are as follows:

Long-term liabilities are not due and payable in the current period and are therefore not reported in the funds. Additionally, bond issue costs are not financial resources and are therefore not reported in the funds. The details of these adjustments are accrued interest and bonds payable of \$14,530,537 and \$4,529,839, respectively, and related 2014 note issue costs of \$242,390, less accumulated amortization of \$220,203.

Capital assets are not reported in the funds. However, the costs of those assets are capitalized in the Statement of Net Position and subject to depreciation over their estimated useful lives. The details of these adjustments are capitalized infrastructure of \$668,161, net of related accumulated depreciation of \$291,244.

B. Explanation of certain differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities include an adjustment column. Explanations of the adjustments included in this column are as follows:

Bond principal payments are expenses in the governmental funds, but result in a decrease in long-term liabilities in the Statement of Net Position. An adjustment of \$868,026 was made to eliminate these payments.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense. Depreciation expense of \$17,132 was reported related to infrastructure assets retained by the District at December 31, 2024.

Certain expenses reported in the Statement of Activities do not require the use of current financial resources and are therefore not recorded as expenditures in governmental funds. An adjustment was made to record the change in accrued interest at December 31, 2024 of \$437,798.

Governmental funds report bond issue costs as expenditures when paid. However, in the Statement of Activities, the cost of those assets is allocated over the term of the underlying bonds as amortization expense. An adjustment were made to record related amortization costs of \$20,484 on the new note.

3. Stewardship, Compliance, and Accountability

A. Budgets and Budgetary Accounting

In the fall of each year, special districts typically formally adopt a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2024 will be collected in 2025. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end. Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred revenue in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the District because it is at present considered not necessary to assure effective budgetary control or to facilitate effective cash planning and control.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service. As such, the District has no reserve at December 31, 2024 on amounts expended on non debt service items.

On November 4, 2003, the Glenwood Meadows Metropolitan Districts' voters approved an increase in the Districts' combined debt limit up to \$24,000,000 and the related increase in taxes up to an amount necessary to pay the Districts' debt. The debt is to be incurred for the acquisition, construction, or otherwise providing infrastructure, facilities, and other improvements, and mosquito control and for the provision of the operation services. All debt and tax increases constitute voter-approved revenue changes and are to be collected and spent by the District without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, and without limiting in any year the amount of other revenues that may be collected and spent by the District.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

4. Detailed Notes on All Funds

A. Deposits and Investments

The District's deposits are entirely covered by federal depository insurance coverage ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was zero at year end. At year end, the District had the following deposits and investments with the following maturities:

<u>Type</u>	<u>Standard & Poors Rating</u>	<u>Carrying Amount</u>	<u>Maturities</u>	
			<u>Less than one year</u>	<u>Less than five years</u>
Cash and investments held by trustee	Not rated	\$ 1,926,956	\$ 1,926,956	\$ -
<u>Financial Statement Line Item</u>				
Restricted cash and investments		1,926,956		
		<u>\$ 1,926,956</u>		

The District follows state statutes regarding investments. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Local government securities, corporate and bank securities and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

The District's management of restricted cash and investments (through the loan agreement with lender), is handled by the lender. The Custodian agreement allows the lender to make any and all investments permitted by the provisions of the agreement through its own investment department or that of its affiliates.

The District generally limits its concentration of investments to those investments which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk.

As a means of limiting its exposure on interest rate risk, the District coordinates its investment maturities to closely match cash flow needs in meeting the required bond covenants even though the maturity of the investment is over twenty years.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
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Colorado statutes specify instruments in which local governments may invest, including the following:

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

The District's general investment policy is to apply the prudent-person rule. Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments. The District places no limit on the amount that it may invest in any one issuer.

Concentration of Credit Risk: The District places no limit on the amount that it may invest in any one issuer. There was \$1,676,956 in uninsured funds at December 31, 2024.

B. Capital assets

Capital asset activity for the year ended December 31, 2024 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets:				
Infrastructure	\$ 668,161	\$ -	\$ -	\$ 668,161
Total capital assets being depreciated	668,161	-	-	668,161
Less accumulated depreciation:				
Infrastructure	(274,112)	(17,132)	-	(291,244)
Total accumulated depreciation	(274,112)	(17,132)	-	(291,244)
Total capital assets, net	\$ 394,049	\$ (17,132)	\$ -	\$ 376,917

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

C. Long-term Debt

i. Revenue Note Series 2014

The District borrowed \$9,025,000 on March 13, 2014, with interest at 3.15% and monthly payments of principal and interest of \$76,149. The Revenue Note Series 2014 (the "Revenue Note") was issued by the District for the purposes of refinancing the District's Series 2004 Bonds. The Revenue Note is a limited tax general obligations of the District, payable from Public Improvement Fees ("PIF Revenue") pledged toward debt service on the Revenue Note. Additionally, ad valorem taxes will be imposed, at a rate not to exceed an amount necessary to meet any shortfall between PIF Revenue collected by the District and amounts required to meet the annual debt service of the Revenue Note.

ii. Taxable Junior Reimbursement Revenue Note, Series 2005

The Junior Reimbursement Revenue Note (the "Junior Note") is made up of \$3,557,365 of developer advances since September 30, 2005 (increased from time to time as additional advances and performance of services were received). The Junior Note is subordinate to the Bonds held by District No. 3. The District is required to make payments of interest on an annual basis. Interest on the note compounds annually on January 15 of each year, commencing as of January 15, 2006 at the annual rate of 12%. This Note is payable solely from the Pledged Revenues available to the District. Any amounts of principal and interest remaining unpaid on this Note on March 1, 2026, shall be cancelled and discharged.

Changes to long-term debt during the year ended December 31, 2024 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amount to be Paid in 2025
Senior Lien ANB Note Payable	\$ 1,840,500	\$ -	\$ (868,026)	\$ 972,474	\$ 896,049
Taxable Junior Reimbursement Revenue Note, Series 2005	3,557,365	-	-	3,557,365	3,557,365
	<u>\$ 5,397,865</u>	<u>\$ -</u>	<u>\$ (868,026)</u>	<u>\$ 4,529,839</u>	<u>\$ 4,453,414</u>

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

Annual debt service requirement to maturity for the Revenue Note and the Tax Junior Reimbursement Revenue Note are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 4,453,414	\$ 14,530,334	\$ 18,983,748
2026	76,425	203	76,628
	<u>\$ 4,529,839</u>	<u>\$ 14,530,537</u>	<u>\$ 19,060,376</u>

5. Other Information

A. Risk Management

Except as provided within the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; or injuries to employees. The District is insured for such risks as a member of the Colorado Special Districts Property and Liability Pool (the "Pool").

The Pool is an organization created by intergovernmental agreement to provide property and general liability, automobile physical damage and liability, public officials liability and boiler and machinery coverage to its members. The Pool provides coverage for property claims up to the values declared and liability coverage for claims up to \$1,000,000.

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 official's 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.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

A summary of audited statutory basis financial information for the Pool as of and for the year ended December 31, 2024 (the latest audited information available) is as follows:

Assets	<u>\$ 86,648,040</u>
Liabilities	\$ 57,746,884
Capital and surplus	<u>28,901,156</u>
Total	<u>\$ 86,648,040</u>
Revenue	\$ 31,936,366
Underwriting expenses	<u>30,236,675</u>
Underwriting income	1,699,691
Other income	<u>2,842,881</u>
Net Loss	<u>\$ 4,542,572</u>

B. Related Party Transactions

All members of the District's Board of Directors have a financial interest in Glenwood Meadows, LLC (the "Owner"), a Colorado limited liability company that owns the majority of WMG Meadows, LLC ("WMG") through another entity Glenwood Meadows WMG, LLC. WMG owns a significant portion of real property (shopping center) within the District. The Owner also owns other significant lodging and commercial real properties through other entities that are within the District or other related Districts (GMMD No. 1 and GMMD No. 2).

Glenwood Meadows Metropolitan District No. 1 ("GMMD No.1" or the "Service District") and Glenwood Meadows Metropolitan District No. 2 ("GMMD No.2") has the same Board of Directors as the District.

The District's Board of Directors had previously filed a conflict of interest disclosure to the Colorado Secretary of State. The last recorded filing in March 2014 updated the previously filed disclosures covering the nature of the aforementioned related party transactions. The District's Board of Directors periodically confirm and update the conflict of interest disclosure.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

C. Public Improvement Fee Agreement

The District entered into the Public Improvement Fee Agreement (the “PIF Agreement”) in 2004 which generally provides that the developer of the commercial retail space within the District will obligate retailers within the development to impose, collect and remit a Public Improvement Fee (“PIF”) on all eligible sales. Furthermore, the PIF Agreement assigns to the District any and all interests the developer may have in PIF revenue. The District is obligated under the PIF Agreement to pledge, use and apply all PIF revenue collected for the payment of (i) bonded debt service as required, (ii) certain reimbursable expenses, (iii) certain public improvements and organization costs, and (iv) other expenses related to the provision of any public improvement and services necessary for commercial development within the District. The PIF Agreement shall terminate upon the later of (i) the date on which the debt has been fully paid or (ii) December 31 of the twentieth year following the opening of 300,000 square feet of retail space within the District.

The agreement also calls for PIF collected (net of collection fees) in excess of required debt service to retire the District’s debt to be payable directly to service the related public improvements costs obligations incurred by the Service District for the remaining term of the Bond Indenture. GMMD No. 1’s debt was transferred to the District during March 2014. As of December 31, 2024, the District has combined principal and accrued interest obligations of \$19,060,376 outstanding.

D. Intergovernmental Agreement – City Improvements

In July 2004, the District entered into an Intergovernmental Agreement (the “City IGA”) with the City of Glenwood Springs, Colorado (the “City”). Under the City IGA, the City agreed to construct or cause to be constructed certain infrastructure improvements. The District agreed to pay for these improvements with proceeds from the issuance of the Bonds remitted to the City totaling \$2,350,000. Additionally, the District has agreed to construct or cause to be constructed certain other infrastructure improvements to be paid for in their entirety by the District. The District conveyed \$15,786,676 of improvements to the City of Glenwood Springs in 2008, and all improvements constructed under this agreement have been conveyed as of December 31, 2008 resulting in the significant negative net position on the District’s financial statements.

Glenwood Meadows Metropolitan District No. 3
Notes to Financial Statements
December 31, 2024

E. Intergovernmental Agreement – District Facilities and Services

In July 2004, the District entered into an Intergovernmental Agreement (the “District IGA”) with the Service District for the provision of District construction and operation services. The District IGA generally provides that the District will pay to the Service District over a period of years the costs of the provision of certain services. The District IGA states that the obligation to pay the amounts required there under is a general obligation debt of the District subject to certain limitations, and as such the question of whether the District should enter into and perform the Agreement was submitted at an election called for such purpose and held on November 4, 2003. The question was approved by the electorate. The District IGA also obligates the District to levy, certify, and collect an operating mill levy of five mills unless otherwise authorized by the Service District. All property taxes, specific ownership taxes and other operating revenue collected by the District are to be remitted to the Service District under the District IGA.

In return for the payment of the monies required to be paid under the Agreement, the Service District agrees to (i) acquire or construct certain public improvements, and (ii) thereafter provide for their operation and maintenance until such time as the improvements are transferred to the City or other entity. Any monies received in excess of expenses by the Service District shall be retained and used by the Service District to repay any advances received from the developers or other sources. For the year ended December 31, 2024, the District remitted \$58,630 to the Service District representing taxes collected in 2024 for 2023 taxes.

F. Date of Management’s Review

The District’s management has evaluated subsequent events through April 29, 2025, the date which the District’s financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

Glenwood Meadows Metropolitan District No. 3
Schedule of Revenues and Expenditures - Budget and Actual – General Fund
For the Year Ended December 31, 2024

	Final Approved Budget	Actual	Variance Over (Under) Budget
Revenues and Other Financing Sources:			
Public improvement fees	\$ 2,460,585	\$ 2,497,719	\$ 37,134
Interest	10,000	20,336	10,336
Taxes:			
Property	30,477	30,477	-
Specific ownership	2,438	1,665	(773)
Fees in lieu of taxes	57,811	57,811	-
Total Revenues and Other Financing Sources	<u>2,561,311</u>	<u>2,608,008</u>	<u>46,697</u>
Expenditures and Other Financing Uses:			
Administration	33,000	31,573	(1,427)
Intergovernmental agreement costs	72,117	58,630	(13,487)
Collection Fees	25,216	24,397	(819)
Bond interest:			
Revenue note, Series 2014	45,633	45,762	129
Junior reimbursement note, Series 2005	1,513,569	1,531,192	17,623
Principal payment:			
Revenue note, Series 2014	868,154	868,025	(129)
Reserve for contingency	10,000	-	(10,000)
Tabor emergency fund	1,746	-	(1,746)
Total Expenditures and Other Financing Uses	<u>\$ 2,569,435</u>	<u>\$ 2,559,579</u>	<u>\$ (9,856)</u>

See independent auditor's report and accompanying notes to financial statements.

SUPPLEMENTARY INFORMATION

Glenwood Meadows Metropolitan District No. 3
Schedule of Debt Service Requirements to Maturity
December 31, 2024

Debt and Interest Maturing in the Year Ending December 31,	\$9,025,000 Revenue Note, Series 2014		Taxable Junior Reimbursement Revenue Note Series 2005		Total	
	Interest Rate of 3.15%		Interest Rate of 12%			
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 896,049	\$ 17,738	\$ 3,557,365	\$ 14,512,596	\$ 4,453,414	\$ 14,530,334
2026	76,425	203	-	-	76,425	203
Total	\$ 972,474	\$ 17,941	\$ 3,557,365	\$ 14,512,596	\$ 4,529,839	\$ 14,530,537

See independent auditor's report and accompanying notes to financial statements.