

**EAGLE CREEK METROPOLITAN DISTRICT  
ANNUAL REPORT  
TO  
THE CITY OF COMMERCE CITY**

**FISCAL YEAR ENDING DECEMBER 31, 2023**

Pursuant to the Eagle Creek Metropolitan District Service Plan, and requirements of § 32-1-207(3)(c), C.R.S., the District is required to provide an annual report to the City of Commerce City within one hundred twenty (120) days after conclusion of the District's fiscal year beginning December 31, 2005. Such annual report shall include information concerning the following matters:

- A. Boundary changes made or proposed.
- B. Intergovernmental Agreement entered into or proposed.
- C. Changes or proposed changes in the District's policies.
- D. Changes or proposed changes in the District's operations.
- E. Any significant changes in the financial status of the District, including revenue projection, or operating costs.
- F. A summary of any litigation which involves the District.
- G. Proposed plans for the year immediately following the year summarized in the annual report.
- H. Status of construction of public improvements.
- I. Submission of current assessed valuation in the District.
- J. Submission of audited financial statements or application for exemption from audit.
- K. Uncured defaults of the District.
- L. Inability of District to pay obligations.

For the year ending December 31, 2023, the District makes the following report:

**A. Boundary changes made or proposed.**

No boundary changes were made during 2023.

**B. Intergovernmental Agreements entered into or proposed.**

The District did not enter into any intergovernmental agreements during 2023.

**C. Changes or proposed changes in the District's policies.**

There have been no changes in the District's policies.

**D. Changes or proposed changes in the District's operations.**

There have been no changes in the District's operations.

**E. Any changes in the financial status of the District including revenue projections or operating costs.**

The current financial status of the District is reflected in the 2024 budget attached as Exhibit A.

**F. Summary of any litigation which involves the District.**

There is no litigation of which we are aware currently pending involving the District.

**G. Proposed plans for the year 2024.**

The District intends to continue ongoing maintenance to its parks and landscaping improvements, and to make repairs as needed.

**H. Status of District's public improvement construction schedule.**

There are no public improvement projects currently scheduled for construction in 2024.

**I. Summary of the current assessed valuation in the District.**

The District has received a certification of valuation from the Adams County Assessor that reports a taxable assessed valuation for the District for 2023 of \$11,028,530, for collection in 2024. The District has certified a mill levy of 57.000 mills to be assessed against the properties within the District.

**J. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2023 audit is in process and an amended annual report will be forwarded/filed when available.

**K. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the district.**

None.

**L. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

The District is able to pay its obligations as they come due.

**EXHIBIT A**  
**2024 BUDGET ATTACHED**

**EAGLE CREEK METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**EAGLE CREEK METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 662,180	\$ 755,378	\$ 903,344
REVENUES			
Property taxes	653,351	621,867	1,113,880
Specific ownership taxes	47,665	40,580	77,972
Conservation Trust Fund proceeds	8,697	9,000	10,000
Interest income	15,634	42,525	54,400
Reimbursed expenditures	-	25,079	-
Total revenues	<u>725,347</u>	<u>739,051</u>	<u>1,256,252</u>
TRANSFERS IN	<u>84,238</u>	<u>19,069</u>	<u>10,400</u>
Total funds available	<u>1,471,765</u>	<u>1,513,498</u>	<u>2,169,996</u>
EXPENDITURES			
General Fund	303,328	354,609	375,000
Debt Service Fund	236,203	236,476	245,000
Capital Projects Fund	92,618	-	-
Total expenditures	<u>632,149</u>	<u>591,085</u>	<u>620,000</u>
TRANSFERS OUT	<u>84,238</u>	<u>19,069</u>	<u>10,400</u>
Total expenditures and transfers out requiring appropriation	<u>716,387</u>	<u>610,154</u>	<u>630,400</u>
ENDING FUND BALANCES	<u>\$ 755,378</u>	<u>\$ 903,344</u>	<u>\$ 1,539,596</u>
EMERGENCY RESERVE	\$ 13,300	\$ 13,900	\$ 13,600
AVAILABLE FOR OPERATIONS	495,222	619,170	704,889
TOTAL RESERVE	<u>\$ 508,522</u>	<u>\$ 633,070</u>	<u>\$ 718,489</u>

No assurance is provided. See summary of significant assumptions.

**EAGLE CREEK METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential	\$ 9,625,330	\$ 9,369,330	\$ 10,828,760
State assessed	14,130	5,830	5,330
Vacant land	10	10	10
Personal property	396,010	192,010	194,430
Certified Assessed Value	\$ 10,035,480	\$ 9,567,180	\$ 11,028,530
 <b>MILL LEVY</b>			
General	40.000	40.000	35.000
Debt Service	25.000	25.000	22.000
Total mill levy	65.000	65.000	57.000
 <b>PROPERTY TAXES</b>			
General	\$ 401,419	\$ 382,687	\$ 385,999
Debt Service	250,887	239,180	242,627
Levied property taxes	652,306	621,867	628,626
Adjustments to actual/rounding	1,045	-	-
Budgeted property taxes	\$ 653,351	\$ 621,867	\$ 628,626
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ 402,062	\$ 382,687	\$ 385,999
Debt Service	251,289	239,180	242,627
	\$ 653,351	\$ 621,867	\$ 628,626

**EAGLE CREEK METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 451,303	\$ 508,522	\$ 633,070
REVENUES			
Property taxes	402,062	382,687	385,999
Specific ownership taxes	29,332	24,972	27,020
Interest income	9,391	28,000	37,000
Reimbursed expenditures	-	24,429	-
Total revenues	<u>440,785</u>	<u>460,088</u>	<u>450,019</u>
TRANSFERS IN			
Transfers from other funds	-	19,069	10,400
Total funds available	<u>892,088</u>	<u>987,679</u>	<u>1,093,489</u>
EXPENDITURES			
General and administrative			
Accounting	31,420	37,000	38,400
Auditing	4,200	4,700	5,000
County Treasurer's fee	6,024	5,740	5,790
Directors' fees	2,000	2,000	2,400
Dues and membership	548	806	900
Insurance	2,423	6,839	8,000
District management	16,863	19,000	19,000
Legal	32,475	30,000	33,000
Miscellaneous	60	500	500
Payroll taxes	153	153	184
Election	1,825	745	-
Contingency	-	-	13,426
Meetings/Conferences	-	3,000	3,000
Operations and maintenance			
Repairs and maintenance	77,008	10,000	45,000
Landscaping	62,950	120,000	75,000
Landscaping enhancements	3,780	25,000	25,000
Tree replacement/maintenance	2,340	20,000	20,000
Snow removal	13,303	10,000	15,000
Utilities	45,956	45,000	55,000
Conservation Trust Fund projects	-	14,126	10,400
Total expenditures	<u>303,328</u>	<u>354,609</u>	<u>375,000</u>
TRANSFERS OUT			
Transfers to other fund	80,238	-	-
Total expenditures and transfers out requiring appropriation	<u>383,566</u>	<u>354,609</u>	<u>375,000</u>
ENDING FUND BALANCES	<u>\$ 508,522</u>	<u>\$ 633,070</u>	<u>\$ 718,489</u>
EMERGENCY RESERVE	\$ 13,300	\$ 13,900	\$ 13,600
AVAILABLE FOR OPERATIONS	495,222	619,170	704,889
TOTAL RESERVE	<u>\$ 508,522</u>	<u>\$ 633,070</u>	<u>\$ 718,489</u>

No assurance is provided. See summary of significant assumptions.

**EAGLE CREEK METROPOLITAN DISTRICT  
 CONSERVATION TRUST FUND  
 2024 BUDGET  
 WITH 2022 ACTUAL AND 2023 ESTIMATED  
 For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 40	\$ 4,826	\$ -
REVENUES			
Conservation Trust Fund proceeds	8,697	9,000	10,000
Interest income	89	300	400
Total revenues	<u>8,786</u>	<u>9,300</u>	<u>10,400</u>
Total funds available	<u>8,826</u>	<u>14,126</u>	<u>10,400</u>
EXPENDITURES			
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>4,000</u>	<u>14,126</u>	<u>10,400</u>
Total expenditures and transfers out requiring appropriation	<u>4,000</u>	<u>14,126</u>	<u>10,400</u>
ENDING FUND BALANCES	<u>\$ 4,826</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**EAGLE CREEK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 198,487	\$ 237,962	\$ 270,274
REVENUES			
Property taxes	251,289	239,180	242,627
Specific ownership taxes	18,333	15,608	16,984
Interest income	6,056	14,000	17,000
Total revenues	<u>275,678</u>	<u>268,788</u>	<u>276,611</u>
Total funds available	<u>474,165</u>	<u>506,750</u>	<u>546,885</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,765	3,588	3,639
Paying agent fees	300	300	300
Contingency	-	-	3,186
Debt Service			
Bond interest	92,138	87,588	82,875
Bond Principal	140,000	145,000	155,000
Total expenditures	<u>236,203</u>	<u>236,476</u>	<u>245,000</u>
Total expenditures and transfers out requiring appropriation	<u>236,203</u>	<u>236,476</u>	<u>245,000</u>
ENDING FUND BALANCES	<u>\$ 237,962</u>	<u>\$ 270,274</u>	<u>\$ 301,885</u>

No assurance is provided. See summary of significant assumptions.

**EAGLE CREEK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 12,350	\$ 4,068	\$ -
REVENUES			
Interest income	98	225	-
Reimbursed expenditures	-	650	-
Total revenues	98	875	-
TRANSFERS IN			
Transfers from other funds	84,238	-	-
Total funds available	96,686	4,943	-
EXPENDITURES			
Playground improvements	4,000	-	-
Capital outlay	8,740	-	-
Fence and sign maintenance	79,878	-	-
Total expenditures	92,618	-	-
TRANSFERS OUT			
Transfers to other fund	-	4,943	-
Total expenditures and transfers out requiring appropriation	92,618	4,943	-
ENDING FUND BALANCES	\$ 4,068	\$ -	\$ -

No assurance is provided. See summary of significant assumptions.

**EAGLE CREEK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide financing for the construction of street improvements, storm drainage, detention pond improvements, recreation improvements, safety protection facilities, and for the perpetual maintenance of street landscaping and lighting in its service area. The District's service area is located in Adams County, Colorado, entirely within the City of Commerce City.

The District was formed by District Court Order on January 8, 1997, with initial development beginning shortly thereafter. The organizational election for the District approved authorization to increase property taxes up to \$500,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of \$3,000,000 for the above listed facilities, with a corresponding annual increase in taxes of up to \$3,450,000 for payment of the debt. In addition, on May 5, 1998, the voters authorized additional debt in the amount of \$540,030 for water and sewer improvements and \$150,000 for operations and maintenance expenditures, with a corresponding annual increase in taxes of up to \$2,874,138.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**EAGLE CREEK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.00% of the property taxes collected.

**Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

**Conservation Trust (Lottery Proceeds)**

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under State statutes.

**Expenditures**

**Administrative Expenses**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, banking, meeting expense, and other administrative expenses.

**EAGLE CREEK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures** (continued)

**Operations and Maintenance**

Certain street landscaping and park improvements will be owned and maintained by the District. The estimated costs for repairs and maintenance of the improvements are found on the General Fund page of the budget.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2016 Bonds. (Discussed under Debt and Leases).

**Debt and Leases**

**Taxable/Tax-Exempt General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2016.** On May 17, 2016, the District issued \$3,540,000 of Taxable/Tax Exempt General Obligation Refunding and Improvement Bonds (the 2016 Bonds). The 2016 Bonds were initially issued as taxable bonds with an interest rate of 4.00% per annum. On September 30, 2016, the 2016 Bonds converted to tax exempt bonds with an interest rate of 3.25% to December 1, 2015, 3.75% to December 1, 2030, and 4.25% until maturity on December 1, 2036. Interest is payable semi-annually on June 1 and December 1, commencing on December 1, 2016. Mandatory principal payments are due on December 1, commencing on December 1, 2016, with final payment due on December 1, 2036. The 2016 Bonds cannot be prepaid prior to December 1, 2025.

The 2016 Bonds are secured by (1) the Required Mill Levy, (2) that portion of the Specific Ownership Tax allocable to the Required Mill Levy, and (3) any other legally available moneys with the District determines in its sole discretion to apply as pledged revenue. Proceeds of the 2016 bonds were used to (1) advance refund and decrease (debt legally satisfied) its General Obligation Refunding Bonds, Series 2006, (2) finance the cost of construction and installation of park and recreation improvements, and (3) pay the costs of issuing the 2016 Bonds.

Once the Debt to Assessed Ratio is 50% or less, the Required Mill Levy shall be an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, without limitation of rate and in amounts sufficient to make such payments when due. As of December 31, 2022, the debt to assessed ratio was 22%.

The District's current debt schedule is attached. The District has no operating or capital leases.

**Reserves**

**Emergency Reserves**

The District has provided for an Emergency Reserve fund equal to at least 3.00% of fiscal year spending for 2024, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**EAGLE CREEK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Year Ending December 31,</b>	<b>\$3,540,000 Taxable/Tax-Exempt General Obligation Refunding and Improvement Bonds Dated May 17, 2016 Interest Rate between 3.25% - 4.25% Payable June 1 and December 1 Principal Due December 1</b>	
	<b>Principal</b>	<b>Interest</b>
2024	\$ 155,000	\$ 82,875
2025	160,000	77,837
2026	160,000	83,813
2027	165,000	77,812
2028	175,000	71,625
2029	185,000	65,063
2030	195,000	58,125
2031	195,000	57,587
2032	210,000	49,300
2033	220,000	40,375
2034	230,000	31,025
2035	240,000	21,250
2036	260,000	11,050
	<u>\$ 2,550,000</u>	<u>\$ 727,737</u>

No assurance is provided. See summary of significant assumptions.