

**COAL CREEK METROPOLITAN
DISTRICT NO. 1
2024 ANNUAL REPORT**

COAL CREEK METROPOLITAN DISTRICT NO. 1
2024 ANNUAL REPORT
TO
THE CITY OF AURORA

Pursuant to § 32-1-207(3)(c), C.R.S., and the Service Plan for Coal Creek Metropolitan District No. 1 (the “**District**”), the District is required to provide an annual report to the City of Aurora (the “**City**”). The report is to include information concerning matters which occurred during the prior fiscal year.

For the year ending December 31, 2024, the District makes the following report:

Service Plan Requirements

- 1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.**
There were no boundary changes made or proposed to the District’s boundaries in 2024.
- 2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.**
The District did not enter into or propose any Intergovernmental Agreements in 2024.
- 3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.**
As of December 31, 2024, the District has not adopted any rules and regulations.
- 4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.**
To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s Public Improvements as of December 31, 2024.
- 5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.**
As of December 31, 2024, the District had not constructed any Public Improvements.
- 6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**
The District did not construct any facilities or improvements dedicated to or accepted by the City in 2024.
- 7. The assessed valuation of the District’s for the current year.**
The District’s current assessed valuation is \$51,189,009.
- 8. Current year budget including a description of the Public Improvements to be constructed in such year.**

The 2025 budget is attached hereto as **Exhibit A**. As of the date of filing this report, the District does not plan to construct any Public Improvements in 2025.

9. **Audit of the District’s financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The 2024 Audit is still in process and will be provided as a supplement once complete.

10. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

The District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any Debt instrument.

11. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

There was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligation, which continued beyond a ninety (90) day period.

§ 32-1-207(3), C.R.S., Statutory Requirements

1. **Boundary changes made.**

There were no boundary changes made to the District’s boundaries in 2024.

2. **Intergovernmental Agreements entered into or terminated.**

The District did not enter into or terminate any Intergovernmental Agreements in 2024.

3. **Access information to obtain a copy of rules and regulations adopted by the board.**

As of December 31, 2024, the District had not adopted any rules and regulations.

4. **A summary of litigation involving Public Improvements owned by the District.**

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s Public Improvements as of December 31, 2024.

5. **Status of the construction of Public Improvements by the District.**

As of December 31, 2024, the District had not constructed any Public Improvements.

6. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

The District did not construct any facilities or improvements dedicated to or accepted by the City in 2024.

7. **The final assessed valuation of the District as of December 31st of the reporting year.**

The District’s final assessed valuation is \$51,189,009.

8. **A copy of the current year’s budget.**

The 2025 budget is attached hereto as **Exhibit A**.

9. **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 2024 Audit is still in process and will be provided as a supplement once complete.

10. **Notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District.**

The District did not receive notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District

11. **Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

There was not any inability of the District to pay its obligations as they came due under any obligation which continued beyond a ninety (90) day period.

EXHIBIT A
2025 Budget

COAL CREEK METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**COAL CREEK METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 737,044	\$ 925,943	\$ 13,105,381
REVENUES			
Property Taxes	166,124	11,671,954	3,583,231
Specific Ownership Taxes	10,886	666,544	214,994
Interest Income	39,232	50,000	500,000
Other Revenue	-	2,070	-
Total revenues	<u>216,242</u>	<u>12,390,568</u>	<u>4,298,225</u>
Total funds available	<u>953,286</u>	<u>13,316,511</u>	<u>17,403,606</u>
EXPENDITURES			
General and administrative			
Accounting	9,488	10,500	14,100
Auditing	-	-	6,500
County Treasurer's Fee	2,492	175,259	53,748
Dues and Membership	293	447	500
Insurance	2,571	3,481	4,200
Legal	10,054	20,000	20,000
Miscellaneous	-	-	500
Election	1,845	243	5,000
Contingency	-	-	18,752
Website	600	1,200	1,200
Total expenditures	<u>27,343</u>	<u>211,130</u>	<u>124,500</u>
Total expenditures and transfers out requiring appropriation	<u>27,343</u>	<u>211,130</u>	<u>124,500</u>
ENDING FUND BALANCES	<u>\$ 925,943</u>	<u>\$ 13,105,381</u>	<u>\$ 17,279,106</u>
EMERGENCY RESERVE	\$ 7,000	\$ 371,700	\$ 129,000
AVAILABLE FOR OPERATIONS	918,943	12,733,681	17,150,106
TOTAL RESERVE	<u>\$ 925,943</u>	<u>\$ 13,105,381</u>	<u>\$ 17,279,106</u>

No assurance provided. See summary of significant assumptions.

COAL CREEK METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/24/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION			
Residential	\$ 2,468	\$ 4,131	\$ 4,131
Oil and Gas	2,024,884	165,609,736	50,087,110
Agricultural	9,086	8,870	8,870
State assessed	250	290	210
Personal property	329,689	1,118,951	1,088,540
Other	232	222	148
Certified Assessed Value	<u>\$ 2,366,609</u>	<u>\$ 166,742,200</u>	<u>\$ 51,189,009</u>
MILL LEVY			
General	70.000	70.000	70.000
Refund and abatements	0.195	0.000	0.000
Total mill levy	<u>70.195</u>	<u>70.000</u>	<u>70.000</u>
PROPERTY TAXES			
General	\$ 165,663	\$ 11,671,954	\$ 3,583,231
Refund and abatements	461	-	-
Budgeted property taxes	<u>\$ 166,124</u>	<u>\$ 11,671,954</u>	<u>\$ 3,583,231</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ 166,124</u>	<u>\$ 11,671,954</u>	<u>\$ 3,583,231</u>
	<u>\$ 166,124</u>	<u>\$ 11,671,954</u>	<u>\$ 3,583,231</u>

**COAL CREEK METROPOLITAN DISTRICT NO. 1
2025 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on February 17, 2016, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Aurora, Arapahoe County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets and safety controls, street lighting, monuments, signage, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, mosquito control and park and recreation facilities, primarily for single family residential development within the District.

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 the 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.

Revenue

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.

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

**COAL CREEK METROPOLITAN DISTRICT NO. 1
2025 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenue (Continued)

For property tax collection year 2025, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
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%			

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 6.00% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical and anticipated future earnings based on market conditions.

Expenditures

General and Administrative Expenditures

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Debt and Leases

The District has no debt or operating or capital leases.

**COAL CREEK METROPOLITAN DISTRICT NO. 1
2025 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3.00% of the fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.