

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

2024 ANNUAL REPORT and DISCLOSURE FORM

Pursuant to §32-1-207(3)(c) and the Service Plan for Constitution Heights Metropolitan District (the “**District**”), the District is required to provide an annual report to the County of El Paso with regard to the following matters:

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

1.	Name of District.	Constitution Heights Metropolitan District
2.	Report for Calendar Year.	2024
3.	Contact Information.	Adam Noel WSDM 614 N. Tejon St Colorado Springs, CO 80903 (719) 447-1777 Adam.n@wsdistricts.co Note: This District does not have an office within the Boundaries of the District
4.	Meeting Information.	District Board meetings are scheduled for the second Monday of each month at 1:00 pm at the office of the Contact person but are subject to change and may be cancelled if there is no business to transact. Up-to-date meeting times, locations, and agendas can be obtained by calling the Contact or at wsdistricts.co/projects/constitution-heights-metropolitan-district/
5.	Type of District/ Unique Representational Issues (if any).	This District is a single conventional Title 32 Special Metropolitan District. All Property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the district and are eligible to run for Director positions when these positions become open.
6.	Authorized Purposes of the District.	The Service Plan authorizes roads, park and recreation, water and wastewater, drainage, landscaping, mosquito control, and transportation. For additional details, please call the Contact.
7.	Active Purposes of the District.	The primary active purpose of the district is to finance

	the public infrastructure construction costs. For additional details, please call the Contact.
<p>8. Current Certified Mill Levies (2024 Mill Levy collected in 2025)</p> <p>a. Debt Service</p> <p>b. Operational</p> <p>c. Other</p> <p>d. Total</p>	<p>a. 24.000 mills</p> <p>b. None</p> <p>c. None</p> <p>d. 24.000 mills</p> <p>The 2024 final assessed valuation as certified by the El Paso County Assessor's Office is \$36,349,250, attached hereto as Exhibit A.</p>
<p>9. Sample Calculation of Current Mill Levy for a Residential Property.</p>	<p>Assumptions:</p> <p>\$200,000.00 is the total actual value of a typical single-family homes as determined by El Paso County.</p> <p>2024 total mill levy is 24.000 for collection in 2025 to account for the current 2024's 6.7% residential assessment ratio.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>$\\$200,000 \times .067 = \\$13,400$ (assessed value) $\times .02400$ mills = \$322 per year in taxes owed solely to this Special District at the current mill levy rate.</p> <p>Sample Metropolitan District Mill Levy calculation for a <u>Commercial Property</u>:</p> <p>$\\$200,000 \times 27.9\% = \\$55,800$ (Assessed Value) $\times .02400$ mills = \$1,339 per year in taxes solely to this Special District at the current mill levy rate.</p>
<p>10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals).</p> <p>a. Debt Service</p>	<p>*2024 residential assessment rate of 6.7% allows for changes to the maximum authorized mill levy rates (see adjusted mill levies below)</p> <p>a. 40 Mills (47.530)*</p>

b. Operational c. Other d. Total	b. 0 Mills c. None d. 40.0 mills (47.530)*
11. Sample Calculation of Mill Levy Cap for a Residential Property.	Assumptions: See Assumptions in #9 above; (please note that these higher sample tax liabilities would occur only if the mill levies were increased to the allowable maximum rates. The Board of Directors does not anticipate at this time that this will occur) Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u> : \$200,000: \$13,400 x .047530 mills = \$637 per year in taxes owed solely to this Special District if the District imposes its maximum allowed mill levy.
12. Current Outstanding Debt of the Districts (as of the end of year of this report).	General Obligation Limited Tax Refunding Bonds, Series 2020; \$12,285,000 outstanding.
13. Total voter-authorized debt of the Districts (including current debt).	\$25,000,000.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	None.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year.	None.
16. Summary of major property exclusion or inclusion activities in the past year.	None.
17. Intergovernmental agreements entered into or terminated with other governmental entities.	None.
18. Access information to obtain a copy of rules and regulations adopted by the board.	If any rules and regulations have been adopted, copies may be obtained from the District Contact/Manager noted above.
19. A summary of litigation involving public improvements owned by the special district.	To our actual knowledge, based on review of the court records in El Paso 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.

20. Other Information.	<p>The 2025 Budget is attached hereto as Exhibit B.</p> <p>The 2023 Audit is attached hereto as Exhibit C.</p> <p>In 2024 there was no:</p> <p>(i) uncured defaults existing for more than ninety days under any District debt instrument; and</p> <p>(ii) inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period. § 32-1-207(3)(c)(II), C.R.S.</p>
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§32-1-207(3) Statutory Requirements

1. Boundary Changes Made.	No boundary changes were made in 2024.
2. Intergovernmental Agreements entered into or terminated with other governmental entities.	No IGAs were entered into or terminated with other governmental entities in 2024.
3. Access information to obtain a copy of rules and regulations adopted by the board.	Any rules and regulations can be obtained from the Contact's office.
4. A summary of litigation involving public improvements owned by the District.	To our actual knowledge, based on review of the court records in El Paso 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. The status of the construction of public improvements by the District.	Improvements have been completed.
6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	None.
7. The final assessed valuation of the District as of December 31 st of the reporting year.	The 2024 final assessed valuation as certified by the El Paso County Assessor's Office is \$36,349,250, attached hereto as Exhibit A .
8. A copy of the current year's budget.	A copy of the 2025 Budget is attached hereto as Exhibit B .

<p>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.</p>	<p>The 2023 Audit is attached hereto as Exhibit C. The 2024 Audit will be submitted as a supplemental to this report upon completion.</p>
<p>10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.</p>	<p>To our actual knowledge, 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.</p>
<p>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.</p>	<p>To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.</p>

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Sean Allen for White Bear Ankele Tanaka & Waldron, General Counsel

Name and Title of Respondent

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to: El Paso County
Clerk and Recorder

Attention: Clerk to the Board Department
P.O. Box 2007
Colorado Springs, Colorado 80901-2007

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

EXHIBIT A
2024 Assessed Valuation



Mark Flutcher
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300
8:00AM-4:30PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

CONSTITUTION HEIGHTS METRO DISTRICT
WALKER SCHOOLER DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS, CO 80903

November 27, 2024

RE: 2024 FINAL CERTIFICATION OF VALUE

The final taxable assessed value for the tax boundary is \$36,349,250.

Included in this mailing is the Division of Local Government's DLG-57 form which should be used in the calculation of your mill levy. Below is an accounting of the district's value by property use classification and tax area code.

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$505,521,077	\$33,869,920
Commercial	\$64,986	\$18,120
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$8,368,839	\$2,335,110
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$452,040	\$126,100
Sub Total (Taxable)	\$514,406,942	\$36,349,250
Exempt	\$0	\$0
Grand Total	\$514,406,942	\$36,349,250

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_166	\$452,040	\$126,100
SCI	\$99,723,823	\$6,722,570
SCL	\$93,447,361	\$6,262,650
SH3	\$44,823,997	\$3,003,810
SHC	\$11,491,172	\$875,590
SHF	\$264,468,549	\$19,358,530
Taxable Total	\$514,406,942	\$36,349,250

Certification of Levies must be submitted by 5:00pm December 15, 2024.
Per HB 24-1302, please complete the DLG Public Information Form (included) and return.

EMAIL:
rogerclark@elpasoco.com

El Paso County Assessor's Office
Attn: Roger Clark
1675 West Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907

FAX:
(719) 520-6635

CERTIFICATION OF VALUATION BY EL PASO COUNTY ASSESSOR

Name of Jurisdiction: **166 - CONSTITUTION HEIGHTS METRO DISTRICT**

IN EL PASO COUNTY ON 11/25/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 IN EL PASO COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$30,758,890
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$36,349,250
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$36,349,250
5. NEW CONSTRUCTION: **	\$6,851,780
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.16

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN EL PASO COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$513,889,916
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$102,264,957
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$0

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3), C.R.S.

Data Date: 11/25/2024

EXHIBIT B
2025 Budget

**CONSTITUTION HEIGHTS METROPOLITAN DISTRICT
2025 BUDGET
GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL 9/25/2024	2024 BUDGET	2025 BUDGET
GENERAL FUND	\$ 2,728	\$ 71,991	\$ 71,991	120,617
REVENUES				
PROPERTY TAX	\$ -	\$ -	\$ -	\$ -
SPECIFIC OWNERSHIP TAX	\$ 67,113	\$ 45,394	\$ 51,675	\$ 61,067
INTEREST INCOME	\$ 2,150	\$ 3,232	\$ 2,000	\$ 2,000
TOTAL REVENUES	\$ 69,263	\$ 48,626	\$ 53,675	\$ 63,067
TOTAL REVENUES AND BEGINNING BALANCE	\$ 71,991	\$ 120,617	\$ 125,666	\$ 183,683
EXPENDITURES				
AUDIT	\$ 9,325	\$ 8,500	\$ 10,000	\$ 8,950
BANK CHARGES	\$ 3,575	\$ 1,308	\$ 1,500	\$ 1,500
DISTRICT MANAGEMENT	\$ 30,056	\$ 12,484	\$ 24,000	\$ 24,000
DUES & SUBSCRIPTIONS	\$ 657	\$ 678	\$ -	\$ 700
ELECTION	\$ 1,372	\$ -	\$ -	\$ 5,000
INSURANCE	\$ 286	\$ -	\$ 3,000	\$ 1,000
SUPPLIES/POSTAGE/PUBLISHING	\$ 29	\$ 36	\$ 1,000	\$ 500
CONTINGENCY	\$ -	\$ -	\$ 10,000	\$ 10,000
LEGAL	\$ 8,624	\$ 6,333	\$ 5,000	\$ 8,000
TOTAL EXPENDITURES	\$ 53,924	\$ 29,339	\$ 54,500	\$ 59,650
GENERAL FUND: ENDING BALANCE	\$ 71,991	\$ 120,617	\$ 125,666	\$ 183,683
EMERGENCY RESERVE: State Required at 3%	\$ 1,618	\$ 880	\$ 1,635	\$ 1,790

**CONSTITUTION HEIGHTS METROPOLITAN DISTRICT
2025 BUDGET
DEBT SERVICE FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
DEBT SERVICE FUND	\$ 666,406	\$ 717,243	\$ 717,243	\$ 795,128
REVENUES				
PROPERTY TAXES	\$ 640,929	\$ 736,890	\$ 738,213	\$ 872,382
DELINQUENT INTEREST	\$ 253	\$ 245	\$ -	\$ -
PRIOR YEAR - DEBT	\$ -	\$ (81)	\$ -	\$ -
TRANSFER FROM GENERAL FUND	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 42,019	\$ 28,923	\$ 30,000	\$ 30,000
TOTAL REVENUES	\$ 683,201	\$ 765,977	\$ 768,213	\$ 902,382
TOTAL REVENUES AND BEGINNING BALANCE	\$ 1,349,607	\$ 1,483,220	\$ 1,485,456	\$ 1,697,510
EXPENDITURES				
BOND PRINCIPAL	\$ -	\$ 55,000	\$ 55,000	\$ 115,000
BOND INTEREST	\$ 616,750	\$ 616,750	\$ 616,750	\$ 614,000
TREASURER'S FEE	\$ 9,618	\$ -	\$ 11,073	\$ 13,086
BANK CHARGES	\$ 1,997	\$ 1,269	\$ 100	\$ 1,500
LENDER'S FEE	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 632,365	\$ 677,019	\$ 686,923	\$ 747,586
DEBT SERVICE FUND: ENDING BALANCE	\$ 717,243	\$ 806,201	\$ 798,533	\$ 949,924
ASSESSED VALUATION	\$ 23,030,160	\$ 30,758,890	\$ 30,758,890	\$ 36,349,250
MILL LEVY	27.830	24.000	24.000	24.000

BUDGET MESSAGE
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Constitution Heights Metropolitan District

The attached 2025 Budget for Constitution Heights Metropolitan District includes these important features:

- The primary sources of revenue for the district are the SO tax and property tax.

The Budgetary basis of the accounting timing measurement method used is:

- ☒ Cash basis
- ☐ Modified accrual basis
- ☐ Encumbrance basis
- ☐ Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

Contracted legal and management services including state required reporting, financial and accounting reports, billing and other services.

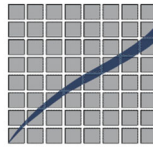
EXHIBIT C
2023 Audit

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO

FINANCIAL STATEMENTS
DECEMBER 31, 2023

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors

Constitution Heights Metropolitan District

El Paso County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Constitution Heights Metropolitan District ("District") as of and for the year ended December 31, 2023, 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 respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, 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

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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 opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

BiggsKofford, P.C.

Colorado Springs, Colorado

August 28, 2024

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

DECEMBER 31, 2023

	Governmental Activities
<u>ASSETS</u>	
Cash and investments	\$ 45,397
Cash and investments - restricted	696,674
Receivable from County Treasurer	5,156
Property tax receivable	738,213
Total assets	1,485,440
<u>LIABILITIES</u>	
Accounts payable	12,422
Accrued interest payable	51,396
Noncurrent liabilities:	
Due within one year	55,000
Due in more than one year	12,608,069
Total liabilities	12,726,887
<u>DEFERRED INFLOWS OF RESOURCES</u>	
Deferred property taxes	738,213
Total deferred inflows of resources	738,213
<u>NET POSITION</u>	
Restricted for:	
Debt service	667,843
Emergency reserve	1,700
Unrestricted	(12,649,203)
Total net position	\$ (11,979,660)

The accompanying notes and independent auditor's report
should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2023

	Program Revenues				Net (Expenses) Revenues and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
<u>FUNCTIONS / PROGRAMS</u>					
Primary government					
Government activities:					
General government	\$ 66,042	\$ -	\$ -	\$ -	\$ (66,042)
Interest and related costs on long-term debt	645,127	-	-	-	(645,127)
Total government activities	<u>\$ 711,169</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(711,169)</u>
<u>GENERAL REVENUES</u>					
Property taxes					641,182
Specific ownership taxes					67,113
Investment income					44,169
Total general revenues					<u>752,464</u>
Change in net position					41,295
Net position, beginning of year					<u>(12,020,955)</u>
Net position, end of year					<u>\$ (11,979,660)</u>

The accompanying notes and independent auditor's report should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

BALANCE SHEETS - GOVERNMENTAL FUNDS

DECEMBER 31, 2023

	General Fund	Debt Service Fund	Total Governmental Funds
<u>ASSETS</u>			
Cash and investments	\$ 45,397	\$ -	\$ 45,397
Cash and investments - restricted	1,700	694,974	696,674
Receivable from County Treasurer	-	5,156	5,156
Property tax receivable	-	738,213	738,213
Due from other funds	-	19,109	19,109
Total assets	<u>\$ 47,097</u>	<u>\$ 1,457,452</u>	<u>\$ 1,504,549</u>
<u>LIABILITIES</u>			
Accounts payable	\$ 12,422	\$ -	\$ 12,422
Due to other funds	19,109	-	19,109
Total liabilities	<u>31,531</u>	<u>-</u>	<u>31,531</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred property taxes	-	738,213	738,213
Total deferred inflows of resources	<u>-</u>	<u>738,213</u>	<u>738,213</u>
<u>FUND BALANCES</u>			
Restricted for:			
Debt service	-	719,239	719,239
Emergency reserve	1,700	-	1,700
Unassigned:			
Unrestricted	13,866	-	13,866
Total fund balances	<u>15,566</u>	<u>719,239</u>	<u>734,805</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 47,097</u>	<u>\$ 1,457,452</u>	

Amounts reported in governmental activities in the statement of net position are different because:

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:

Bonds payable	(12,335,000)
Accrued interest on bonds payable	(51,396)
Developer advances	(153,500)
Accrued interest on developer advances	(174,569)

Net position of governmental activities	<u>\$ (11,979,660)</u>
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The accompanying notes and independent auditor's report
should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2023

	General Fund	Debt Service Fund	Total Governmental Funds
<u>REVENUES</u>			
Property taxes	\$ -	\$ 641,182	\$ 641,182
Specific ownership taxes	67,113	-	67,113
Investment income	2,150	42,019	44,169
Total revenues	69,263	683,201	752,464
<u>EXPENDITURES</u>			
Current:			
Accounting and audit	9,325	-	9,325
Bank charges	3,575	-	3,575
County Treasurer fees	-	9,618	9,618
Dues and subscriptions	657	-	657
Elections	1,372	-	1,372
Insurance	2,786	-	2,786
Legal services	8,624	-	8,624
Management fees	30,056	-	30,056
Supplies	29	-	29
Debt service:			
Bank charges	-	4,000	4,000
Bond interest payments	-	616,750	616,750
Total expenditures	56,424	630,368	686,792
Excess of revenues over expenditures	12,839	52,833	65,672
Net change in fund balances	12,839	52,833	65,672
Fund balances, beginning of year	2,727	666,406	669,133
Fund balances, end of year	\$ 15,566	\$ 719,239	\$ 734,805

The accompanying notes and independent auditor's report
should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2023

Net change in fund balances	\$ 65,672
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Amounts reported for governmental activities in the statement of activities are different because:

Some items in the statement of activities do not provide or require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest on developer advances	(24,377)
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Change in net position	<u>\$ 41,295</u>
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The accompanying notes and independent auditor's report
should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (BUDGET AND ACTUAL)

YEAR ENDED DECEMBER 31, 2023

	Original Budget	Final Budget	Actual	Variance
<u>REVENUES</u>				
Specific ownership taxes	\$ 44,865	\$ 67,113	\$ 67,113	\$ -
Investment income	150	2,150	2,150	-
Total revenues	45,015	69,263	69,263	-
<u>EXPENDITURES</u>				
Accounting and audit	-	9,325	9,325	-
Bank charges	1,000	3,575	3,575	-
Dues and subscriptions	-	657	657	-
Elections	5,000	1,372	1,372	-
Insurance	3,000	2,786	2,786	-
Legal services	5,000	8,624	8,624	-
Management fees	30,000	30,056	30,056	-
Supplies	1,000	29	29	-
Total expenditures	45,000	56,424	56,424	-
Net change in fund balance	<u>\$ 15</u>	<u>\$ 12,839</u>	12,839	<u>\$ -</u>
Fund balance, beginning of year			2,727	
Fund balance, end of year			<u>\$ 15,566</u>	

The accompanying notes and independent auditor's report
should be read with these financial statements.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

1. DEFINITION OF REPORTING ENTITY

Constitution Heights Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed in November 2004, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado ("County"). The District was organized to construct public improvements including road and bridge improvements, landscaping, sanitary and storm sewer, water systems, park and recreation, channel, and other drainage improvements needed for the area.

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

The District is not financially accountable for any other organization nor is the District a component unit of any other primary governmental entity.

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-wide and fund financial statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Material interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meet the operational or capital requirements of a particular function or segment. Taxes and other items are properly excluded from program revenues and are reported as general revenues.

Measurement focus, basis of accounting, and financial statement position

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

The District reports the following major governmental funds:

The *general fund* accounts for all financial resources of the District except those required to be accounted for in another fund.

The *debt service fund* accounts for the servicing of general long-term debt and revenues generated and received by the District that are required to be used for repayment of debt.

Budgets

In accordance with state budget law, the District holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, and other financing uses level, and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2023.

Pooled cash and investments

The District follows the practice of pooling cash and investments of funds to maximize investment earnings. Except when required by trust or other agreements, cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average balance.

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 and attaches as an enforceable lien as of January 1 of the following year. The County Treasurer collects the taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and sales of tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected to the District monthly.

Property taxes, net of estimated uncollectable amounts, are recorded initially as deferred revenues in the year they are levied and measurable. The deferred property tax revenues are recorded as revenues in the year they are available or collected.

Deferred inflows of resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenues) until that time. Accordingly, property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Interfund balances and transactions

The District reports interfund balances and transfers that are representative of lending and borrowing arrangements between funds in the fund financial statements as due to other funds and due from other funds, respectively. The interfund balances have been eliminated in the government-wide statements.

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Net position and fund balances

Net position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund balances

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

The *nonspendable fund balance* is the portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventories) or is legally or contractually required to be maintained intact.

The *restricted fund balance* is the portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

The *committed fund balance* is the portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

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

The *unassigned fund balance* is the residual portion of fund balance that does not meet any of the criteria described above.

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

Use of estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent events

The District has evaluated subsequent events through the date of the attached independent auditor's report, the date these financial statements were available to be issued.

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

3. CASH AND INVESTMENTS

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 45,397
Cash and investments - restricted	696,674
	<u>\$ 742,071</u>

The carrying amounts of cash and investments, which equal estimated fair value, as of December 31, 2023, are as follows:

Deposits with financial institutions	\$ 45,297
Investments	696,774
	<u>\$ 742,071</u>

Deposits with financial institutions

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be 102% of the aggregate uninsured deposits.

The state commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2023, the District's cash deposits had a bank balance of \$45,297 and a carrying balance of \$45,297.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those below which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. The District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless otherwise formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the US and certain US government agency securities
- Certain international agency securities
- General obligation and revenue bonds of US local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

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

Investment	Maturity	Amount
Colorado Surplus Asset Trust Fund (CSAFE)	Weighted average under 60 days	\$ 696,774

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust ("CSAFE"), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing CSAFE. CSAFE offers two portfolios: CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND, which operates similarly to a money market fund in which each share is equal in value to \$1, offers daily liquidity. CSAFE may invest in US Treasury securities, repurchase agreements collateralized by US Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable net asset value ("NAV") local government investment pool, offers weekly liquidity and is managed to approximate a \$2 transactional share price. CSAFE CORE may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities, certain obligations of US government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by FitchRatings. CSAFE records its investment at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

4. LONG-TERM OBLIGATIONS

The following is a summary of long-term debt of the District during the year ended December 31, 2023:

	Balance 01-01-23	Additions	Repayments / Amortization	Balance 12-31-23	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020 Bonds	\$ 12,335,000	\$ -	\$ -	\$ 12,335,000	\$ 55,000
Total bonds payable	12,335,000	-	-	12,335,000	55,000
Other long-term obligations:					
Developer advances	153,500	-	-	153,500	-
Accrued interest on developer advances	150,192	24,377	-	174,569	-
Total other long-term obligations	303,692	24,377	-	328,069	-
Total long-term obligations	\$ 12,638,692	\$ 24,377	\$ -	\$ 12,663,069	\$ 55,000

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Series 2020 General Obligation Limited Tax Refunding Bonds

On June 9, 2020, the District issued Series 2020 General Obligation Limited Tax Refunding Bonds ("Series 2020 Bonds") for the purpose of: (i) paying the costs of refunding the previously issued bonds; (ii) funding reserves and capitalized interest; and (iii) paying other costs incurred in connection with the issuance of the Series 2020 Bonds and the refunding of the previously issued bonds. The Series 2020 Bonds were issued in the amount of \$12,335,000. The bonds bear interest at the rate of 5.00% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenue available on each June 1 and December 1, and mature on December 1, 2049.

The District is required to maintain bond payment and surplus cash accounts. The purpose of the surplus cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the bonds are outstanding.

Pledged revenue

The bonds are secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) capital fees; and (c) any other legally available monies which the District determines to be treated as pledged revenue. The bonds are also secured by amounts held by the trustee in the surplus fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up any deficiencies in the surplus fund. The mill levy is adjusted for changes in the ratio of actual value to assessed value of property within the District.

Optional redemption

The Series 2020 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2025 to May 31, 2026	3.00%
June 1, 2026 to May 31, 2027	2.00%
June 1, 2027 to May 31, 2028	1.00%
June 1, 2028 and thereafter	0.00%

The District's long-term obligations on the 2020 Series Bonds mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 55,000	\$ 616,750	\$ 671,750
2025	115,000	614,000	729,000
2026	170,000	608,250	778,250
2027	190,000	599,750	789,750
2028	215,000	590,250	805,250
2029 - 2033	1,340,000	2,773,750	4,113,750
2034 - 2038	1,945,000	2,381,750	4,326,750
2039 - 2043	2,710,000	1,822,750	4,532,750
2044 - 2048	3,730,000	1,048,750	4,778,750
2049	1,865,000	93,250	1,958,250
Total	<u>\$ 12,335,000</u>	<u>\$ 11,149,250</u>	<u>\$ 23,484,250</u>

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Events of default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions constitutes an event of default under the indenture:

- i. The District defaults in the performance and fails or refuses to impose the required mill levy or to apply the pledged revenue as required by the indenture.
- ii. The District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the indenture or the bond resolution, and such default continues for 30 days after written notice specifying such default and requiring the same to be remedied is given to the District by the owners of 25% in aggregate principal amount of the bonds then outstanding.
- iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that, due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the bonds when due does not, in itself, constitute an event of default under the indenture.

Upon the occurrence and continuance of an event of default, the trustee has the following rights and remedies which may be pursued:

- i. Receivership: Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the trustee and of the owners, the trustee is entitled as a matter of right to the appointment of one or more receivers of the trust estate and of the revenues, income, product and profits thereof pending such proceedings, subject, however, to constitutional limitations inherent in the sovereignty of the District; but notwithstanding the appointment of any receiver or other custodian, the trustee is entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of the indenture to, the trustee.
- ii. Suit for judgment: The trustee may proceed to protect and enforce its rights and the rights of the owners by such suit, action, or special proceedings as the trustee, being advised by counsel, deems appropriate.
- iii. Mandamus or other suit: The owner may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

Notwithstanding the foregoing or anything else herein to the contrary, acceleration will not be an available remedy for an event of default.

Developer advances

Reimbursement agreement

On November 15, 2005, and as amended on November 24, 2010, the District entered into a reimbursement agreement with two developers, Sand Creek Investments South, LLC and Marksheffel Business Center, LLC ("Developers"), under which the District will reimburse the Developers for the costs of district formation, operations, maintenance expenses, and improvements that benefit the District and development within the District. The District agreed to repay such advances plus interest at 8.00% per annum. Principal and interest repayments are expected to be made from bond proceeds. The developer advances do not constitute a lien or encumbrance upon any bond proceeds now or hereafter held by the District, except to the extent the District appropriates such bond proceeds for the specific purpose of reimbursement repayments. As of December 31, 2023, developer advances totaled \$153,500 and accrued interest related to the developer advances totaled \$174,569.

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

Debt authorization

As of December 31, 2023, the District's debt authorized, authorization used, and amounts authorized but unissued are as

	Electoral Authorization	Service Plan Authorization
Amount authorized	\$ 51,200,000	\$ 25,000,000
Authorization used:		
Series 2011 Bonds	(7,608,000)	(7,608,000)
Series 2014 Loans	-	(4,385,000)
Series 2014 Loans for refunding 2011 Bonds	(4,385,000)	-
Series 2020 Bonds for refunding 2014 Loans	(7,294,000)	-
Series 2020 Bonds	-	(12,335,000)
Authorized but unissued indebtedness	<u>\$ 31,913,000</u>	<u>\$ 672,000</u>

On November 2, 2004, the District's voters authorized the issuance of indebtedness at an interest rate not to exceed 8%. The service plan set the maximum mill levy at 40 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

5. NET POSITION

The District has net position consisting of restricted and unrestricted.

Restricted net position includes balances with external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2023 as follows:

Restricted net position:	
Debt service (Note 4)	\$ 667,843
Emergency reserve (Note 9)	1,700
	<u>\$ 669,543</u>

The District has a deficit in unrestricted net position as of December 31, 2023. This deficit is the result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

6. INTERGOVERNMENTAL AGREEMENTS

On September 22, 2009, the District entered into an intergovernmental agreement ("IGA") with the County which provided for the construction of the middle portion of Marksheffel Road by the County with Pikes Peak Regional Transportation Authority ("PPRTA") funds. Upon entering this IGA, the County contemporaneously entered into the November 4, 2008, IGA between the District and Central Marksheffel Metropolitan District. Under the terms of the 2009 IGA, the District agreed to deed certain property to the County and to contribute up to \$2,788,841 for the cost of design, engineering, and construction of Akers Drive (one of the deeded properties) and Marksheffel Road, including \$588,841 for the cost of improvements to Akers Drive and \$2,200,000 for Marksheffel Road improvements. After contributing \$185,000 for the value of work completed to date on Marksheffel Road, the County will be reimbursed for the balance of the Marksheffel Road improvement costs by collecting a building permit fee, recorded against certain properties within the District and against properties within the impact area of the improvements.

See independent auditor's report.

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

7. RELATED PARTIES

The developers of the property within the District are Sand Creek Investments South, LLC and Marksheffel Business Center, LLC. The members of the board of directors are officers, employees, or associated with the developers and may have conflicts of interest in dealing with the District.

8. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

9. TAX, SPENDING, AND DEBT LIMITATIONS

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

Spending and revenue limits are determined based on the prior fiscal year spending adjusted for allowable increases based upon inflation and local growth. Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenues in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenues. On November 2, 2004, the District's voters approved a ballot issue allowing the District to retain all revenues.

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of fiscal year spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

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See independent auditor's report.

SUPPLEMENTARY INFORMATION

CONSTITUTION HEIGHTS METROPOLITAN DISTRICT

DEBT SERVICE FUND - SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (BUDGET AND ACTUAL) YEAR ENDED DECEMBER 31, 2023

	Original and Final Budget	Actual	Variance
<u>REVENUES</u>			
Property taxes	\$ 640,929	\$ 641,182	\$ 253
Investment income	5,000	42,019	37,019
Total revenues	645,929	683,201	37,272
<u>EXPENDITURES</u>			
Accounting and audit	9,200	-	9,200
County Treasurer fees	9,614	9,618	(4)
Bank charges	4,100	4,000	100
Bond interest payments	616,750	616,750	-
Miscellaneous	5,000	-	5,000
Total expenditures	644,664	630,368	14,296
Net change in fund balance	<u>\$ 1,265</u>	52,833	<u>\$ 51,568</u>
Fund balance, beginning of year		666,406	
Fund balance, end of year		<u>\$ 719,239</u>	

See independent auditor's report.