

# GREEN GABLES METROPOLITAN DISTRICT NO. 1

## ANNUAL REPORT

### FISCAL YEAR ENDING DECEMBER 31, 2023

Pursuant to § 32-1-207(3)(c), C.R.S., any special district created after July 1, 2000, shall file a special district annual report for the proceeding calendar year by October 1 of each year. For the year ending December 31, 2023, the District makes the following report:

- (A) **Boundary changes made:**  
No boundary changes were made or proposed in 2023 for the District.
- (B) **Intergovernmental agreements entered into or terminated with other governmental entities:**  
The District did not enter into any new or terminate any existing intergovernmental agreements during 2023.
- (C) **Access information to obtain a copy of the rules and regulations adopted by the board:**  
As of December 31, 2023, the District had not yet adopted rules and regulations.
- (D) **A summary of litigation involving public improvements owned by the special district:**  
To our knowledge, there was no litigation involving the District's public improvements during the year ending December 31, 2023.
- (E) **The status of the construction of public improvements by the special district:**  
The District did not construct any public improvements during the year ending December 31, 2023.
- (F) **A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality:**  
As of December 31, 2023, the District has had no facilities or improvements dedicated to or accepted by the County.
- (G) **The final assessed valuation of the special district as of December 31 of the reporting year:**  
The District received certifications of valuation from the Jefferson County Assessor that reported a taxable assessed valuation for 2023 of \$17,483,305.
- (H) **A copy of the current year's budget:**  
A copy of the District's 2024 Budget is attached hereto as **Exhibit A**.

- (I) **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 will be forwarded when available.
  
- (J) **Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district:**  
There are no uncured events of default by the District that continue beyond a ninety (90) day period under any debt instrument.
  
- (K) **Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period:**  
None.

**EXHIBIT A**  
**2024 Budget**

**GREEN GABLES METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,236,729	\$ 1,405,493	\$ 1,619,750
REVENUES			
Property taxes	930,012	930,538	951,704
Specific ownership taxes	63,844	101,328	66,620
Interest income	15,601	87,106	67,000
Water - Revenue from HOA	141,856	54,000	125,300
Water - Revenue from Lennar	17,020	-	-
Water - Revenue from Lennar GGMD NO. 2	40,055	26,000	32,707
Miscellaneous Revenue	28,512	39,000	-
Total revenues	<u>1,236,900</u>	<u>1,237,972</u>	<u>1,243,331</u>
Total funds available	<u>2,473,629</u>	<u>2,643,465</u>	<u>2,863,081</u>
EXPENDITURES			
General Fund	369,517	323,365	450,000
Debt Service Fund	698,619	700,350	680,000
Capital Projects Fund	-	-	70,030
Total expenditures	<u>1,068,136</u>	<u>1,023,715</u>	<u>1,200,030</u>
Total expenditures and transfers out requiring appropriation	<u>1,068,136</u>	<u>1,023,715</u>	<u>1,200,030</u>
ENDING FUND BALANCES	<u>\$ 1,405,493</u>	<u>\$ 1,619,750</u>	<u>\$ 1,663,051</u>
EMERGENCY RESERVE	\$ 10,300	\$ 10,200	\$ 10,700
RESERVE FUND	823,393	823,393	823,393
TOTAL RESERVE	<u>\$ 833,693</u>	<u>\$ 833,593</u>	<u>\$ 834,093</u>

No assurance provided. See summary of significant assumptions.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential	\$ 14,166,816	\$ 13,835,345	\$ 16,716,304
Natural resources	6	6	6
State assessed	1,446	2,632	2,624
Vacant land	659,611	508,751	491,946
Personal property	172,491	264,155	272,425
	15,000,370	14,610,889	17,483,305
Certified Assessed Value	\$ 15,000,370	\$ 14,610,889	\$ 17,483,305
 <b>MILL LEVY</b>			
General	16.000	16.435	16.435
Debt Service	46.000	47.253	38.000
Total mill levy	62.000	63.688	54.435
 <b>PROPERTY TAXES</b>			
General	\$ 240,006	\$ 240,130	\$ 287,338
Debt Service	690,017	690,408	664,366
Levied property taxes	930,023	930,538	951,704
Adjustments to actual/rounding	(11)	-	-
Budgeted property taxes	\$ 930,012	\$ 930,538	\$ 951,704
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ 240,003	\$ 240,130	\$ 287,338
Debt Service	690,009	690,408	664,366
	\$ 930,012	\$ 930,538	\$ 951,704

No assurance provided. See summary of significant assumptions.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 153,104	\$ 268,678	\$ 337,483
<b>REVENUES</b>			
Property taxes	240,003	240,130	287,338
Specific ownership taxes	16,476	26,148	20,114
Interest income	1,169	6,892	16,000
Water - Revenue from HOA	141,856	54,000	125,300
Water - Revenue from Lennar	17,020	-	-
Water - Revenue from Lennar GGMD NO. 2	40,055	26,000	32,707
Miscellaneous Revenue	28,512	39,000	-
Total revenues	485,091	392,170	481,459
Total funds available	638,195	660,848	818,942
<b>EXPENDITURES</b>			
General and administrative			
Accounting	38,330	38,000	42,000
Auditing	5,600	6,000	6,600
County Treasurer's fee	3,602	3,610	4,310
Dues and membership	620	667	700
Insurance	5,022	4,888	12,100
District management	33,000	37,000	41,000
Legal	39,104	54,018	59,000
Miscellaneous	26	970	1,200
Election	1,140	2,331	-
Contingency	-	-	6,690
Operations and maintenance			
Repairs and maintenance	664	-	10,000
Landscaping	46,047	46,881	49,500
Landscaping - Irrigation	-	-	10,000
Snow removal	2,847	5,000	5,500
Water - Acquisition Cost	164,561	80,000	155,000
Water Facility O&M	28,954	34,000	36,400
Storm drainage	-	10,000	10,000
Total expenditures	369,517	323,365	450,000
Total expenditures and transfers out requiring appropriation	369,517	323,365	450,000
ENDING FUND BALANCES	\$ 268,678	\$ 337,483	\$ 368,942
EMERGENCY RESERVE	\$ 10,300	\$ 10,200	\$ 10,700
TOTAL RESERVE	\$ 10,300	\$ 10,200	\$ 10,700

No assurance provided. See summary of significant assumptions.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,013,595	\$ 1,066,785	\$ 1,212,237
REVENUES			
Property taxes	690,009	690,408	664,366
Specific ownership taxes	47,368	75,180	46,506
Interest income	14,432	80,214	51,000
Total revenues	<u>751,809</u>	<u>845,802</u>	<u>761,872</u>
Total funds available	<u>1,765,404</u>	<u>1,912,587</u>	<u>1,974,109</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	10,357	10,356	9,965
Contingency	-	-	2,514
Debt Service			
Bond interest	418,262	409,994	402,521
Bond principal	270,000	280,000	265,000
Total expenditures	<u>698,619</u>	<u>700,350</u>	<u>680,000</u>
Total expenditures and transfers out requiring appropriation	<u>698,619</u>	<u>700,350</u>	<u>680,000</u>
ENDING FUND BALANCES	<u>\$ 1,066,785</u>	<u>\$ 1,212,237</u>	<u>\$ 1,294,109</u>
RESERVE FUND	<u>\$ 823,393</u>	<u>\$ 823,393</u>	<u>\$ 823,393</u>
TOTAL RESERVE	<u>\$ 823,393</u>	<u>\$ 823,393</u>	<u>\$ 823,393</u>

No assurance provided. See summary of significant assumptions.



**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
 CAPITAL PROJECTS FUND  
 2024 BUDGET  
 WITH 2022 ACTUAL AND 2023 ESTIMATED  
 For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 70,030	\$ 70,030	\$ 70,030
REVENUES			
Total revenues	-	-	-
Total funds available	70,030	70,030	70,030
EXPENDITURES			
General and Administrative			
Capital Projects			
Capital outlay	-	-	70,030
Total expenditures	-	-	70,030
Total expenditures and transfers out requiring appropriation	-	-	70,030
ENDING FUND BALANCES	\$ 70,030	\$ 70,030	-

No assurance provided. See summary of significant assumptions.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Green Gables Metropolitan District No. 1 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Order and Decree of the District Court for Jefferson County recorded on January 10, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized in conjunction with Green Gables Metropolitan District No. 2 (District No. 2). Services are provided to the Green Gables mixed use redevelopment (Project) by the District and District No. 2. The District serves the single-family residential portion of the Project and District No. 2 serves the commercial portions of the Project.

The District was organized to provide financing for the design, acquisition, installation and construction of water, sanitation, streets, safety protection, parks and recreation improvements, and operation and maintenance of the District. The District's service area is located in Jefferson County, Colorado.

On November 6, 2012, the District's voters authorized total indebtedness of an amount not to exceed \$245,000,000 for the above listed facilities. The election also approved an annual increase in property taxes of \$2,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Service Plan, the District and District No.2 are permitted to issue combined bond indebtedness of up to \$49,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

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.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 District’s Service Plan sets a mill levy cap of 50.000 mills (subject to adjustment) to pay that portion of debt that equals or exceeds 50.000% of the District’s assessed valuation.

As of December 31, 2023, the adjusted maximum mill levy for debt service is 58.550.

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.

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%			

**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% of the property taxes collected by the General Fund.

**Interest Income**

Interest earned on the District’s available funds has been estimated based upon an average interest rate of approximately 4%.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue (continued)**

**Water Services**

The District entered into agreements with Green Gables Development Company, Inc. (“GGDC”), subsequently assigned to Save Ward Lake, LLC (SWL), Green Gables Owners Association, Inc. (“Association”), and Green Gables Metropolitan District No. 2 (District No. 2) whereby the District would purchase water from SWL and sell it to the Association and District No. 2. The Association and District No. 2 would pay all associated costs of the water as well as the associated water facility operations and maintenance costs. The associated budget line items are: Water – Revenue from HOA, Water – acquisition cost.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating 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 1.5% of property tax collections.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

The principal and interest payments are provided based on the debt amortization schedule for the 2019 Taxable (Convertible to Tax-Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Loan.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending, as defined under Tabor.

**Debt Service Reserve**

The District has required \$823,393 in Debt Service reserve fund, which is fully funded.

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Series 2019 General Obligation Loan**

On November 14, 2019, the District entered into a Loan Agreement (“Loan Agreement”) with BBVA Mortgage Corporation (“Lender”) pertaining to a Taxable (Convertible to Tax-Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Loan in the amount of \$13,910,000 (the “Loan”). The proceeds of the Loan were used to: (a) refund the outstanding Series 2016A and Series 2016B Bonds; (b) pay or reimburse project costs of the District; (c) fund the Reserve Fund (as defined in the Loan Agreement); and (d) pay the costs of issuing the Loan.

The Loan is secured by and payable from the Pledged Revenue consisting of moneys derived from the following sources, after payment of any costs of collection: (a) the Required Mill Levy (as defined in the Loan Agreement); (b) the portion of the Specific Ownership Taxes (as defined in the Loan Agreement) allocable to the amount of the Required Mill Levy; and (c) any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue. The Loan is also secured by a Reserve Fund in the amount of \$823,393.

Interest payments are due June 1 and December 1 of each year, commencing on June 1, 2020, and principal payments are due December 1 of each year, beginning December 1, 2020. The Loan is assumed to bear taxable interest at 3.82% through the Conversion Date (as defined in the Loan Agreement) and assumed to bear a tax-exempt interest rate at 3.02% after the Conversion Date on September 16, 2021. The Loan matures on December 1, 2034. Interest not paid when due will be subject to a default rate calculated as the base rate plus 4% until the default is cured. In the case of a post-maturity default, the Loan will bear interest at the Wall Street Prime Rate plus 2%.

Principal payments on the Loan are due and payable in the amounts set forth in the schedule attached. Pursuant to the Loan Agreement, if the District provides the Refinancing Certificate (as defined in the Loan Agreement) to the Lender in accordance with the provisions of the Loan Agreement, such Refinancing Certificate certifying that the District reasonably expects to refinance the Loan on or before the maturity date, the amount due and payable on the Loan for fiscal year 2034 will be assumed to equal \$530,000.

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

**GREEN GABLES METROPOLITAN DISTRICT NO. 1  
PRINCIPAL PAYMENT SCHEDULE**

**\$13,910,000 Taxable (Convertible to Tax-Exempt)  
Limited Tax (Convertible to Unlimited Tax) General  
Obligation Refunding and Improvement Loan**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>Series 2019 Dated November 14, 2019 Interest Payable June 1 and December 1 Principal Payable December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 265,000	\$ 402,521	\$ 667,521
2025	275,000	393,307	668,307
2026	295,000	384,886	679,886
2027	305,000	375,854	680,854
2028	330,000	367,519	697,519
2029	340,000	356,410	696,410
2030	365,000	346,000	711,000
2031	375,000	334,824	709,824
2032	415,000	324,227	739,227
2033	430,000	310,634	740,634
2034	530,000	297,468	827,468
2035	320,000	277,387	597,387
2036	350,000	267,723	617,723
2037	370,000	257,153	627,153
2038	410,000	245,979	655,979
2039	430,000	233,597	663,597
2040	470,000	220,611	690,611
2041	500,000	206,417	706,417
2042	545,000	191,317	736,317
2043	570,000	174,858	744,858
2044	620,000	157,644	777,644
2045	655,000	138,920	793,920
2046	710,000	119,139	829,139
2047	750,000	97,697	847,697
2048	810,000	75,047	885,047
2049	1,675,000	50,585	1,725,585
	<b>\$ 13,110,000</b>	<b>\$ 6,607,724</b>	<b>\$ 19,717,724</b>

No assurance provided. See summary of significant assumptions.

**EXHIBIT B**  
2023 Audit  
(In Process)