



# **Metropolitan District**

**Financial Statements**

**December 31, 2024**

**Arrowhead Metropolitan District  
Financial Statements  
December 31, 2024**

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# McMAHAN AND ASSOCIATES, L.L.C.

*Certified Public Accountants and Consultants*

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Arrowhead Metropolitan District  
Edwards, Colorado**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Arrowhead Metropolitan District (the "District"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2024 and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our 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***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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 one year after the date that the financial statements are issued.

*Member: American Institute of Certified Public Accountants*

**INDEPENDENT AUDITOR'S REPORT  
To the Board of Directors  
Arrowhead Metropolitan District**

***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 U.S. GAAS 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 U.S. GAAS, 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.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

**INDEPENDENT AUDITOR'S REPORT  
To the Board of Directors  
Arrowhead Metropolitan District**

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary comparison in Section F is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison found in Section F is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the summary of assessed valuation, mill levy, and property tax collections and schedule of bond obligations, and interest requirements to maturity but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.  
Avon, Colorado  
May 29, 2025**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

ARROWHEAD METROPOLITAN DISTRICT  
MANAGEMENT DISCUSSION AND ANALYSIS  
December 31, 2024

This management’s discussion and analysis of the Arrowhead Metropolitan District’s financial statements provides an overview of the District’s financial activities for the fiscal year ended December 31, 2024. The intent of this discussion and analysis is to look at the District’s financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader’s understanding of the District’s overall financial performance.

**USING THE BASIC FINANCIAL STATEMENTS**

This annual report consists of three parts – *management’s discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two types of information on the same statement that present different views of the District:

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the District’s *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the District government, reporting the District’s operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the reader’s understanding of the financial statements.

***Government-wide Statements***

The government-wide statements consist of the Statement of Net position and the Statement of Activities. These statements report information about the District as a whole and include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year’s revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District’s *net position* and changes in them. The District’s net position—the difference between assets, deferred outflows, liabilities, and deferred inflows— is one way to measure the District’s financial health, or *financial position*. Over time, *increases or decreases* in the District’s net position is one indicator of whether its *financial health* is improving or deteriorating. Other non-financial factors, however, such as changes in the District’s property tax base and the condition of the infrastructure, are needed to assess the *overall health* of the District.

***Fund Financial Statements***

The fund financial statements provide more detailed information about the District’s *funds*, focusing on its most significant funds – not the District as a whole. The District’s major governmental funds include the General Fund and the Debt Service Fund. Unlike government-wide financial statements, the focus of the fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

*Governmental funds* – The District’s activity is reported as a governmental fund, which focuses on how money flows into and out of those funds and the balances left at year-end that are available for spending in future periods. The funds are reported using an accounting method called *modified accrual* accounting,

ARROWHEAD METROPOLITAN DISTRICT  
MANAGEMENT DISCUSSION AND ANALYSIS  
December 31, 2024

which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund financial statements provide a detailed *short-term view* of the District's general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. The relationship (or differences) between governmental *activities* (reported in the Statement of Net position and the Statement of Activities) and governmental *funds* is provided in reconciliations following the fund financial statements.

**THE DISTRICT AS A WHOLE**

***Statement of Net Position***

The perspective of the Statement of Net Position is of the District as a whole. Following is a summary of the District's net position for the fiscal years 2024 and 2023.

	<u>2024</u>	<u>2023</u>
<u>Assets and Deferred Outflows:</u>		
Current and Other Assets	\$ 4,574,184	\$ 5,909,825
Capital Assets, Net	12,714,306	13,317,613
Deferred charge on refunding	195,887	250,085
Total Assets and Deferred Outflow	<u>17,484,377</u>	<u>19,477,523</u>
<u>Liabilities:</u>		
Current Liabilities	329,902	72,651
<u>Long-Term Obligations:</u>		
Due within One Year	931,845	911,277
Due in More Than One Year	6,080,000	7,011,845
Total Liabilities	<u>7,341,747</u>	<u>7,995,773</u>
<u>Deferred Inflows:</u>		
Unavailable Property Taxes	2,102,345	1,586,037
Deferred Gain of Refunding	38,804	48,755
Total Deferred Inflows of Revenue	<u>2,141,149</u>	<u>1,634,792</u>
<u>Net Position:</u>		
Net Investment in Capital Assets, net of	5,859,544	5,595,821
Restricted for Emergencies	130,060	64,290
Restricted for Debt Service	89,780	43,626
Unrestricted	1,922,097	4,143,221
Total Net Position	<u>\$ 8,001,481</u>	<u>\$ 9,846,958</u>

ARROWHEAD METROPOLITAN DISTRICT  
MANAGEMENT DISCUSSION AND ANALYSIS  
December 31, 2024

The District’s primary assets are the capital assets which have been financed with bonds. Net position of the District decreased by \$1,845,477 in 2024, mostly due to cash outlay for funding construction of the Highway 6 Safe Crossing Project.

***Statement of Activities***

The perspective of the Statement of Activities is of the District as a whole. The Statement of Activities reflects the cost of program services and the charges for services and sales, grants and contributions offsetting the cost of the services. The following detail reflects the total cost of services supported by program revenues and general property taxes, as well as other general revenues, resulting in the overall change in net position for the fiscal years 2024 and 2023.

	<u>2024</u>	<u>2023</u>
<u>Revenues:</u>		
<u>General Revenues:</u>		
Taxes	\$ 3,047,456	\$ 3,139,348
Interest Income	190,939	166,623
Other Miscellaneous	2,553	4,298
<u>Program Revenues:</u>		
Charges for Services	48,118	106,553
Grants	0	38,928
Total Revenues	<u>3,289,066</u>	<u>3,455,750</u>
<u>Program Expenses:</u>		
General Government	182,342	168,753
Public Works	4,308,583	1,476,751
Transportation	417,150	437,290
Interest on Long-Term Debt	226,468	251,467
Total Expenses	<u>5,134,543</u>	<u>2,334,261</u>
Change in Net Position	(1,845,477)	1,121,489
Net position– beginning of year	<u>9,846,958</u>	<u>8,725,469</u>
Net position– end of year	<u>\$ 8,001,481</u>	<u>\$ 9,846,958</u>

The District’s primary source of revenues is property taxes. The District implemented a 5.0% sales tax on July 1, 2020 on sales of tangible personal property and short-term rentals of less than 30 days within Arrowhead. These revenues are used to pay the cost of road operations, road safety and transportation as well as to pay debt service related to these functions. The District operated at a deficit in 2024 due to fully funding construction of the Highway 6 Safe Crossing Project.

**THE DISTRICT’S FUNDS**

The fund level financial statements focus on how services were financed in the short term as well as what remains for future spending. The fund level financial statements are reported on the modified accrual basis of accounting.

ARROWHEAD METROPOLITAN DISTRICT  
MANAGEMENT DISCUSSION AND ANALYSIS  
December 31, 2024

At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The General Fund ending fund balance decreased from \$4,222,756 to \$2,065,677 during the fiscal year ended December 31, 2024. This is mainly due to funding construction of a roundabout at the main entrance of the District to provide safe crossing of Highway 6.

The Debt Service Fund ending balance increased from \$43,626 to \$89,780 during fiscal year ended December 31, 2024 due to an interfund transfer that was deemed unnecessary.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The General Fund budget comparison is reflected on page E1 of this report. It shows that during 2024 the District earned \$116,148 more in revenues than budgeted, mostly due to more sales tax being collected as compared to budgeted. The District did not expend all the funds budgeted for capital contingencies, capital expenditures, and transportation due to projects completed under budget and delayed purchase of equipment. Overall the District spent \$400,907 less than was budgeted in the General Fund.

**DEBT SERVICE FUND BUDGETARY HIGHLIGHTS**

The Debt Service Fund budget comparison is reflected on page F1 of this report. The comparison shows no significant budget variances in the Debt Service Fund.

**CAPITAL ASSETS**

At the beginning of 2024, the District had a total of \$23,345,550 invested in capital assets. During 2024, the District divested \$93,252 net in capital assets before accumulated depreciation, bringing the total to \$23,252,298. The detailed capital asset categories can be seen in *Note III (B), Capital Assets* on page D11 of this report.

**DEBT ADMINISTRATION**

The District paid down the outstanding balance of its long-term debt by \$855,000 during 2024 resulting in an outstanding balance of \$6,965,000 on December 31, 2024. See *Note 4III (C) – Long-term Debt* on page D12 through D14 of this report for a detail of the terms and the annual requirements to amortize the District's long-term debt.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact the Arrowhead Metropolitan District Manager, c/o Marchetti & Weaver, LLC., 28 2<sup>nd</sup> St Unit 213, Edwards, CO 81632, Telephone (970) 926-6060, email: [admin@mwcpaa.com](mailto:admin@mwcpaa.com).

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**Arrowhead Metropolitan District**  
**Statement of Net Position**  
**December 31, 2024**

<b>Assets:</b>	
Cash and cash equivalents	2,244,971
Amounts due from Eagle County	7,215
Property taxes receivable	2,102,345
Sales tax receivable	185,534
Other receivables	533
Prepaid expenses	33,586
Capital assets, net	<u>12,714,306</u>
<b>Total Assets</b>	<b><u>17,288,490</u></b>
<b>Deferred Outflow of Resources:</b>	
Deferred charge on refunding	<u>195,887</u>
<b>Total Deferred Outflow of Resources</b>	<b><u>195,887</u></b>
<b>Liabilities:</b>	
Current liabilities due in less than one year:	
Accounts payable	316,383
Accrued expenses	13,519
Bonds payable	885,000
Leases payable	46,845
Non-current liabilities due in excess of one year:	
Bonds payable	<u>6,080,000</u>
<b>Total Liabilities</b>	<b><u>7,341,747</u></b>
<b>Deferred Inflow of Resources:</b>	
Property tax revenue	2,102,345
Deferred gain on refunding	<u>38,804</u>
<b>Total Deferred Inflow of Resources</b>	<b><u>2,141,149</u></b>
<b>Net Position:</b>	
Net investment in capital assets	5,859,544
Restricted for debt service	89,780
Restricted for emergencies	130,060
Unrestricted	<u>1,922,097</u>
<b>Total Net Position</b>	<b><u>8,001,481</u></b>

The accompanying notes are an integral part of these financial statements.

**Arrowhead Metropolitan District  
Statement of Activities  
For the Year Ended December 31, 2024**

	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>	
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue</u>
<b>Functions/Programs:</b>					
<b>Governmental activities:</b>					
General government	182,342	-	-	-	(182,342)
Public works	4,308,583	-	-	-	(4,308,583)
Transportation	417,150	48,118	-	-	(369,032)
Interest	226,468	-	-	-	(226,468)
<b>Total primary government</b>	<u>5,134,543</u>	<u>48,118</u>	<u>-</u>	<u>-</u>	<u>(5,086,425)</u>
<b>General revenues:</b>					
Taxes:					
Property tax					1,650,793
Specific ownership tax					77,508
Sales tax					1,319,155
Other income					2,553
Interest income					190,939
Total General Revenues					<u>3,240,948</u>
<b>Change in Net Position</b>					(1,845,477)
<b>Net Position - Beginning</b>					<u>9,846,958</u>
<b>Net Position - Ending</b>					<u>8,001,481</u>

The accompanying notes are an integral part of these financial statements.

**FUND FINANCIAL STATEMENTS**

**Arrowhead Metropolitan District  
Balance Sheet  
Governmental Funds  
December 31, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>			
Equity in pooled cash and investments	2,159,957	85,014	2,244,971
Amounts due from Eagle County	2,448	4,766	7,214
Property taxes receivable	2,102,345	-	2,102,345
Sales tax receivable	185,534	-	185,534
Other receivables	533	-	533
Prepaid expenses	33,586	-	33,586
<b>Total Assets</b>	<u>4,484,403</u>	<u>89,780</u>	<u>4,574,183</u>
<b>Liabilities, Deferred Inflow of Resources,</b>			
<b>Liabilities:</b>			
Accounts payable	316,381	-	316,381
<b>Total Liabilities</b>	<u>316,381</u>	<u>-</u>	<u>316,381</u>
<b>Deferred Inflow of Resources:</b>			
Unavailable property tax revenue	2,102,345	-	2,102,345
<b>Total Deferred Inflow of Resources</b>	<u>2,102,345</u>	<u>-</u>	<u>2,102,345</u>
<b>Fund Balances:</b>			
Nonspendable	33,586	-	33,586
Restricted for debt service	-	89,780	89,780
Restricted for emergencies	130,060	-	130,060
Unassigned	1,902,031	-	1,902,031
<b>Total Fund Balances</b>	<u>2,065,677</u>	<u>89,780</u>	<u>2,155,457</u>
<b>Total Liabilities, Deferred Inflow of Resources, and Fund Balances</b>	<u>4,484,403</u>	<u>89,780</u>	<u>4,574,183</u>

The accompanying notes are an integral part of these financial statements.

**Arrowhead Metropolitan District**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Statement of Net Position**  
**December 31, 2024**

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**Governmental Funds Total Fund Balance** 2,155,457

Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported in the funds.

Details of these amounts are as follows:

Capital assets	23,068,298	
Leased assets	184,000	
Accumulated depreciation	(10,399,992)	
Accumulated amortization for leased assets	<u>(138,000)</u>	12,714,306

Deferred outflows are not available for current period expenditures and therefore, are not reported in the funds. This represents the District's deferred charges on refunding.

195,887

Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:

Leases payable	(46,845)	
Bonds payable	(6,965,000)	
Accrued interest payable	<u>(13,520)</u>	(7,025,365)

Deferred inflows are not available for current period revenues and therefore, are not reported in the funds. This represents the District's deferred gain on refunding.

(38,804)

**Net Position of Governmental Activities** 8,001,481

**Arrowhead Metropolitan District**  
**Statement of Revenues, Expenditures**  
**and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>			
Property and specific ownership taxes	630,082	1,098,219	1,728,301
Sales tax	1,319,155	-	1,319,155
Interest	161,313	29,626	190,939
Charges for services	48,118	-	48,118
Lottery proceeds	1,803	-	1,803
Other income	17,750	-	17,750
<b>Total Revenues</b>	<u>2,178,221</u>	<u>1,127,845</u>	<u>3,306,066</u>
<b>Expenditures:</b>			
General government	149,600	33,772	183,372
Public works	3,659,062	-	3,659,062
Transportation	398,844	-	398,844
Debt service			
Principal	-	865,000	865,000
Interest and fiscal charges	-	182,919	182,919
Lease obligations	55,776	-	55,776
Capital outlay	72,021	-	72,021
<b>Total Expenditures</b>	<u>4,335,303</u>	<u>1,081,691</u>	<u>5,416,994</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>(2,157,082)</u>	<u>46,154</u>	<u>(2,110,928)</u>
<b>Net Change in Fund Balances</b>	(2,157,082)	46,154	(2,110,928)
<b>Fund Balances - Beginning</b>	<u>4,222,759</u>	<u>43,626</u>	<u>4,266,385</u>
<b>Fund Balances - Ending</b>	<u><u>2,065,677</u></u>	<u><u>89,780</u></u>	<u><u>2,155,457</u></u>

The accompanying notes are an integral part of these financial statements.

**Arrowhead Metropolitan District**  
**Reconciliation of the Statement of Revenues, Expenditures, and**  
**Changes in Fund Balances of Governmental Funds to the**  
**Statement of Activities**  
**For the Year Ended December 31, 2024**

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**Net change in fund balances for total governmental funds** (2,110,928)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of the assets is allocated over their estimated useful lives as depreciation expense. This is the net difference between depreciation and capital additions during the year. Details of these differences are as follows:

Capital additions	72,021	
Depreciation expense	(494,794)	
Amortization expense	<u>(46,000)</u>	
		(468,773)

The loss on the disposal of asset decreases net assets, but does not use current financial resources. (134,534)

The repayment of the principal of long-term debt consumes current financial resources of governmental funds. This transaction, however, has no effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal repayments - Bonds payable	865,000	
Principal repayments - Leases payable	46,277	
Amortization of bond refunding gains	1,499	
Amortization of bond refunding costs	<u>(45,746)</u>	
		867,030

The change in accrued interest reported in the Statement of Activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds. 1,728

**Change in Net Position of Governmental Activities** (1,845,477)

**NOTES TO THE FINANCIAL STATEMENTS**

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024**

**I. Summary of Significant Accounting Policies**

Arrowhead Metro District (the "District") was organized on November 17, 1981 as a quasi-municipal corporation and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Eagle County, Colorado. The District was established to be able to provide water, recreation, transportation, fire protection, roads, drainage, and television services. Fire protection services are provided by the Eagle River Fire Protection District. Water services are provided by the Upper Eagle Regional Water Authority. The District has no employees and all operations and administrative functions are contracted.

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

**A. Reporting Entity**

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

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

**B. Government-wide and Fund Financial Statements**

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

**1. Government-wide Financial Statements**

In the government-wide Statement of Net Position, all balances are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

**2. Fund Financial Statements**

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

The District reports the following governmental funds:

The *General Fund* is the District's primary operating fund. It 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 resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

**1. Long-term Economic Focus and Accrual Basis**

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

**2. Current Financial Focus and Modified Accrual Basis**

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**I. Summary of Significant Accounting Policies (continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

**3. Financial Statement Presentation**

Amounts reported as program revenues include capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes and interest income.

**D. Financial Statement Accounts**

**1. Cash and Cash Equivalents**

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

Investments are stated at net asset value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income. The District's investment policy is detailed in note III.A.

**2. Receivables**

Receivables are reported net of an allowance for uncollectible accounts. There was no allowance as of December 31, 2024.

**3. Property Taxes**

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as deferred inflow of resources.

**4. Sales Taxes**

Beginning July 1, 2020, sales taxes are collected on applicable sales within the District. Sales taxes are to be used for financing, constructing, operating and maintaining streets, transportation, and safety protection improvements.

**5. Capital Assets**

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

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**5. Capital Assets (continued)**

Infrastructure, buildings, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Roads and landscaping	20-40
Parking lot improvements	15-40
Equipment and vehicles	5-10

**6. Leases**

The District is lessee for a noncancellable lease of building. The District recognizes a lease liability and an intangible right-to-use asset in the government-wide financial statements.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the least asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines the following:

*Discount Rate:* The District uses the interest rate charged by the lessor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the lessor is not provided, the District uses its incremental bond borrowing rate at the time of commencement.

*Lease Term:* The lease term includes the noncancellable period of the lease and extended term(s) that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

**7. Long-term Debt**

In the government-wide financial statements, long-term debt is reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the bonds outstanding method. Bonds payable are reported net of the applicable bond premium or discount.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**7. Long-term Debt (continued)**

In the fund financial statements, bond premiums and discounts are recognized during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures in the fund financial statements.

**8. Deferred Outflows and Inflows of Resources**

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District reports deferred bond refunding charges as a deferred outflow of resources on its Statement of Net Position as the difference between the reacquisition price and the net carrying amount of the defeased debt. The deferred charge is amortized over the life of the refunding bonds, the amortization is included in interest expense.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District reports deferred bond refunding gains as a deferred inflow of resources on its Statement of Net Position as the difference between the reacquisition price and the net carrying amount of the defeased debt. The deferred gain is amortized over the life of the refunding bonds, the amortization reduces interest expense. Unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

**9. Fund Balance**

The District classifies governmental fund balances as follows:

*Nonspendable* - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

*Restricted* – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

*Committed* – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Directors.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**9. Fund Balance (continued)**

*Assigned* – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

*Unassigned* - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of targeted reserve positions and management reports the targeted amounts annually to Board of Directors.

**E. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**II. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Local Government Budget Law of Colorado. The budgets for the funds are adopted on a basis consistent with generally accepted accounting principles ("GAAP").

As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for 2024:

- (1) For the 2024 budget year, prior to August 25, 2023, the County Assessor sent to the District the certified assessed valuation of all taxable property within the District's boundaries and prior to December 10, 2023, the County Assessor sent the final recertified assessed valuation to the District.
- (2) On or before October 15, 2023, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**II. Stewardship, Compliance, and Accountability (continued)**

**A. Budgetary Information (continued)**

- (3) A public hearing on the proposed budget and capital program was held by the Board no later than 45 days prior to the close of the fiscal year.
- (4) For the 2024 budget, prior to December 15, 2023, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (5) For the 2024 budget, the final budget and appropriating resolution was adopted prior to December 31, 2023.

Changes enacted by the Colorado Legislature delayed the Certification of County tax rolls. In November 2023, a short term property tax solution was passed during a special session, allowing Counties an extension to December 29, 2023 to provide final assessed valuations. The deadlines for the mill levy certifications was extended from December 15, 2023 to January 5, 2024. After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated in the budget; c) it may approve emergency appropriations; and d) it may reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2023 were collected in 2024 and taxes certified in 2024 will be collected in 2025. Taxes are due on January 1<sup>st</sup> in the year of collection; however, they may be paid in either one installment (no later than April 30<sup>th</sup>) or two equal installments (not later than February 28<sup>th</sup> and June 15<sup>th</sup>) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15<sup>th</sup>. The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end.

**B. TABOR Amendment**

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

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

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**II. Stewardship, Compliance, and Accountability (continued)**

**B. TABOR Amendment (continued)**

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The District has reserved \$130,060, which is the approximate required reserve, at December 31, 2024.

On November 8, 1994, the voters of the District authorized the issuance of \$1,130,000 in debt and approved up to \$125,518 in tax revenue annually to pay such debt.

On May 7, 1996, the voters of the District authorized the issuance of \$6,620,000 in debt and approved up to \$697,000 in tax revenue annually to pay such debt.

On May 5, 1998, the voters authorized property taxes to be increased up to \$800,000 in 1999 and by whatever additional amounts are raised annually thereafter from an increase in the District's property tax levy for operating purposes of an additional 17.0 mills increasing the total operating tax levy to 18.0 mills, all with the present expectation that the debt service mill levy will decrease by an amount equal to the operating mill levy increase so as to maintain the current total mill levy of 28.8 mills.

Also, on May 5, 1998, the voters authorized the District to collect, retain, and spend all revenue and other funds collected in 1998 and any year thereafter without regard to any limitations under TABOR.

On November 4, 2008, the voters authorized the issuance of \$9,500,000 in debt and approved up to \$980,000 in tax revenue annually to pay such debt.

On November 5, 2019, the District voters authorized sales taxes be increased by up to \$850,000 in the first full fiscal year and by whatever additional amounts are raised annually thereafter by the imposition of a sales tax beginning July 1, 2020, at an initial rate of 5.0% which rate the Board of Directors may adjust down and up annually within a cap of 5.0%.

The District's management believes it is in compliance with the financial provisions of TABOR.

**C. Authorized But Unissued Debt**

In November 2008, the District's voters authorized the issuance of up to \$9,500,000 of debt for the acquisition and improvement of parking lot facilities. During 2009, the District issued bonds in the amount of \$9,020,000 pursuant to this authorization and has \$480,000 in remaining authorized but unissued indebtedness as of December 31, 2024.

**III. Detailed Notes on all Funds**

**A. Deposits and Investments**

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was \$583,402 at year end.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
(continued)

**III. Detailed Notes on all Funds (continued)**

**A. Deposits and Investments (continued)**

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments, and entities such as the District, may invest which include:

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

*Interest Rate Risk.* As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the District has limited its interest rate risk.

*Credit Risk.* District investment policy limits investments to those authorized by State statutes. The District's general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

*Concentration of Credit Risk.* The District diversifies its investments by security type and institution. Financial institutions holding District funds must provide the District a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At year end, the District had the following deposits and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Term to Maturity	
			Less than one year	More than one year
<i>Deposits:</i>				
Checking and savings	Not rated	583,402	583,402	-
Certificates of deposit *	Not rated	741,000	247,000	494,000
<i>Investments:</i>				
Investment pool	AAAm	920,569	920,569	-
		2,244,971	1,750,971	494,000

\* non-negotiable certificates of deposit

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**III. Detailed Notes on all Funds (continued)**

**A. Deposits and Investments (continued)**

At December 31, 2024, the District had the following recurring fair value measurements.

<b>Investments Measured at Net Asset Value</b>	<b>Total</b>
Colotrust	920,569
	920,569

*Fair Value of Investments.* The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Investments classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

The Investment Pool represents investments in COLOTRUST. The net asset value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool. At December 31, 2024, the District's investments in COLOTRUST were 100% of the District's investment portfolio.

The District had invested \$920,569 in the Colorado Local Government Liquid Asset Trust (the "Trust"). The Trust is an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund, measured at net asset value, and each share is equal in value to \$1.00. Investments consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
(continued)

**III. Detailed Notes on all Funds (continued)**

**B. Capital Assets**

An analysis of the changes in capital assets for the year ended December 31, 2024, follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:				
Land - parking lot	7,500,000	-	-	7,500,000
Water rights	294,817	-	-	294,817
Construction in progress	134,534	-	(134,534)	-
Capital assets being depreciated & amortized:				
Equipment and vehicles	689,652	72,021	(30,739)	730,934
Parking lot improvements	1,549,409	-	-	1,549,409
Roads and landscaping	12,993,138	-	-	12,993,138
Leased facilities	184,000	-	-	184,000
Total capital assets	<u>23,345,550</u>	<u>72,021</u>	<u>(165,273)</u>	<u>23,252,298</u>
Less accumulated depreciation for:				
Equipment and vehicles	(542,907)	(50,900)	30,739	(563,068)
Parking lot improvements	(668,213)	(47,447)	-	(715,660)
Roads and landscaping	(8,724,817)	(396,447)	-	(9,121,264)
Less accumulated amortization for leased assets:	<u>(92,000)</u>	<u>(46,000)</u>	<u>-</u>	<u>(138,000)</u>
Total accumulated depreciation & amortization	<u>(10,027,937)</u>	<u>(540,794)</u>	<u>30,739</u>	<u>(10,537,992)</u>
<b>Net Capital Assets</b>	<u>13,317,613</u>	<u>(468,773)</u>	<u>(134,534)</u>	<u>12,714,306</u>

Depreciation and amortization expense and capital outlay expenditures are classified by function as follows:

	<u>Capital Outlay</u>	<u>Depreciation and Amortization Expense</u>
Public Works	72,021	522,488
Transportation	-	18,306
	<u>72,021</u>	<u>540,794</u>

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**III. Detailed Notes on all Funds (continued)**

**C. Leases Payable**

Related to leased assets, the District has the following outstanding agreements as of December 31, 2024:

*Maintenance Facility Lease:* In 2018, the District entered into a 96-month lease agreement as lessee for a maintenance facility owned by Vail Resorts Development Co., a subsidiary of Vail Resorts. The calls for fixed monthly lease payments of \$3,929.57. Beginning January 1, 2022, the monthly rent will be adjusted by the Consumer Price Index – All Urban Consumers for the Denver-Boulder area. This lease agreement is in connection with the District's Operations Agreement with Vail Resorts (see Note VI.A.)

Leased asset payment requirements at December 31, 2024 were as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	46,845	310	47,155
Total	46,845	310	47,155

The District recognized the following lease expenses under long-term leases during the year:

	<b>General Fund</b>	<b>Total</b>
<b>Lease expenses:</b>		
Principal	46,277	46,277
Interest	878	878
Variable	8,621	8,621
Total	55,776	55,776

**D. Long-term Debt**

The District had the following long-term debt outstanding during the fiscal year:

**1. General Obligation Refunding Bonds, Series 2017**

\$8,385,000 General Obligation Refunding Bonds, Series 2017, dated January 18, 2017, with interest of 2.29% payable semiannually on June 1 and December 1 of each year. The bonds are subject to Mandatory Sinking Fund Redemption prior to maturity in part, by lot, upon payment of par and accrued interest, at a redemption price not to exceed 100% of principal amount redeemed, on December 1 each year until final maturity December 1, 2031.

The bonds were issued for the purpose of refunding \$7,570,000 of the District's General Obligation Refunding Bonds, Series 2009, and to pay the cost of issuing the bonds. The proceeds were deposited with an escrow agent to provide for future debt service payments on the refunded Series 2009 bonds.

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**III. Detailed Notes on all Funds (continued)**

**D. Long-term Debt (continued)**

**1. General Obligation Refunding Bonds, Series 2017 (continued)**

The District also obtained an economic gain (difference between the present values of the old and new debt service payments) of \$600,154 on the refunding.

**2. General Obligation Refunding Bonds, Series 2019**

\$2,030,000 General Obligation Refunding Bonds, Series 2019, dated December 9, 2019, with interest of 2.41% payable semiannually on June 1 and December 1 of each year. The bonds are subject to Mandatory Sinking Fund Redemption, prior to maturity, in part, at a price of par, plus accrued interest to the redemption date, on December 1 each year until final maturity December 1, 2032.

The bonds were issued for the purpose of refunding \$1,985,000 of the District's General Obligation Refunding Bonds, Series 2009, and to pay the cost of issuing the bonds. The proceeds were deposited with an escrow agent to pay the accrued interest and outstanding principal of the Series 2009 bonds.

The District also obtained an economic gain (difference between the present values of the old and new debt service payments) of \$221,196 on the refunding.

**3. General Obligation Refunding Bonds, Series 2021**

\$1,650,000 General Obligation Refunding Bonds, Series 2021, dated December 1, 2021, with interest of 2.42% payable semiannually on June 1 and December 1 of each year. The bonds are subject to Mandatory Sinking Fund Redemption, prior to maturity, in part, at a price of par, plus accrued interest to the redemption date, on December 1 each year until final maturity December 1, 2032.

The bonds were issued for the purpose of refunding \$1,610,000 of the District's General Obligation Refunding Bonds, Series 2011, and to pay the cost of issuing the bonds. The proceeds were deposited with an escrow agent to pay the outstanding principal of the Series 2011 bonds.

The District also obtained an economic gain (difference between the present values of the old and new debt service payments) of \$100,912 on the refunding.

Annual debt service requirements to maturity for the general obligation bonds are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	885,000	162,789	1,047,789
2026	905,000	142,140	1,047,140
2027	930,000	121,026	1,051,026
2028	955,000	99,322	1,054,322
2029	985,000	77,026	1,062,026
2030 - 2032	2,305,000	90,141	2,395,141
Total	<u>6,965,000</u>	<u>692,444</u>	<u>7,657,444</u>

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**III. Detailed Notes on all Funds (continued)**

**D. Long-term Debt (continued)**

The District had the following changes in long-term obligations for the year ended December 31, 2024:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Bonds payable:					
G.O. Bonds, Series 2017	4,900,000	-	(565,000)	4,335,000	580,000
G.O. Bonds, Series 2019	1,430,000	-	(140,000)	1,290,000	140,000
G.O. Bonds, Series 2021	1,500,000	-	(160,000)	1,340,000	165,000
Total bonds payable:	<u>7,830,000</u>	<u>-</u>	<u>(865,000)</u>	<u>6,965,000</u>	<u>885,000</u>
Leases payable	<u>93,122</u>	<u>-</u>	<u>(46,277)</u>	<u>46,845</u>	<u>46,845</u>
	<u><u>7,923,122</u></u>	<u><u>-</u></u>	<u><u>(911,277)</u></u>	<u><u>7,011,845</u></u>	<u><u>931,845</u></u>

**IV. Other Information**

**A. Risk Management**

**Colorado Special Districts Property and Liability Pool**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2014. 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. The Pool provides coverage for property claims and liability coverage claims and workers' compensation. Settled claims have not exceeded this coverage in the past three years.

The District pays annual premiums to the Pool for liability, property, and public officials' 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 member pursuant to a distribution formula.

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**IV. Other Information (continued)**

**A. Risk Management (continued)**

**Colorado Special Districts Property and Liability Pool (continued)**

A summary of audited statutory basis financial information for the Pool as of and for the year ended December 31, 2023 (the latest audited information available) is as follows:

<b>Assets</b>	<u>81,143,798</u>
Liabilities	58,670,068
Capital and surplus	<u>22,473,730</u>
<b>Total</b>	<u><u>81,143,798</u></u>
Revenue	29,593,851
Underwriting expenses	<u>31,416,477</u>
Underwriting gain (loss)	(1,822,626)
Other income	<u>1,695,393</u>
<b>Net income (loss)</b>	<u><u>(127,233)</u></u>

**V. Intergovernmental Agreements**

**A. Upper Eagle Regional Water Authority**

The District is a participant in the Upper Eagle Regional Water Authority (the "Authority"). The Authority was formed pursuant to an establishing contract on September 18, 1984, by the following entities located in Eagle County, Colorado (the "Contracting Parties"):

Arrowhead Metropolitan District  
Town of Avon  
Beaver Creek Metropolitan District  
Berry Creek Metropolitan District  
Eagle-Vail Metropolitan District  
Edwards Metropolitan District

The purposes of the Authority are to supply water for domestic and other public and private purposes; to provide all necessary water diversion works, reservoirs, treatment works and facilities, equipment and appurtenances incident thereto; to effect the development of water resources, systems or facilities, in whole or in part, for the use and benefit of the Contracting Parties, their inhabitants, and others; and to provide efficient, effective, and reliable water service.

The Authority is to remain in effect until it has no bonds, notes or other obligations outstanding and the Contracting Parties unanimously consent to its dissolution. The initial term of this Authority Agreement shall be ten (10) years ending on December 31, 2023, but such term shall be subject to automatic renewal and extension for successive ten (10) year terms thereafter unless all of the Contracting Parties unanimously approve changes to this Authority Agreement during any extended term, to be effective on the first day of the extended term, including provision for payment of all bonds, notes and other obligations outstanding in accordance with their terms. At December 31, 2023, the Authority had debt with maturities through the year 2050.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**V. Intergovernmental Agreements (continued)**

**A. Upper Eagle Regional Water Authority (continued)**

Dissolution of the Authority requires the unanimous consent of the Contracting Parties and provision for a successor entity that will continue to provide service to the water service customers. Any provision for dissolution shall provide either that all the Authority's financial obligations be paid in full or that funds sufficient for the payment of the Authority's obligations be placed in escrow. Upon dissolution without conveyance of all water rights and assets to a successor entity, the interest in the net position of the Authority including interests in unallocated water rights shall be distributed to each contracting party in proportion to the average annual amount of treated water sold within the boundaries of each Contracting Party.

The Contracting Parties, including the District, and other parties served by contract have previously conveyed to the Authority their individual water systems, except for certain golf course water systems, raw water storage and raw water irrigation systems, subject to existing agreements between the Authority and any Contracting Party. The customers of the Contracting Parties thereby became water service customers of the Authority. The Authority shall make Rules and Regulations concerning the operation of the Authority's Water System. These water systems were accepted by the Authority in "as is" condition and (subject to any contract obligations) all future maintenance, repair and upgrade expenses became the obligations of the Authority, and not the obligations of the Contracting Parties or the third party served by contract. In connection therewith, on February 25, 2015 the District adopted a resolution terminating collection of future water tap fees by the District (except for tap fees for properties on Arrowhead Mountain which will continue until the District's 2021 bonds are paid off; current maturity is December 1, 2032).

The Contracting Parties have leased and/or conveyed to the Authority all of the Contracting Parties' right, title and interests in and to the Contracting Parties' water rights, including the right to use all diversion ditches, pipelines, headgates and structures, reservoirs or other storage structures, pumps, casings, and other improvements and easements associated or used in connection with the water rights, for the Authority's use in carrying out its functions and providing water service.

**Arrowhead Metropolitan District  
Notes to the Financial Statements  
December 31, 2024  
(continued)**

**V. Intergovernmental Agreements (continued)**

**A. Upper Eagle Regional Water Authority (continued)**

A summary of audited financial information for the Authority as of and for the year ended December 31, 2023 (the latest audited information available) is as follows:

<b>Upper Eagle Regional Water Authority</b>	
<b>Assets:</b>	
Current	16,650,295
Other	10,453,664
Property and equipment	96,703,581
<b>Total Assets</b>	<b>123,807,540</b>
<b>Deferred Outflow of Resources</b>	<b>372,536</b>
<b>Total Assets and Deferred Outflow of Resources</b>	<b>124,180,076</b>
<b>Liabilities and Net Position:</b>	
Current	4,814,537
Long-term debt	57,076,832
Net position	62,288,707
<b>Total Liabilities and Net Position</b>	<b>124,180,076</b>
 <b>Operations:</b>	
Operating revenue	17,833,778
Operating expense	18,789,268
<b>Operating income</b>	<b>(955,490)</b>
<b>Other income</b>	<b>642,754</b>
<b>Other expense</b>	<b>(1,875,413)</b>
<b>Net (loss)</b>	<b>(2,188,149)</b>
<b>Capital contributions</b>	<b>3,533,843</b>
<b>Net Position - Beginning</b>	<b>60,943,013</b>
<b>Net Position - Ending</b>	<b>62,288,707</b>

**B. Eagle River Fire Protection District**

In 2024, the District entered into an agreement with Eagle River Fire Protection District, through Eagle Valley Wildland, to support wildfire mitigation in the Arrowhead area. This included mitigation projects, employee salaries, and project management through Eagle Valley Wildland. The agreement spans one calendar year and in 2024, the District contributed \$200,000 to Eagle River Fire Protection District.

**VI. Developer Contracts**

**A. Vail Resorts**

Vail Resorts (“VR”) was the primary developer within the District. Effective January 1, 2004, the District entered into an Operations Agreement with VR to perform operations and maintenance services for the District’s road improvements. This agreement was effective through December 31, 2017.

Effective January 1, 2018, the District entered into a new Operations Agreement with VR to perform operations and maintenance services for the District’s road improvements.

**Arrowhead Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**VI. Developer Contracts (continued)**

**A. Vail Resorts (continued)**

This agreement is effective through December 31, 2018, and automatically renews for two separate successive periods of one year each.

Effective January 1, 2021, the District entered into the first amendment to the new Operations Agreement with VR to perform operations and maintenance services for the District's road improvements. This agreement is effective through December 31, 2021, and automatically renews for five separate successive periods of one year each.

Costs incurred during 2024 under the terms of the Operations Agreement amounted to \$286,893.

The District also contracts with VR to operate the District's transportation system. During 2024, the District paid VR \$398,844 for transportation services.

The District owed VR \$26,354 at December 31, 2024.

**REQUIRED SUPPLEMENTARY INFORMATION**

**Arrowhead Metropolitan District**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Governmental Funds - General Fund**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts For the Year Ended 2023)**

	2024			Final Budget Variance Favorable (Unfavorable)	2023
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Interest	143,568	163,891	161,313	(2,578)	158,944
Property taxes	614,899	604,269	603,782	(487)	1,234,190
Specific ownership taxes	26,366	26,366	26,300	(66)	70,714
Sales tax	1,200,000	1,200,000	1,319,155	119,155	1,260,804
Charges for services	46,868	47,991	48,118	127	46,553
Lottery proceeds	1,953	1,953	1,803	(150)	2,014
Other income	25,892	17,603	17,750	147	101,212
<b>Total Revenues</b>	<u>2,059,546</u>	<u>2,062,073</u>	<u>2,178,221</u>	<u>116,148</u>	<u>2,874,431</u>
<b>Expenditures:</b>					
General government:					
Office overhead	18,125	18,125	12,455	5,670	17,151
Legal	5,150	5,150	10,227	(5,077)	5,487
Audit	7,850	7,850	7,450	400	7,450
Insurance	12,885	12,885	13,073	(188)	11,931
Director's fees	5,500	5,500	6,400	(900)	4,800
Treasurer's fees	16,142	16,142	16,820	(678)	37,064
Operating fees	75,625	75,625	83,175	(7,550)	68,586
Contingency	75,000	75,000	-	75,000	-
Public works:					
Maintenance and snow removal	3,747,223	3,747,223	3,659,062	88,161	586,793
Transportation	441,610	441,610	398,844	42,766	398,002
Debt service:					
Lease obligations	58,167	58,167	55,776	2,391	55,776
Capital expenditures	272,933	272,933	72,021	200,912	466,273
<b>Total General Government Expenditures</b>	<u>4,736,210</u>	<u>4,736,210</u>	<u>4,335,303</u>	<u>400,907</u>	<u>1,659,313</u>
<b>Other Financing Sources:</b>					
Transfers (out)	22,621	22,621	-	(22,621)	(483,682)
<b>Total Other Financing Sources</b>	<u>22,621</u>	<u>22,621</u>	<u>-</u>	<u>(22,621)</u>	<u>(483,682)</u>
<b>Net Change in Fund Balance</b>	(2,654,043)	(2,651,516)	(2,157,082)	494,434	731,436
<b>Fund Balance - Beginning</b>	4,101,939	4,101,939	4,222,759	120,820	3,491,323
<b>Fund Balance - Ending</b>	<u>1,447,896</u>	<u>1,450,423</u>	<u>2,065,677</u>	<u>615,254</u>	<u>4,222,759</u>

**SUPPLEMENTARY INFORMATION**

**Arrowhead Metropolitan District**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Governmental Funds - Debt Service Fund**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts For the Year Ended 2023)**

	2024			Final Budget Variance Favorable (Unfavorable)	2023
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Property taxes	1,047,959	1,047,959	1,047,011	(948)	542,559
Specific ownership taxes	47,158	47,158	51,208	4,050	31,081
Interest	10,916	34,924	29,626	(5,298)	7,679
<b>Total Revenues</b>	<u>1,106,033</u>	<u>1,130,041</u>	<u>1,127,845</u>	<u>(2,196)</u>	<u>581,319</u>
<b>Expenditures:</b>					
General government:					
Treasurer fees	31,439	31,439	32,742	(1,303)	16,284
Debt service:					
Bond principal	865,000	865,000	865,000	-	845,000
Bond interest	182,973	182,973	182,919	54	202,687
Paying agent fees	4,000	4,000	1,030	2,970	1,030
<b>Total Expenditures</b>	<u>1,083,412</u>	<u>1,083,412</u>	<u>1,081,691</u>	<u>1,721</u>	<u>1,065,001</u>
<b>Other Financing Sources (Uses):</b>					
Transfers in	(22,636)	(46,629)	-	46,629	483,682
<b>Total Other Financing (Uses)</b>	<u>(22,636)</u>	<u>(46,629)</u>	<u>-</u>	<u>46,629</u>	<u>483,682</u>
<b>Net Change in Fund Balance</b>	(15)	-	46,154	46,154	-
<b>Fund Balance - Beginning</b>	43,626	43,626	43,626	-	43,626
<b>Fund Balance - Ending</b>	<u>43,611</u>	<u>43,626</u>	<u>89,780</u>	<u>46,154</u>	<u>43,626</u>

**Arrowhead Metropolitan District  
History of Assessed Valuation, Mill Levy  
and Property Taxes Collected  
December 31, 2024**

Calendar Year Ended December 31	Prior Year Assessed Valuation For Current Year Property Tax Levy	All Funds Mills Levied	Property Taxes Total All Funds		Percent Collected to Levied
			Levied	Collected	
2005	78,263,640	20.00	1,565,273	1,565,123	100.0%
2006	86,092,500	20.00	1,721,850	1,720,168	99.9%
2007	89,493,320	20.00	1,789,866	1,787,557	99.9%
2008	115,184,770	17.00	1,958,141	1,954,281	99.8%
2009	115,436,520	17.00	1,962,421	1,961,748	100.0%
2010	135,933,930	17.00	2,310,877	2,298,735	99.5%
2011	134,150,510	17.00	2,280,559	2,279,856	100.0%
2012	99,220,770	17.00	1,686,787	1,684,813	99.9%
2013	94,163,700	17.00	1,690,078	1,671,255	98.9%
2014	97,905,240	17.00	1,664,389	1,662,558	99.9%
2015	98,420,720	17.00	1,673,152	1,673,150	100.0%
2016	109,447,160	18.50	2,024,773	2,020,029	99.8%
2017	109,618,530	18.50	2,027,943	2,027,454	100.0%
2018	108,094,500	18.50	1,999,748	1,996,729	99.8%
2019	106,742,870	18.50	1,975,244	1,975,239	100.0%
2020	115,637,620	17.00	1,966,322	1,964,872	99.9%
2021	116,432,580	17.00	1,979,839	1,995,577	100.8%
2022	124,965,150	14.50	1,812,321	1,797,824	99.2%
2023	122,399,230	14.50	1,775,108	1,776,749	100.1%
2024	209,695,320	7.56	1,586,037	1,650,793	104.1%
2025	208,690,120	10.07	2,102,345		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

**Arrowhead Metropolitan District**  
**Schedule of Bond Obligations and Interest Requirements to Maturity**  
**December 31, 2024**

Bonds and Interest Maturing in the Year Ending December 31,	\$8,385,000 General Obligation Refunding Bonds January 18, 2017, Principal Due December 1, Interest at 2.29% Due June 1 and December 1		\$2,030,000 General Obligation Refunding Bonds December 9, 2019, Principal Due December 1, Interest at 2.41% Due June 1 and December 1		\$1,650,000 General Obligation Refunding Bonds December 1, 2021, Principal Due December 1, Interest at 2.42% Due June 1 and December 1		Totals		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Total
2025	580,000	99,272	140,000	31,089	165,000	32,428	885,000	162,789	1,047,789
2026	595,000	85,990	140,000	27,715	170,000	28,435	905,000	142,140	1,047,140
2027	605,000	72,364	150,000	24,341	175,000	24,321	930,000	121,026	1,051,026
2028	615,000	58,510	155,000	20,726	185,000	20,086	955,000	99,322	1,054,322
2029	635,000	44,426	160,000	16,991	190,000	15,609	985,000	77,026	1,062,026
2030	645,000	29,885	170,000	13,135	200,000	11,011	1,015,000	54,031	1,069,031
2031	660,000	15,114	175,000	9,038	215,000	6,171	1,050,000	30,323	1,080,323
2032	-	-	200,000	4,819	40,000	968	240,000	5,787	245,787
<b>Total</b>	<b>4,335,000</b>	<b>405,561</b>	<b>1,290,000</b>	<b>147,854</b>	<b>1,340,000</b>	<b>139,029</b>	<b>6,965,000</b>	<b>692,444</b>	<b>7,657,444</b>