

IRON MOUNTAIN METROPOLITAN DISTRICT NOS. 1-3

2022 CONSOLIDATED ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for the Iron Metropolitan District Nos. 1-3 (collectively the “**Districts**”), the Districts are required to provide an annual report to the Town of Windsor with regard to the following matters:

For the year ending December 31, 2022, the Districts make the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

There were no changes or proposed changes to the boundaries of the Districts in 2022.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

The Districts did not enter into or terminate any Intergovernmental Agreements with other governmental entities during the reporting year.

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

The Districts have not adopted any rules and regulations as of December 31, 2022.

4. A summary of litigation involving public improvements owned by the Districts.

To our actual knowledge, based on review of the court records in Weld County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

5. The status of the construction of public improvements by the Districts.

The Districts did not undertake the construction of any Public Improvements as of December 31 of the prior year.

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

The Districts did not construct any new facilities or improvements as of December 31 of the prior year.

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

The assessed valuation of each District is as follows:

District No. 1 - \$260

District No. 2 - \$10,421,710

District No. 3 - \$3,560,560

8. A copy of the current year's budget.

Copies of the 2023 Budgets are attached hereto as **Exhibit A**.

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

The 2022 Audits for District Nos. 1 and 2 and the 2022 Audit Exemption Application for District No. 3 is attached hereto as **Exhibit B**.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.

The Districts are not aware of any uncured events of default by the Districts existing for more than ninety (90) days.

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

The Districts are not aware of any inability to pay their obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

Service Plan Requirements

1. Boundary changes made to any of the Districts as of December 31 of the prior year.

There were no changes or proposed changes to the boundaries of the Districts in 2022.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

The Districts did not enter into or terminate any Intergovernmental Agreements with other governmental entities during the reporting year.

3. A list of facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.

The Districts did not construct any new facilities or improvements as of December 31 of the prior year.

4. The assessed valuation of the Districts for the current year.

The assessed valuation of each District is as follows:

District No. 1 - \$260

District No. 2 - \$10,421,710

District No. 3 - \$3,560,560

5. Current year budget including a description of the Public Improvements to be constructed in such year.

Copies of the 2023 Budgets are attached hereto as **Exhibit A**. No public improvements are to be constructed by the Districts in 2023.

6. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2022 Audits for District Nos. 1 and 2 and the 2022 Audit Exemption Application for District No. 3 is attached hereto as **Exhibit B**.

7. Notice of an uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.

The Districts are not aware of any uncured events of default by the Districts existing for more than ninety (90) days.

EXHIBIT A
2023 Budgets

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (841)	\$ 26,672	\$ 27,602
REVENUES			
Transfer from Iron Mountain No. 2	45,294	47,750	48,877
Transfer from Iron Mountain No. 3	20,051	17,180	16,699
Developer advance	12,000	-	-
Total revenues	<u>77,345</u>	<u>64,930</u>	<u>65,576</u>
Total funds available	<u>76,504</u>	<u>91,602</u>	<u>93,178</u>
EXPENDITURES			
General Fund	49,832	64,000	69,000
Total expenditures	<u>49,832</u>	<u>64,000</u>	<u>69,000</u>
Total expenditures and transfers out requiring appropriation	<u>49,832</u>	<u>64,000</u>	<u>69,000</u>
ENDING FUND BALANCES	<u>\$ 26,672</u>	<u>\$ 27,602</u>	<u>\$ 24,178</u>
EMERGENCY RESERVE	<u>\$ 2,000</u>	<u>\$ 2,000</u>	<u>\$ 2,000</u>
TOTAL RESERVE	<u>\$ 2,000</u>	<u>\$ 2,000</u>	<u>\$ 2,000</u>

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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ASSESSED VALUATION

Vacant land	\$	260	\$	260	\$	260
Certified Assessed Value	\$	260	\$	260	\$	260

MILL LEVY

Total mill levy	0.000	0.000	0.000
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PROPERTY TAXES

Budgeted property taxes	\$	-	\$	-	\$	-
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BUDGETED PROPERTY TAXES

\$	-	\$	-	\$	-
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No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (841)	\$ 26,672	\$ 27,602
REVENUES			
Developer advance	12,000	-	-
Transfer from Iron Mountain No. 2	45,294	47,750	48,877
Transfer from Iron Mountain No. 3	20,051	17,180	16,699
Total revenues	77,345	64,930	65,576
Total funds available	76,504	91,602	93,178
EXPENDITURES			
General and administrative			
Accounting	19,583	25,000	28,000
Auditing	5,000	5,500	6,000
Dues	901	858	1,000
Insurance	6,120	6,123	7,000
Legal	12,365	20,000	23,000
Miscellaneous	5,863	3,943	1,000
Election expense	-	2,576	3,000
Total expenditures	49,832	64,000	69,000
Total expenditures and transfers out requiring appropriation	49,832	64,000	69,000
ENDING FUND BALANCE	\$ 26,672	\$ 27,602	\$ 24,178
EMERGENCY RESERVE	\$ 2,000	\$ 2,000	\$ 2,000
TOTAL RESERVE	\$ 2,000	\$ 2,000	\$ 2,000

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Iron Mountain Metropolitan District No. 1 (the District) organization was approved by the eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was organized by order of the District Court in and for Weld County on December 15, 2006. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No. 2 and Iron Mountain Metropolitan District No. 3 on September 24, 2006. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S).

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness.

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.

Revenues

Transfer from Iron Mountain Metropolitan District Nos. 2 and 3

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1-3 (Districts) have agreed that the District will provide certain operation, maintenance and administrative services benefiting the Districts, and that Iron Mountain Metropolitan District Nos. 2 and 3 will pay such costs through the imposition of ad valorem property taxes and transferring the net tax revenues to the District.

Expenditures

General and Administrative

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, and other administrative expenditures.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The following is an analysis of the anticipated changes in the District's long-term obligations for the year ending December 31, 2023:

	Balance December 31, 2022	Additions	Deletions	Balance December 31, 2023
Developer Advance:				
Operations	\$ 67,777	\$ -	\$ -	\$ 67,777
Total	<u>\$ 67,777</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 67,777</u>

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 2,750,403	\$ 2,700,041	\$ 1,060,052
REVENUES			
Property taxes	239,715	350,121	364,760
Specific ownership taxes	12,010	20,830	21,885
Interest income	5,295	11,690	15,000
Developer advance	-	1,676,701	157,393
Transfers from Iron Mountain No. 3	91,753	114,506	113,528
Total revenues	<u>348,773</u>	<u>2,173,848</u>	<u>672,566</u>
Total funds available	<u>3,099,176</u>	<u>4,873,889</u>	<u>1,732,618</u>
EXPENDITURES			
General Fund	45,951	48,435	49,579
Debt Service Fund	353,184	387,000	554,000
Capital Projects Fund	-	3,378,402	314,786
Total expenditures	<u>399,135</u>	<u>3,813,837</u>	<u>918,365</u>
Total expenditures and transfers out requiring appropriation	<u>399,135</u>	<u>3,813,837</u>	<u>918,365</u>
ENDING FUND BALANCES	<u>\$ 2,700,041</u>	<u>\$ 1,060,052</u>	<u>\$ 814,253</u>
DEBT SERVICE RESERVE	533,750	533,750	533,750
CAPITALIZED INTEREST	140,079	59,545	-
SURPLUS FUND	-	280,000	280,000
RESERVE FOR FUTURE DEBT SERVICE	-	30,364	503
TOTAL RESERVE	<u>\$ 673,829</u>	<u>\$ 903,659</u>	<u>\$ 814,253</u>

No assurance provided. See summary of significant assumptions.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Commercial	\$ 5,056,510	\$ 7,393,790	\$ 6,110,520
Industrial	1,435,760	2,182,340	3,890,590
State assessed	-	10	390
Vacant land	335,240	414,610	401,340
Personal property	10,070	11,470	17,600
Oil and gas	1,280	1,270	1,270
Certified Assessed Value	\$ 6,838,860	\$ 10,003,490	\$ 10,421,710
MILL LEVY			
General	6.277	4.567	4.488
Debt Service	28.723	30.433	30.512
Total mill levy	35.000	35.000	35.000
PROPERTY TAXES			
General	\$ 42,928	\$ 45,686	\$ 46,773
Debt Service	196,433	304,435	317,987
Levied property taxes	239,361	350,121	364,760
Adjustments to actual/rounding	354	-	-
Budgeted property taxes	\$ 239,715	\$ 350,121	\$ 364,760
BUDGETED PROPERTY TAXES			
General	\$ 43,015	\$ 45,686	\$ 46,773
Debt Service	196,700	304,435	317,987
	\$ 239,715	\$ 350,121	\$ 364,760

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	43,015	45,686	46,773
Specific ownership taxes	2,153	2,719	2,806
Interest income	783	30	-
Total revenues	45,951	48,435	49,579
Total funds available	45,951	48,435	49,579
EXPENDITURES			
General and administrative			
County Treasurer's fee	657	685	702
Transfer to Iron Mountain No. 1	45,294	47,750	48,877
Total expenditures	45,951	48,435	49,579
Total expenditures and transfers out requiring appropriation	45,951	48,435	49,579
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 908,481	\$ 853,607	\$ 903,659
REVENUES			
Property taxes	196,700	304,435	317,987
Specific ownership taxes	9,857	18,111	19,079
Interest income	-	-	14,000
Transfers from Iron Mountain No. 3	91,753	114,506	113,528
Total revenues	<u>298,310</u>	<u>437,052</u>	<u>464,594</u>
Total funds available	<u>1,206,791</u>	<u>1,290,659</u>	<u>1,368,253</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,004	4,567	4,770
Unrealized investment losses	430	30,000	-
Miscellaneous	-	2,683	3,480
Paying agent fees	2,500	2,500	2,500
Debt Service			
Bond interest - Series 2019A Senior Bonds	347,250	347,250	347,250
Bond interest - Series 2019B Subordinate Bonds	-	-	196,000
Total expenditures	<u>353,184</u>	<u>387,000</u>	<u>554,000</u>
Total expenditures and transfers out requiring appropriation	<u>353,184</u>	<u>387,000</u>	<u>554,000</u>
ENDING FUND BALANCE	<u>\$ 853,607</u>	<u>\$ 903,659</u>	<u>\$ 814,253</u>
DEBT SERVICE RESERVE	\$ 533,750	\$ 533,750	\$ 533,750
CAPITALIZED INTEREST	285,865	59,545	-
SURPLUS FUND	-	280,000	280,000
RESERVE FOR FUTURE DEBT SERVICE	-	30,364	503
TOTAL RESERVE	<u>\$ 819,615</u>	<u>\$ 903,659</u>	<u>\$ 814,253</u>

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,841,922	\$ 1,846,434	\$ 156,393
REVENUES			
Interest income	4,512	11,660	1,000
Developer advance	-	1,676,701	157,393
Total revenues	<u>4,512</u>	<u>1,688,361</u>	<u>158,393</u>
Total funds available	<u>1,846,434</u>	<u>3,534,795</u>	<u>314,786</u>
EXPENDITURES			
General and Administrative			
Unrealized investment losses	-	25,000	-
Capital Projects			
Repay Developer advance	-	1,676,701	157,393
Public improvements	-	1,676,701	157,393
Total expenditures	<u>-</u>	<u>3,378,402</u>	<u>314,786</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>3,378,402</u>	<u>314,786</u>
ENDING FUND BALANCE	<u>\$ 1,846,434</u>	<u>\$ 156,393</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Iron Mountain Metropolitan District No. 2's (the District) organization was approved by eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was organized by order of the District Court in and for Weld County on December 15, 2006. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No. 1 and Iron Mountain Metropolitan District No. 3 on September 24, 2006. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S).

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness.

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.

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on page 3 of the budget document at the adopted total mill levy of 35.000 mills.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Transfer from Iron Mountain Metropolitan District No. 3

Pursuant to the Senior Capital Pledge Agreement dated December 1, 2019, Iron Mountain Metropolitan District No. 3 agreed to impose ad valorem property taxes and transfer such tax revenues, net of fees, to the District to provide for the payment of the bonds issued by the District in December 2019 (see Debt and Leases).

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Transfer to Iron Mountain Metropolitan District No. 1

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1-3 (Districts) have agreed that Iron Mountain Metropolitan District No. 1 (Operating District) will provide certain operation, maintenance and administrative services benefiting the Districts, and that the District and Iron Mountain Metropolitan District No. 3 will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to the Operating District.

Debt Service

Principal and interest payments are provided based on the attached debt amortization schedule from the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019.

Capital Expenditures

Capital expenditures are reflected on page 6 of the budget document.

Debt and Leases

On December 20, 2019, the District issued \$6,945,000 in Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A ("Senior Bonds") to fund (a) the Refunding Project, (b) a portion of the interest to accrue on the Series 2019A Senior Bonds, (c) the Reserve Fund, (d) the costs of issuing the Bonds, and (e) a portion of the costs of acquiring, constructing, and/or installing additional public infrastructure within the District. The Senior Bonds are limited tax general obligations of the District secured by and payable from the Senior Pledged Revenue consisting of the following revenues, net of any costs of collection: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys. \$2,635,000 of the Bonds are due December 1, 2039 and \$4,310,000 of the Bonds are due December 1, 2049, with an interest rate of 5% paid semiannually on June 1 and December 1. The Senior Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and redemption premium equal to a percentage of the principal amount. The Senior Bonds maturing on December 1, 2039 are subject to mandatory sinking fund redemption, in part, by lot,

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

on December 1, 2024, and on each December 1 thereafter prior to the maturity date, upon payment of par and accrued interest, without redemption premium. The Senior Bonds maturing on December 1, 2049 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2040, and on each December 1 thereafter prior to the maturity date, upon payment of par and accrued interest, without redemption premium.

On December 20, 2019, the District issued \$1,000,000 in Subordinate Limited Tax General Obligation Bonds, Series 2019B ("Subordinate Bonds") to fund a portion of acquiring, constructing, and/or installing additional public infrastructure within the District. The Series 2019B Subordinate Bonds are "cash flow" limited tax general obligations of the District secured by and payable from the Subordinate Pledged Revenue, consisting of the following revenues, net of any costs of collection: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys. No regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date, and any interest payments on the Subordinate Bonds that are not paid when due will accrue and compound on each Interest Payment Date until sufficient Subordinate Pledged Revenue is available for payment.

The District has no capital or operating leases.

Reserves

Emergency Reserves

The District has not provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2023, as defined under TABOR, because net tax revenue is transferred to Iron Mountain Metropolitan District No. 1, the Operating District, which provides for the required reserve amount.

This information is an integral part of the accompanying budget.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ESTIMATED DEBT SERVICE REQUIREMENTS TO MATURITY

\$6,945,000

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A

Dated December 20, 2019

Principal Due December 1

5.00% Interest Payable June 1 and December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 347,250	\$ 347,250
2024	45,000	347,250	392,250
2025	50,000	345,000	395,000
2026	115,000	342,500	457,500
2027	120,000	336,750	456,750
2028	130,000	330,750	460,750
2029	135,000	324,250	459,250
2030	150,000	317,500	467,500
2031	160,000	310,000	470,000
2032	170,000	302,000	472,000
2033	180,000	293,500	473,500
2034	195,000	284,500	479,500
2035	205,000	274,750	479,750
2036	225,000	264,500	489,500
2037	235,000	253,250	488,250
2038	255,000	241,500	496,500
2039	265,000	228,750	493,750
2040	285,000	215,500	500,500
2041	300,000	201,250	501,250
2042	325,000	186,250	511,250
2043	340,000	170,000	510,000
2044	365,000	153,000	518,000
2045	380,000	134,750	514,750
2046	410,000	115,750	525,750
2047	430,000	95,250	525,250
2048	460,000	73,750	533,750
2049	1,015,000	50,750	1,065,750
	<u>\$ 6,945,000</u>	<u>\$ 6,540,250</u>	<u>\$ 13,485,250</u>

No assurance provided. See summary of significant assumptions.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	107,779	126,082	124,620
Specific ownership taxes	5,209	7,495	7,477
Interest income	439	-	-
Total revenues	<u>113,427</u>	<u>133,577</u>	<u>132,097</u>
Total funds available	<u>113,427</u>	<u>133,577</u>	<u>132,097</u>
EXPENDITURES			
General Fund	20,342	17,427	16,939
Debt Service Fund	93,085	116,150	115,158
Total expenditures	<u>113,427</u>	<u>133,577</u>	<u>132,097</u>
Total expenditures and transfers out requiring appropriation	<u>113,427</u>	<u>133,577</u>	<u>132,097</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/19/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

ASSESSED VALUATION

Commercial	\$ 2,903,370	\$ 3,420,310	\$ 3,383,810
State assessed	-	-	940
Vacant land	1,290	143,250	130,050
Personal property	23,930	27,760	35,210
Oil and Gas	29,610	11,020	10,550
Certified Assessed Value	\$ 2,962,110	\$ 3,602,340	\$ 3,560,560

MILL LEVY

General	6.277	4.567	4.488
Debt Service	28.723	30.433	30.512
Total mill levy	35.000	35.000	35.000

PROPERTY TAXES

General	\$ 18,593	\$ 16,452	\$ 15,980
Debt Service	85,081	109,630	108,640
Levied property taxes	103,674	126,082	124,620
Adjustments to actual/rounding	4,105	-	-
Budgeted property taxes	\$ 107,779	\$ 126,082	\$ 124,620

BUDGETED PROPERTY TAXES

General	\$ 19,329	\$ 16,452	\$ 15,980
Debt Service	88,450	109,630	108,640
	\$ 107,779	\$ 126,082	\$ 124,620

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	19,329	16,452	15,980
Specific ownership taxes	934	975	959
Interest income	79	-	-
Total revenues	<u>20,342</u>	<u>17,427</u>	<u>16,939</u>
Total funds available	<u>20,342</u>	<u>17,427</u>	<u>16,939</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	291	247	240
Transfer to Iron Mountain No.1	20,051	17,180	16,699
Total expenditures	<u>20,342</u>	<u>17,427</u>	<u>16,939</u>
Total expenditures and transfers out requiring appropriation	<u>20,342</u>	<u>17,427</u>	<u>16,939</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	88,450	109,630	108,640
Specific ownership taxes	4,275	6,520	6,518
Interest income	360	-	-
Total revenues	<u>93,085</u>	<u>116,150</u>	<u>115,158</u>
Total funds available	<u>93,085</u>	<u>116,150</u>	<u>115,158</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	1,332	1,644	1,630
Transfer to Iron Mountain No. 2	91,753	114,506	113,528
Total expenditures	<u>93,085</u>	<u>116,150</u>	<u>115,158</u>
Total expenditures and transfers out requiring appropriation	<u>93,085</u>	<u>116,150</u>	<u>115,158</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Iron Mountain Metropolitan District No. 3's (the District) organization was approved by eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was organized by order of the District Court in and for Weld County on December 15, 2006. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No. 1 and Iron Mountain Metropolitan District No. 2 on September 24, 2006. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.).

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness.

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.

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on page 3 of the budget document at the adopted total mill levy of 35.000 mills.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 3
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Transfer to Iron Mountain Metropolitan District No. 1

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1-3 (Districts) have agreed that Iron Mountain Metropolitan District No. 1 (Operating District) will provide certain operation, maintenance and administrative services benefiting the Districts, and that the District and Iron Mountain Metropolitan District No. 2 will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to the Operating District.

Transfer to Iron Mountain Metropolitan District No. 2

Pursuant to the Senior Capital Pledge Agreement dated December 1, 2019, the District agreed to impose ad valorem property taxes and transfer such tax revenues, net of fees, to Iron Mountain Metropolitan District No. 2 to provide for the payment of a bond issuance. The bond proceeds were used to fund (a) the Refunding Project, (b) a portion of the interest to accrue on the Series 2019A Senior Bonds, (c) the Reserve Fund, (d) the costs of issuing the bonds, and (e) to pay for the costs of funding a portion of the costs of acquiring, constructing, and/or installing additional public infrastructure within the boundaries of the Districts

Debt and Leases

The District has no debt nor capital or operating leases.

Reserves

Emergency Reserve

The District has not provided for an emergency reserve equal to at least 3% of fiscal year spending for 2023, as defined under TABOR, because net tax revenue is transferred to Iron Mountain Metropolitan District No. 1, the Operating District, which provides for the required reserve amount.

This information is an integral part of the accompanying budget.

EXHIBIT B
2022 Audits (District Nos. 1 & 2)
2022 Audit Exemption Application (District No. 3)

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
Weld County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION


YEAR ENDED DECEMBER 31, 2022


**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
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YEAR ENDED DECEMBER 31, 2022**


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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors
Iron Mountain Metropolitan District No. 1

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Iron Mountain Metropolitan District No. 1 (the District) as of and for the year ended December 31, 2022, 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 Iron Mountain Metropolitan District No. 1, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Iron Mountain Metropolitan District No. 1 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Iron Mountain Metropolitan District No. 1's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently know information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 Iron Mountain Metropolitan District No. 1'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 Iron Mountain Metropolitan District No. 1's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

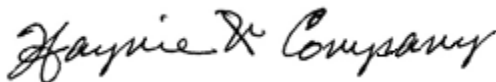
Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Iron Mountain Metropolitan District No. 1's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado
July 25, 2023

BASIC FINANCIAL STATEMENTS

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 13,769
Cash and Investments - Restricted	2,000
Due from Iron Mountain MD No. 2	35,934
Due from Iron Mountain MD No. 3	779
Prepaid Expenses	6,261
Total Assets	<u>58,743</u>
LIABILITIES	
Accounts Payable	30,632
Noncurrent Liabilities:	
Due in More than One Year	<u>72,777</u>
Total Liabilities	103,409
NET POSITION	
Restricted For:	
Emergency Reserve	2,000
Unrestricted	<u>(46,666)</u>
Total Net Position	<u>\$ (44,666)</u>

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Primary Government: Governmental Activities: General Government Capital Assets Conveyed to Other Governments	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Total Governmental Activities	\$ 1,745,915	\$ -	\$ -	\$ (69,214)
	\$ 1,681,701	-	1,676,701	(5,000)
	\$ 64,214	\$ -	\$ -	\$ (64,214)

GENERAL REVENUES

Transfer from Iron Mountain MD No. 2	48,474
Transfer from Iron Mountain MD No. 3	17,179
Total General Revenues	65,653

CHANGE IN NET POSITION

Net Position - Beginning of Year

(41,105)

NET POSITION - END OF YEAR

\$ (44,666)

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 13,769	\$ -	\$ 13,769
Cash and Investments - Restricted	2,000	-	2,000
Due from Iron Mountain MD No. 2	35,934	-	35,934
Due from Iron Mountain MD No. 3	779	-	779
Prepaid Expenses	6,261	-	6,261
Total Assets	\$ 58,743	\$ -	\$ 58,743
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 30,632	\$ -	\$ 30,632
Total Liabilities	30,632	-	30,632
FUND BALANCES			
Nonspendable:	6,261	-	6,261
Prepaid Expenses			
Restricted:			
Emergency Reserve	2,000	-	2,000
Unassigned:			
General Government	19,850	-	19,850
Total Fund Balances	28,111	-	28,111
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 58,743	\$ -	
Amounts reported for governmental activities in the statement of net position are different because:			
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.			
Developer Advance Payable			(72,777)
Net Position of Governmental Activities			\$ (44,666)

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022

	General	Capital Projects	Total Governmental Funds
REVENUES			
Transfer from Iron Mountain MD No. 2	\$ 48,474	\$ 1,676,701	\$ 1,725,175
Transfer from Iron Mountain MD No. 3	17,179	-	17,179
Total Revenues	65,653	1,676,701	1,742,354
EXPENDITURES			
General and Administrative:			
Accounting	25,988	-	25,988
Auditing	5,500	-	5,500
Dues	858	-	858
Insurance	6,123	-	6,123
Legal	20,852	-	20,852
Election expense	2,779	-	2,779
Miscellaneous	2,114	-	2,114
Capital Outlay:			
Public Improvements	-	1,681,701	1,681,701
Total Expenditures	64,214	1,681,701	1,745,915
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,439	(5,000)	(3,561)
OTHER FINANCING SOURCES (USES)			
Developer Advance - Certified Costs	-	1,681,701	1,681,701
Repay Developer Advance	-	(1,676,701)	(1,676,701)
Total Other Financing Sources (Uses)	-	5,000	5,000
NET CHANGE IN FUND BALANCES	1,439	-	1,439
Fund Balances - Beginning of Year	26,672	-	26,672
FUND BALANCES - END OF YEAR	\$ 28,111	\$ -	\$ 28,111

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Fund \$ 1,439

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation/amortization expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	1,681,701
Capital Assets Conveyed to Other Governments	(1,681,701)

The issuance of long-term debt (e.g., bonds, developer advance) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any 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. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advance - Certified Costs	(1,681,701)
Developer Advance Repayment	<u>1,676,701</u>

Change in Net Position of Governmental Activities	<u><u>\$ (3,561)</u></u>
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**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Transfer from Iron Mountain MD No. 2	\$ 47,285	\$ 47,768	\$ 48,474	\$ 706
Transfer from Iron Mountain MD No. 3	17,028	17,192	17,179	(13)
Total Revenues	<u>64,313</u>	<u>64,960</u>	<u>65,653</u>	<u>693</u>
EXPENDITURES				
Accounting	25,000	25,000	25,988	(988)
Auditing	5,500	5,500	5,500	-
Dues	1,000	900	858	42
Insurance	7,000	6,200	6,123	77
Legal	20,000	22,000	20,852	1,148
Election expense	500	-	2,779	(2,779)
Miscellaneous	1,000	3,000	2,114	886
Contingency	-	2,400	-	2,400
Total Expenditures	<u>60,000</u>	<u>65,000</u>	<u>64,214</u>	<u>786</u>
NET CHANGE IN FUND BALANCE	4,313	(40)	1,439	1,479
Fund Balance - Beginning of Year	<u>17,658</u>	<u>26,672</u>	<u>26,672</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 21,971</u>	<u>\$ 26,632</u>	<u>\$ 28,111</u>	<u>\$ 1,479</u>

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 DEFINITION OF REPORTING ENTITY

Iron Mountain Metropolitan District No. 1 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado under Title 32, Article I of the Colorado Revised Statutes, as amended (C.R.S), was organized and approved by the eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was created by order and decree of the District Court in and for Weld County on December 15, 2006. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No. 2 (District No. 2) and Iron Mountain Metropolitan District No. 3 (District No. 3) on September 24, 2006.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

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

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

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2022.

Pooled Cash and Investments

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

Equity

Net Position

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

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

Fund Balance

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

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

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

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

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

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 13,769
Cash and Investments - Restricted	2,000
Total Cash and Investments	\$ 15,769

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 15,769
Total Cash and Investments	\$ 15,769

Deposits with Financial Institutions

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

At December 31, 2022, the District’s cash deposits had a bank and carrying balance of \$15,769.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

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

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

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2022, the District had the no investments.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in the District's capital assets for the year ended December 31, 2022 follows:

	Balance - December 31, 2021	Additions	Reductions/ Reclassifications	Balance - December 31, 2022
Capital Assets:				
Construction in Progress	\$ -	\$ 1,681,701	\$ 1,681,701	\$ -
Total	<u>\$ -</u>	<u>\$ 1,681,701</u>	<u>\$ 1,681,701</u>	<u>\$ -</u>

The public improvements were conveyed and accepted by the Town of Windsor.

NOTE 5 LONG-TERM OBLIGATIONS

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance at December 31, 2021	Additions	Payments/ Reductions	Balance at December 31, 2022	Due Within One Year
Other Debts:					
Developer Advances Payable	\$ 67,777	\$ 1,681,701	\$ 1,676,701	\$ 72,777	\$ -
Total	<u>\$ 67,777</u>	<u>\$ 1,681,701</u>	<u>\$ 1,676,701</u>	<u>\$ 72,777</u>	<u>\$ -</u>

NOTE 6 AUTHORIZED DEBT

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 7, 2006	Authorization Used for 2011 Bonds	Authorization Used for 2014 Loan	Authorized But Unissued
Streets	\$ 20,000,000	\$ (1,289,137)	\$ (726,044)	\$ 17,984,819
Water	20,000,000	(1,065,035)	(599,830)	18,335,135
Sanitation	20,000,000	(1,640,843)	(924,126)	17,435,031
Transportation	20,000,000	-	-	20,000,000
Fire Fighting	20,000,000	-	-	20,000,000
Television Relay	20,000,000	-	-	20,000,000
Security Services	20,000,000	-	-	20,000,000
Traffic and Safety	20,000,000	-	-	20,000,000
Park and Recreation	20,000,000	-	-	20,000,000
Mosquito Control	20,000,000	-	-	20,000,000
Total	<u>\$ 200,000,000</u>	<u>\$ (3,995,015)</u>	<u>\$ (2,250,000)</u>	<u>\$ 193,754,985</u>

In the future, the District may issue a portion or all of the remaining authorized but unissued debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any future debt issuances are not determinable.

NOTE 7 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

The restricted component of net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or law and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2022, the District had restricted net position of \$2,000 for emergency reserves.

The District has a negative unrestricted net position as of December 31, 2022, mainly due to Developer Advances used to pay for prior years' operating and certain debt – related cost.

NOTE 8 RELATED PARTIES

The Developer of the property which constitutes the District is Windsor Southgate Development, LLC, a Colorado limited liability company. All members of the Board of Directors are officers or employees of an entity affiliated with the Developer or the majority owner of the Developer and may have conflicts of interest in dealing with the District.

NOTE 9 AGREEMENTS

District Coordinating Services Agreement (District Nos. 1-3)

Effective as of December 5, 2019, the Districts entered into a District Coordinating Services Agreement (the Coordinating Services Agreement) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts, and costs related to the continued operation and maintenance of certain of the public improvements within the Districts. Pursuant to the Coordinating Services Agreement, the District was designated as the “coordinating district” (the Coordinating District) and Districts No. 2 and No. 3 were each designated as “financing districts” (the Financing Districts).

Common Finance Plan Resolution

On December 5, 2019, District No. 2 and the District adopted a Joint Resolution Regarding Intent to Implement Common Plan of Finance (the Common Finance Plan Resolution), pursuant to which: (i) the District and District No. 2 declared their mutual intent to implement the common plan of finance set forth and approved in the Service Plan to fund or reimburse all or a portion of the capital costs related to the public improvements to serve Iron Mountain Districts from the bonds issued by District No. 2 and (ii) District No. 2 declared its intent, upon issuance of its bonds, to transfer all available revenues to the District for the payment of capital costs, including amounts owed by the District pursuant to the Reimbursement Agreements (as defined next).

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 9 AGREEMENTS (CONTINUED)

Infrastructure Acquisition and Reimbursement Agreement

On January 18, 2007, the District entered into the Infrastructure Acquisition and Reimbursement Agreement with Windsor Southgate Development, LLC (Developer) pursuant to which the District agreed to acquire certain public improvements constructed by the Developer and to reimburse the Developer for costs of such public improvements.

The First Amendment, dated December 5, 2019, establishes the terms and conditions for the reimbursement of District eligible costs (defined therein) for public infrastructure to be dedicated to other governmental entities, and for public infrastructure that is to be owned, operated, and maintained by the District. Pursuant to the terms thereof, the Developer may be reimbursed for certified District eligible costs, including public infrastructure and funds advanced to or on behalf of the Districts for district eligible costs. For the Developer to obtain reimbursement, the First Amendment requires submission of an application for acceptance of District eligible costs, cost certification by both a professional engineer and accountant engaged by the District, and adoption of a resolution by the District to accept and certify the District eligible costs (defined as a District Acceptance Resolution). District No. 2 shall make a requisition in the amount of the certified District eligible costs from the Senior Project Fund and Subordinate Project Fund held by the Trustee, which requisition shall direct that the Trustee make payment of the applicable amount directly to the Developer. The Districts obligation with respect to the payment of certified District eligible costs shall be limited to amounts on deposit in the Senior Project Fund and Subordinate Project Fund available for such purpose in accordance with the Indenture, and subject to the limitations of the election. After adoption of a District Acceptance Resolution, District eligible costs shall only be reflected in the financial records of the District.

Operations IGA

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1 – 3 (Districts) have agreed that the District will provide certain operation, maintenance and administrative services benefiting the Districts, and that Iron Mountain Metropolitan District Nos. 2 and 3 will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to the District.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 10 RISK MANAGEMENT

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

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

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

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2022, the District has provided for an emergency reserve equal to at least 3% of fiscal year spending, as defined under TABOR.

The District's management has taken steps it believes are necessary to comply with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Transfer from Iron Mountain MD No. 2	\$ -	\$ 1,676,701	\$ 1,676,701	\$ -
Total Revenues	-	1,676,701	1,676,701	-
EXPENDITURES				
Public Improvements	-	1,681,701	1,681,701	-
Total Expenditures	-	1,681,701	1,681,701	-
EXCESS (DEFICIENCY) OVER (UNDER) EXPENDITURES	-	(5,000)	(5,000)	-
OTHER FINANCING SOURCES (USES)				
Developer Advance - Certified Costs	-	1,681,701	1,681,701	-
Repay Developer Advance	-	(1,676,701)	(1,676,701)	-
Total Other Financing Sources (Uses)	-	5,000	5,000	-
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
Weld County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION


YEAR ENDED DECEMBER 31, 2022


**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
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YEAR ENDED DECEMBER 31, 2022**

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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors
Iron Mountain Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Iron Mountain Metropolitan District 2 (the District) as of and for the year ended December 31, 2022, 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 Iron Mountain Metropolitan District 2, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Iron Mountain Metropolitan District 2 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Iron Mountain Metropolitan District 2's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently know information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 Iron Mountain Metropolitan District 2'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 Iron Mountain Metropolitan District 2's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

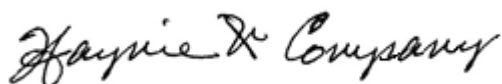
Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Iron Mountain Metropolitan District No. 2's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other information section, as listed in the table of contents, not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



Littleton, Colorado
July 25, 2023

BASIC FINANCIAL STATEMENTS

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 20,835
Cash and Investments - Restricted	1,075,558
Receivable - County Treasurer	3,170
Due from Iron Mountain MD No. 3	5,190
Property Taxes Receivable	<u>364,760</u>
Total Assets	<u>1,469,513</u>
LIABILITIES	
Accrued Interest Payable - Bonds	291,828
Due to Iron Mountain MD No. 1	35,935
Noncurrent Liabilities:	
Due in More than One Year	<u>8,093,655</u>
Total Liabilities	<u>8,421,418</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>364,760</u>
Total Deferred Inflows of Resources	<u>364,760</u>
NET POSITION	
Restricted For:	
Debt Service	86,847
Unrestricted	<u>(7,403,512)</u>
Total Net Position	<u><u>\$ (7,316,665)</u></u>

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS				
Primary Government:				
Governmental Activities:				
General Government	\$ 49,170	\$ -	\$ -	\$ (49,170)
Intergovernmental - Transfers to Iron Mountain MD No. 1	1,676,701	-	-	(1,676,701)
Interest and Related Costs on Long-Term Debt	478,048	-	114,474	(363,574)
	<u>\$ 2,203,919</u>	<u>\$ -</u>	<u>\$ 114,474</u>	<u>(2,089,445)</u>
GENERAL REVENUES				
Property Taxes				350,532
Specific Ownership Taxes				20,722
Interest Income				727
Total General Revenues				<u>371,981</u>
CHANGE IN NET POSITION				(1,717,464)
Net Position - Beginning of Year				<u>(5,599,201)</u>
NET POSITION - END OF YEAR				<u>\$ (7,316,665)</u>

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 20,835	\$ -	\$ -	\$ 20,835
Cash and Investments - Restricted	-	919,165	156,393	1,075,558
Due from Iron Mountain MD No. 3	-	5,190	-	5,190
Receivable - County Treasurer	414	2,756	-	3,170
Property Taxes Receivable	46,773	317,987	-	364,760
Total Assets	\$ 68,022	\$ 1,245,098	\$ 156,393	\$ 1,469,513
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Due to Iron Mountain MD No. 1	\$ 21,249	\$ 14,686	\$ -	\$ 35,935
	21,249	14,686	-	35,935
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	46,773	317,987	-	364,760
Total Deferred Inflows of Resources	46,773	317,987	-	364,760
FUND BALANCES				
Restricted:				
Debt Service	-	912,425	-	912,425
Capital Projects	-	-	156,393	156,393
Total Fund Balances	-	912,425	156,393	1,068,818
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 68,022	\$ 1,245,098	\$ 156,393	
Amounts reported for governmental activities in the statement of net position are different because:				
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.				
Bonds Payable				(7,945,000)
Bond Premium				(148,655)
Accrued Interest Payable - Bonds				(291,828)
Net Position of Governmental Activities				\$ (7,316,665)

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 45,739	\$ 304,793	\$ -	\$ 350,532
Specific Ownership Taxes	2,704	18,018	-	20,722
Transfer from Iron Mountain MD No. 3	-	114,474	-	114,474
Interest Income	727	-	-	727
Total Revenues	<u>49,170</u>	<u>437,285</u>	<u>-</u>	<u>486,455</u>
EXPENDITURES				
County Treasurer's Fees	696	4,637	-	5,333
Miscellaneous	-	10	-	10
Transfer to Iron Mountain MD No. 1	48,474	-	1,676,701	1,725,175
Paying Agent/Investment Advisor Fees	-	14,686	-	14,686
Bond Interest - Series 2019A	-	347,250	-	347,250
Unrealized investment losses	-	11,884	13,340	25,224
Total Expenditures	<u>49,170</u>	<u>378,467</u>	<u>1,690,041</u>	<u>2,117,678</u>
NET CHANGE IN FUND BALANCES	-	58,818	(1,690,041)	(1,631,223)
Fund Balances - Beginning of Year	<u>-</u>	<u>853,607</u>	<u>1,846,434</u>	<u>2,700,041</u>
FUND BALANCES - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 912,425</u></u>	<u><u>\$ 156,393</u></u>	<u><u>\$ 1,068,818</u></u>

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

Net Change in Fund Balance - Governmental Fund	\$ (1,631,223)
Amounts reported for governmental activities in the statement of activities are different because:	
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest on Bonds - Change in Liability	(94,134)
Amortization of Bond Premium	<u>7,893</u>
Change in Net Position of Governmental Activities	<u><u>\$ (1,717,464)</u></u>

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 45,686	\$ 45,686	\$ 45,739	\$ 53
Specific Ownership Taxes	2,284	2,740	2,704	(36)
Interest Income	-	1,574	727	(847)
Total Revenues	47,970	50,000	49,170	(830)
EXPENDITURES				
County Treasurer's Fees	685	685	696	(11)
Contingency	-	1,547	-	1,547
Transfer to Iron Mountain MD No. 1	47,285	47,768	48,474	(706)
Total Expenditures	47,970	50,000	49,170	830
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 DEFINITION OF REPORTING ENTITY

Iron Mountain Metropolitan District No. 2 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado under Title 32, Article I of the Colorado Revised Statutes, as amended (C.R.S.), was organized and approved by the eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was created by order and decree of the District Court in and for the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No.1 (District No. 1) and Iron Mountain Metropolitan District No. 3 (District No. 3).

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

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

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

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest, and other related costs on long-term general obligation debt.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year ended December 31, 2022.

Pooled Cash and Investments

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

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 always 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenue is recorded as revenue in the year they are available or collected.

Amortization

Original Issue Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of 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 received, are reported as expenditures.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

Fund Balance

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

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

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

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 20,835
Cash and Investments - Restricted	1,075,558
Total Cash and Investments	\$ 1,096,393

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 551,777
Investments	544,616
Total Cash and Investments	\$ 1,096,393

Deposits with Financial Institutions

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

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

At December 31, 2022, the District’s cash deposits had a bank and carrying balance of \$551,777.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

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

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

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
U.S. Treasury Notes	Average 1.99 Years	\$ 424,407
Corporate Money Market Securities	Average 1.11 Years	44,425
Municipal Bonds	Average 1.38 Years	75,784
Total		<u>\$ 544,616</u>

U.S. Treasury Notes, Money Market Securities and Municipal Bonds

Funds held in trust by US Bank were invested in U.S. Treasury Notes (Aaa ratings), Corporate Money Market Securities (Aa2 rating), and Municipal Bonds (Aa1, Aa2 and Aaa ratings). The District has engaged the services of a registered Investment Advisor (providing financial advisory and asset management services) to receive financial advice and to assist in the management of these funds, including the buying and selling of securities held in such portfolio.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance at December 31, 2021	Additions	Payments/ Reductions	Balance at December 31, 2022	Due Within One Year
<u>Governmental Activities:</u>					
<u>Bonds Payable:</u>					
Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A	\$ 6,945,000	\$ -	\$ -	\$ 6,945,000	\$ -
Subordinate Limited Tax General Obligation Bonds, Series 2019B	1,000,000	-	-	1,000,000	-
Series 2019A Bond Premium	156,548	-	7,893	148,655	-
Total	<u>\$ 8,101,548</u>	<u>\$ -</u>	<u>\$ 7,893</u>	<u>\$ 8,093,655</u>	<u>\$ -</u>

The details of the District's long-term obligations are as follows:

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) and **Subordinate Limited Tax General Obligation Bonds, Series 2019B** (the Subordinate Bonds, and with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Senior Bonds and the Subordinate Bonds on December 20, 2019, in the respective par amounts of \$6,945,000 and \$1,000,000. Proceeds from the sale of the Bonds were used to fund a portion of the costs of acquiring, constructing, and/or installing additional public infrastructure to serve the Iron Mountain development. A portion of the proceeds of the Senior Bonds were also used to fund: (a) the Refunding Project, (b) capitalized interest, (c) the Reserve Fund, and (d) the costs of issuing the Bonds.

The Refunding Project consisted of the defeasance and payment, respectively, on the date of issuance of the Bonds, of the Subordinate Taxable Revenue Bond, Series 2011 and the 2014 Taxable Limited Tax Supported Revenue Loan from Points West Community Bank, which are obligations of District No. 1 incurred for the purpose of funding or reimbursing the costs of public improvements.

The Bonds were issued by and are solely the obligations of the District although District No. 3 is obligated to pay the Bonds pursuant to a Pledge Agreement. The District and District No. 3 are referred to herein as the Taxing Districts.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Details

The Senior Bonds bear interest at 5%, payable semi-annually to the extent of Senior Pledged Revenue available on June 1 and December 1 (Interest Payment Dates), beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The final maturity of the Bonds is December 1, 2049.

To the extent principal of any Senior Bond is not paid when due, such principal will remain outstanding until paid provided that in the event that any amount of principal of or interest on the Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available on December 1, 2059, the Senior Bonds will be deemed discharged. To the extent interest on any Senior Bond is not paid when due, such unpaid interest will compound semi-annually on each Interest Payment Date, at the rate then borne by the Senior Bonds until the Senior Bonds are paid in full, subject to discharge, or the total repayment obligation of the District for the Senior Bonds equals the amount permitted by law.

Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable from the Senior Pledged Revenue consisting of the following revenues, net of any costs of collection: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

Senior Property Tax Revenues means all moneys derived from imposition by the Taxing Districts of the Senior Required Mill Levy, net of the costs of collection and any tax refunds or abatements authorized by or on behalf of the County.

Senior Specific Ownership Tax Revenues are the specific ownership taxes remitted to the Taxing Districts as a result of imposition by the Taxing District of the applicable Senior Required Mill Levy.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Required Mill Levy

The Taxing Districts have covenanted to impose a Senior Required Mill Levy each year in an amount which, if imposed by both Taxing Districts, would generate Senior Property Tax Revenues equal to the Annual Financing Costs, but not in excess of 35 mills (subject to adjustment for changes occurring after January 1, 2007, in the method of calculating assessed valuation) less the Permitted O&M Mill Levy.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Senior Required Mill Levy is to be equal to 35 mills (subject to adjustment) less the then-applicable Permitted O&M Mill Levy, or such lesser amount which, if imposed by both Taxing Districts, would generate Senior Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Senior Bonds when due, to replenish the Reserve Fund to the Reserve Requirement, and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Senior Bond Fund and the Surplus Fund and the Reserve Fund, will pay the Senior Bonds and any Additional Senior Obligations in full in the year such mill levy is collected.

Permitted O&M Mill Levy

The Permitted O&M Mill Levy is the lesser of: (i) the ad valorem property tax levy imposed by the applicable Taxing District for general, administrative, operation and maintenance cost; or (ii) the number of mills which, if imposed by both of the Taxing Districts, would generate property taxes, after deduction of collection costs, in the following amount: (a) for levy year 2019 (for collection in 2020), the amount of \$60,000, and (b) for each levy year thereafter, such maximum dollar amount for the prior year, plus 1.00%.

Additional Security for Senior Bonds

A portion of the proceeds of the Senior Bonds were used to fund the Capitalized Interest Account of the Senior Project Fund in the amount of \$447,000. A portion of the interest on the Senior Bonds will be paid from the Capitalized Interest Account.

The Senior Bonds are also secured by amounts on deposit in the Reserve Fund, which was funded with proceeds of the Senior Bonds in an amount equal to the Reserve Requirement of \$533,750. The balance in the Reserve Fund as of December 31, 2022, is \$519,423, which is lower than the Reserve Requirement due to unrealized losses on investment, and not due to draws from the account.

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$280,000. Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Senior Bonds will be applied to the payment of the Senior Bonds. The availability of such amount will be taken into account in calculating the Senior Required Mill Levy required to be imposed in the levy year prior to the year of the maturity of the Senior Bonds. The balance in the Surplus Fund as of December 31, 2022, is \$-0-.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Unused lines of credit

The Senior Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Senior Bonds.

Events of default

Events of default occur if the Districts: (a) fail to impose the Required Mill Levy, (b) defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the Indenture or the Bond Resolution, and fails to remedy the same after notice thereof pursuant to the Indenture or (c) files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

Termination Events

The Senior Bonds do not have a termination provision.

Acceleration

The Senior Bonds are not subject to acceleration.

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 347,250	\$ 347,250
2024	45,000	347,250	392,250
2025	50,000	345,000	395,000
2026	115,000	342,500	457,500
2027	120,000	336,750	
2028-2032	745,000	1,584,500	2,329,500
2033-2037	1,040,000	1,370,500	2,410,500
2038-2042	1,430,000	1,073,250	2,503,250
2043-2047	1,925,000	668,750	2,593,750
2048-2049	1,475,000	124,500	1,599,500
Total	<u>\$ 6,945,000</u>	<u>\$ 6,540,250</u>	<u>\$ 13,028,500</u>

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 8% per annum and are structured as “cash flow” bonds, meaning that no regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date of December 15, 2049. Principal on the Subordinate Bonds is payable annually on each December 15 from, and to the extent of, Subordinate Pledged Revenue. Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2020, to the extent of the Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment. In

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

Subordinate Bonds Details (continued)

the event that any amount of principal of or interest on the Subordinate Bonds remains unpaid on December 15, 2059, the Subordinate Bonds will be deemed discharged.

Subordinate Bonds Optional Redemption

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

Subordinate Bonds Pledged Revenue

The Subordinate Bonds are secured by and payable from the Subordinate Pledged Revenue, consisting of the following revenues, net of any costs of collection: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Property Tax Revenues includes all moneys derived from imposition by the Taxing Districts of the Subordinate Required Mill Levy. Subordinate Property Tax Revenues are net of the costs of collection and any tax refunds or abatements authorized by or on behalf of the County.

Subordinate Specific Ownership Tax Revenues means the specific ownership taxes remitted to the Taxing Districts as a result of imposition by the Taxing Districts of the applicable Subordinate Required Mill Levy.

Subordinate Required Mill Levy

Each Taxing District has covenanted to levy a Subordinate Required Mill Levy, imposed upon all taxable property of such Taxing District each year in an amount equal to: (i) 35 mills (subject to adjustment for changes occurring after January 1, 2007, in the method of calculating assessed valuation) less the Permitted O&M Mill Levy and less the then applicable Senior Obligation Mill Levy, or (ii) such lesser amounts which, if imposed by both Taxing Districts, would generate Subordinate Property Tax Revenues sufficient to pay the Subordinate Bonds in full in the year of collection.

The Subordinate Required Mill Levy will equal zero in any year that: (a) the payment of the Senior Bonds (and any other Senior Obligation) in such year, together with any replenishment of the Reserve Fund (and any similar reserve fund securing Senior Obligations) which is required in such year, requires the imposition of at least 35 mills

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

Subordinate Required Mill Levy (continued)

(subject to adjustment) less the Permitted O&M Mill Levy; and (b) for so long as amounts on deposit in the Surplus Fund are less than the Maximum Surplus Amount.

The annual debt service requirements on the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

NOTE 5 AUTHORIZED DEBT

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 7, 2006	Authorization Used for 2019A Bonds	Authorization Used for 2019B Bonds	Authorized But Unissued
Streets	\$ 20,000,000	\$ (1,020,915) *	\$ (1,000,000) *	\$ 17,979,085
Parks and Recreation	20,000,000	-	-	20,000,000
Water	20,000,000	-	-	20,000,000
Sanitation/Storm Sewer	20,000,000	-	-	20,000,000
Transportation	20,000,000	-	-	20,000,000
Mosquito Control	20,000,000	-	-	20,000,000
Safety Protection	20,000,000	-	-	20,000,000
Fire Protection	20,000,000	-	-	20,000,000
TV Relay and Translation	20,000,000	-	-	20,000,000
Security	20,000,000	-	-	20,000,000
Refunding	20,000,000	(1,618,740)	-	18,381,260
Total	<u>\$ 220,000,000</u>	<u>\$ (2,639,655)</u>	<u>\$ (1,000,000)</u>	<u>\$ 216,360,345</u>

* To be re-allocated

A portion of the Bonds (\$5,924,085) was issued for the purpose of refinancing District debt (consisting of the Series 2011 Bonds and the 2014 Loan) at a lower interest rate, and, in accordance with the Article X, Section 20 of the Colorado Constitution, the Board determined that: (a) no portion of the District's electoral authorization for indebtedness shall be required to be allocated to the portion of the Bonds that did not exceed the outstanding principal amount of the Series 2011 Bonds and 2014 Loan (\$4,305,345); and (b) there shall be allocated to the District's electoral authorization for indebtedness for refunding the principal amount of the Bonds that exceeded the outstanding principal amount of the Series 2011 Bonds and 2014 Loan (\$1,618,740).

NOTE 5 AUTHORIZED DEBT (CONTINUED)

The remaining portion of the Bonds that were issued for the purpose of financing the costs of the Project shall be allocated to the District's electoral authorization in accordance with

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

the use of net proceeds of the Bonds, as indicated in Project Requisitions submitted, when such information becomes available, with that portion of the principal amount of the Bonds that funded the Reserve Fund, Costs of Issuance Fund and capitalized interest to be allocated to infrastructure categories provided in the Election in accordance with the percentage of total net proceeds indicated in the Project Requisitions allocated to each such category.

In the future, the District may issue a portion or all of the remaining authorized but unissued debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any future debt issuances are not determinable.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

The restricted component of net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or law and regulations or other governments or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2022, the District had restricted net position of \$86,847 for debt service.

The District has a negative unrestricted net position. This negative net position is a result of the District being responsible for the repayment of long-term debt, and accrued interest, issued to finance public improvements previously constructed and conveyed to other governmental entities.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Windsor Southgate Development, LLC, a Colorado limited liability company. All members of the Board of Directors of the District are officers or employees of an entity affiliated with the Developer or the majority owner of the Developer, and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

District Coordinating Services Agreement (District Nos. 1-3)

Effective as of December 5, 2019, the Districts entered into a District Coordinating Services Agreement (the Coordinating Services Agreement) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts, and costs related to the continued operation and maintenance of certain of the public improvements within the Districts. Pursuant to the

NOTE 5 AGREEMENTS (CONTINUED)

District Coordinating Services Agreement (District Nos. 1-3) (continued)

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

Coordinating Services Agreement, District No. 1 was designated as the “coordinating district” (the Coordinating District) and Districts No. 2 and No. 3 were each designated as “financing districts” (the Financing Districts).

Common Finance Plan Resolution

On December 5, 2019, District No. 1 and the District adopted a Joint Resolution Regarding Intent to Implement Common Plan of Finance (the Common Finance Plan Resolution), pursuant to which: (i) the District and District No. 1 declared their mutual intent to implement the common plan of finance set forth and approved in the Service Plan to fund or reimburse all or a portion of the capital costs related to the public improvements to serve Iron Mountain Districts from the Bonds; and (ii) the District declared its intent, upon issuance of the Bonds, to transfer all available revenues to District No. 1 for the payment of capital costs, including amounts owed by District No. 1 pursuant to a reimbursement agreement that District No. 1 has entered into with the developer of the District.

Operations IGA

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1 – 3 (Districts) have agreed that District No. 1 will provide certain operation, maintenance, and administrative services benefiting the Districts, and that the District and District No. 3 will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to District No. 1.

NOTE 9 RISK MANAGEMENT

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

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

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

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2022, the District has not provided for an emergency reserve equal to at least 3% of fiscal year spending, as defined under TABOR, because net tax revenue is transferred to District No. 1, the Operating District, which provides for the emergency reserve.

The District's management has taken steps it believes are necessary to comply with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 304,436	\$ 304,436	\$ 304,793	\$ 357
Specific Ownership Taxes	15,222	18,262	18,018	(244)
Interest Income	800	10,000	-	(10,000)
Transfer from Iron Mountain MD No. 3	113,468	114,563	114,474	(89)
Total Revenues	<u>433,926</u>	<u>447,261</u>	<u>437,285</u>	<u>(9,976)</u>
EXPENDITURES				
County Treasurer's Fees	4,567	4,567	4,637	(70)
Miscellaneous	3,683	3,683	10	3,673
Paying Agent/Investment Advisor Fees	2,500	2,500	14,686	(12,186)
Bond Interest - Series 2019A Senior Bonds	347,250	347,250	347,250	-
Unrealized investment losses	-	30,000	11,884	18,116
Contingency	-	10,000	-	10,000
Total Expenditures	<u>358,000</u>	<u>398,000</u>	<u>378,467</u>	<u>19,533</u>
NET CHANGE IN FUND BALANCE	75,926	49,261	58,818	9,557
Fund Balance - Beginning of Year	<u>851,476</u>	<u>853,607</u>	<u>853,607</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 927,402</u></u>	<u><u>\$ 902,868</u></u>	<u><u>\$ 912,425</u></u>	<u><u>\$ 9,557</u></u>

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 900	\$ -	\$ (900)
Total Revenues	<u>900</u>	<u>-</u>	<u>(900)</u>
EXPENDITURES			
Public Improvements	1,849,822	-	1,849,822
Transfers to Iron Mountain MD No. 1	-	1,676,701	(1,676,701)
Unrealized Investment Losses	-	13,340	(13,340)
Total Expenditures	<u>1,849,822</u>	<u>1,690,041</u>	<u>159,781</u>
EXCESS (DEFICIENCY) OVER (UNDER) EXPENDITURES	(1,848,922)	(1,690,041)	158,881
OTHER FINANCING SOURCES (USES)			
Developer Advance	1,849,822	-	(1,849,822)
Repay Developer Advance	<u>(1,849,822)</u>	<u>-</u>	<u>1,849,822</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(1,848,922)	(1,690,041)	158,881
Fund Balance - Beginning of Year	<u>1,848,922</u>	<u>1,846,434</u>	<u>(2,488)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 156,393</u>	<u>\$ 156,393</u>

OTHER INFORMATION

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2022

\$6,945,000 Limited Tax General Obligation Refunding
and Improvement Bonds, Series 2019A
Dated December 20, 2019
Principal Due December 1
Interest Payable June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 347,250	\$ 347,250
2024	45,000	347,250	392,250
2025	50,000	345,000	395,000
2026	115,000	342,500	457,500
2027	120,000	336,750	456,750
2028	130,000	330,750	460,750
2029	135,000	324,250	459,250
2030	150,000	317,500	467,500
2031	160,000	310,000	470,000
2032	170,000	302,000	472,000
2033	180,000	293,500	473,500
2034	195,000	284,500	479,500
2035	205,000	274,750	479,750
2036	225,000	264,500	489,500
2037	235,000	253,250	488,250
2038	255,000	241,500	496,500
2039	265,000	228,750	493,750
2040	285,000	215,500	500,500
2041	300,000	201,250	501,250
2042	325,000	186,250	511,250
2043	340,000	170,000	510,000
2044	365,000	153,000	518,000
2045	380,000	134,750	514,750
2046	410,000	115,750	525,750
2047	430,000	95,250	525,250
2048	460,000	73,750	533,750
2049	1,015,000	50,750	1,065,750
Total	<u>\$ 6,945,000</u>	<u>\$ 6,540,250</u>	<u>\$ 13,485,250</u>

**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY LIMITED
TAX GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2019A AND
SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2019B**

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY LIMITED
TAX GENERAL REFUNDING AND IMPROVEMENT BONDS, SERIES 2019A AND SUBORDINATE
LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2019B**

HISTORY OF ASSESSED VALUATION

History of the District's Assessed Valuation

Levy/ Collection Year	Assessed Valuation	Mill Levy		
		General Fund	Debt Service Fund	Total
2015/2016	\$ 3,458,240	-	35.000	35.000
2016/2017	5,594,880	4.811	30.189	35.000
2017/2018	5,928,530	7.175	27.825	35.000
2018/2019	5,614,130	5.084	29.916	35.000
2019/2020	6,818,170	8.613	26.387	35.000
2020/2021	6,838,860	6.277	28.723	35.000
2021/2022	10,003,490	4.567	30.433	35.000
2022/2023	10,421,710	4.488	30.512	35.000

History of District No. 3's Assessed Valuation

Levy/ Collection Year	Assessed Valuation	Mill Levy		
		General Fund	Debt Service Fund	Total
2015/2016	\$ 90,970	-	35.000	35.000
2016/2017	72,620	4.811	30.189	35.000
2017/2018	46,680	7.175	27.825	35.000
2018/2019	38,630	5.084	29.916	35.000
2019/2020	289,900	8.613	26.387	35.000
2020/2021	2,962,110	6.277	28.723	35.000
2021/2022	3,602,340	4.567	30.433	35.000
2022/2023	3,560,560	4.488	30.512	35.000

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS REQUIRED BY LIMITED
TAX GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2019A AND
SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2019B**

HISTORY OF PROPERTY TAX COLLECTIONS

History of the District's Property Tax Collections

Levy/ Collection Year	Taxes Levied	Property Tax Collections	Tax Collections as % Tax Levied
2014/2015	\$ 102,422	\$ 102,422	100%
2015/2016	121,038	121,038	100%
2016/2017	195,821	195,821	100%
2017/2018	207,499	207,499	100%
2018/2019	196,494	196,494	100%
2019/2020	238,636	238,280	99.85%
2020/2021	239,360	239,715	100.15%
2021/2022	350,122	350,532	100.12%

History of District No. 3's Property Tax Collections

Levy/ Collection Year	Taxes Levied	Property Tax Collections	Tax Collections as % Tax Levied
2014/2015	\$ 4,668	\$ 4,668	100%
2015/2016	3,184	3,184	100%
2016/2017	2,542	2,542	100%
2017/2018	1,634	1,634	100%
2018/2019	1,352	1,352	100%
2019/2020	10,147	6,042	59.54%
2020/2021	103,674	107,779	103.96%
2021/2022	126,082	126,082	100.00%

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT	Iron Mountain Metropolitan District No. 3
ADDRESS	8390 E Crescent Parkway Suite 300 Greenwood Village, CO 80111
CONTACT PERSON	Gigi Pangindian
PHONE	303-779-5710
EMAIL	Gigi.Pangindian@claconnect.com

For the Year Ended
12/31/2022
or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:	Gigi Pangindian
TITLE	Accountant for the District
FIRM NAME (if applicable)	CliftonLarsonAllen LLP
ADDRESS	8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111
PHONE	303-779-5710
DATE PREPARED	3/20/2023
RELATIONSHIP TO ENTITY	CPA Firm providing accounting services to the District

PREPARER (SIGNATURE REQUIRED)

SEE ACCOUNTANT'S COMPILATION REPORT

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Please use this space to provide explanation of any items on this page

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		
		General Fund	Debt Service Fund		Fund*	Fund*	
Assets				Assets			
1-1	Cash & Cash Equivalents	\$ 710	\$ 4,728	Cash & Cash Equivalents	\$ -	\$ -	
1-2	Investments	\$ -	\$ -	Investments	\$ -	\$ -	
1-3	Receivables	\$ 69	\$ 462	Receivables	\$ -	\$ -	
1-4	Due from Other Entities or Funds	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -	
1-5	Property Tax Receivable	\$ 15,980	\$ 108,640	Other Current Assets [specify...]	\$ -	\$ -	
	All Other Assets [specify...]				\$ -	\$ -	
1-6	Lease Receivable (as Lessor)	\$ -	\$ -		\$ -	\$ -	
1-7		\$ -	\$ -	Total Current Assets	\$ -	\$ -	
1-8		\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -	
1-9		\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -	
1-10		\$ -	\$ -		\$ -	\$ -	
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 16,759	\$ 113,830	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -	
Deferred Outflows of Resources:				Deferred Outflows of Resources			
1-12	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-13	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 16,759	\$ 113,830	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -	
Liabilities				Liabilities			
1-16	Accounts Payable	\$ -	\$ -	Accounts Payable	\$ -	\$ -	
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -	
1-18	Unearned Property Tax Revenue	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -	
1-19	Due to Other Entities or Funds	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -	
1-20	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -	
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -	
1-22	All Other Liabilities [specify...]	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -	
1-23	Due to Iron Mountain Metropolitan District No. 1	\$ 779	\$ -	Other Liabilities [specify...]:	\$ -	\$ -	
1-24	Due to Iron Mountain Metropolitan District No. 2	\$ -	\$ 5,190		\$ -	\$ -	
1-25		\$ -	\$ -		\$ -	\$ -	
1-26		\$ -	\$ -		\$ -	\$ -	
1-27	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ 779	\$ 5,190	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ -	\$ -	
Deferred Inflows of Resources:				Deferred Inflows of Resources			
1-28	Deferred Property Taxes	\$ 15,980	\$ 108,640	Pension/OPEB Related	\$ -	\$ -	
1-29	Lease related (as lessor)	\$ -	\$ -	Other [specify...]	\$ -	\$ -	
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 15,980	\$ 108,640	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -	
Fund Balance				Net Position			
1-31	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital Assets	\$ -	\$ -	
1-32	Nonspendable Inventory	\$ -	\$ -				
1-33	Restricted [specify...]	\$ -	\$ -	Emergency Reserves	\$ -	\$ -	
1-34	Committed [specify...]	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -	
1-35	Assigned [specify...]	\$ -	\$ -	Restricted	\$ -	\$ -	
1-36	Unassigned:	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -	
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL FUND BALANCE	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	\$ -	\$ -	
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 16,759	\$ 113,830	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -	

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		
		General Fund	Debt Service Fund		Fund*	Fund*	
Tax Revenue				Tax Revenue			
2-1	Property [include mills levied in Question 10-6]	\$ 16,452	\$ 109,630	Property [include mills levied in Question 10-6]	\$ -	\$ -	Please use this space to provide explanation of any items on this page
2-2	Specific Ownership	\$ 974	\$ 6,488	Specific Ownership	\$ -	\$ -	
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -	
2-4	Other Tax Revenue [specify...]:	\$ -	\$ -	Other Tax Revenue [specify...]:	\$ -	\$ -	
2-5		\$ -	\$ -		\$ -	\$ -	
2-6		\$ -	\$ -		\$ -	\$ -	
2-7		\$ -	\$ -		\$ -	\$ -	
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 17,426	\$ 116,118	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -	
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -	
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -	
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -	
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -	
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -	
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -	
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -	
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -	
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -	
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -	
2-19	Interest/Investment Income	\$ -	\$ -	Interest/Investment Income	\$ -	\$ -	
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$ -	\$ -	
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -	
2-22	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
2-23	County Treasurer's Fee	\$ -	\$ -		\$ -	\$ -	
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 17,426	\$ 116,118	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ -	\$ -	
Other Financing Sources				Other Financing Sources			
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -	
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$ -	\$ -	
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -	
2-28	Other [specify...]:	\$ -	\$ -	Other [specify...]:	\$ -	\$ -	
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 17,426	\$ 116,118	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -	GRAND TOTALS
							\$ 133,544

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Debt Service Fund		Fund*	Fund*	
	Expenditures			Expenses			
3-1	General Government	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Transfers to other districts		\$ -	Utilities	\$ -	\$ -	
3-11	Other [specify...]:	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12	Transfer to Iron Mountain Metropolitan District No. 1	\$ 17,179	\$ -	Other [specify...]	\$ -	\$ -	
3-13	Transfer to Iron Mountain Metropolitan District No. 2	\$ -	\$ 114,474		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	Debt Service			Debt Service			
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
3-21	County Treasurer's Fee	\$ 247	\$ 1,644		\$ -	\$ -	
3-22	Add lines 3-1 through 3-21	\$ 17,426	\$ 116,118	Add lines 3-1 through 3-21	\$ -	\$ -	GRAND TOTAL
	TOTAL EXPENDITURES			TOTAL EXPENSES			\$ 133,544
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	
3-24	Interfund Transfers Out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -	
3-29	(Add lines 3-23 through 3-28)	\$ -	\$ -	(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ -	\$ -	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31	\$ -	\$ -	Net Position, December 31	\$ -	\$ -	
	Sum of Lines 3-30, 3-31, and 3-32	\$ -	\$ -	Sum of Lines 3-30, 3-31, and 3-32	\$ -	\$ -	
	This total should be the same as line 1-37.	\$ -	\$ -	This total should be the same as line 1-37.	\$ -	\$ -	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES NO

Please use this space to provide any explanations or comments:

4-1	Does the entity have outstanding debt?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">The District has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Not applicable. See comment in 4-2.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)			
	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -
	Lease Liabilities	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -

*must agree to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

YES NO

4-5	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? How much? Date the debt was authorized:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ 200,000,000</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">11/7/2006</div>			
4-6	Does the entity intend to issue debt within the next calendar year? How much?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>			
4-7	Does the entity have debt that has been refinanced that it is still responsible for? What is the amount outstanding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>			
4-8	Does the entity have any lease agreements? What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<div style="border: 1px solid black; padding: 2px; margin-top: 5px;">\$ -</div>			

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

AMOUNT TOTAL

Please use this space to provide any explanations or comments:

5-1	YEAR-END Total of ALL Checking and Savings accounts	\$ 5,438		
5-2	Certificates of deposit	\$ -		
TOTAL CASH DEPOSITS			\$ 5,438	
Investments (if investment is a mutual fund, please list underlying investments):				
		\$ -		
		\$ -		
		\$ -		
		\$ -		
TOTAL INVESTMENTS			\$ -	
TOTAL CASH AND INVESTMENTS			\$ 5,438	

Please answer the following question by marking in the appropriate box

YES NO N/A

5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets? YES NO
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain: YES NO

The District has no capital assets.

6-3 Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year ¹	Additions ²	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

* Must agree to prior year-end balance
 - Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

* YES NO Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firefighters' pension plan? YES NO
- 7-2 Does the entity have a volunteer firefighters' pension plan? YES NO
- If yes: Who administers the plan? YES NO

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$	-
State contribution amount:	\$	-
Other (gifts, donations, etc.):	\$	-
TOTAL	\$	-
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$	-

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	N/A	Please use this space to provide any explanations or comments:										
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
If yes: Please indicate the amount appropriated for each fund separately for the year reported															
		<table border="1"> <thead> <tr> <th>Governmental/Proprietary Fund Name</th> <th>Total Appropriations By Fund</th> </tr> </thead> <tbody> <tr> <td>Amended General Fund</td> <td>\$ 19,000</td> </tr> <tr> <td>Amended Debt Service Fund</td> <td>\$ 118,000</td> </tr> <tr> <td></td> <td>\$ -</td> </tr> <tr> <td></td> <td>\$ -</td> </tr> </tbody> </table>				Governmental/Proprietary Fund Name	Total Appropriations By Fund	Amended General Fund	\$ 19,000	Amended Debt Service Fund	\$ 118,000		\$ -		\$ -
Governmental/Proprietary Fund Name	Total Appropriations By Fund														
Amended General Fund	\$ 19,000														
Amended Debt Service Fund	\$ 118,000														
	\$ -														
	\$ -														

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small>				

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:					
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		10-4: Financing for the construction, acquisition and maintenance of streets, water, sewer, fire protection, transportation, TV relay, security, traffic and safety, parks and recreation, and mosquito control improvement. 10-5: Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1 - 3 (Districts) have agreed that Iron Mountain Metropolitan District No. 1 will provide certain operation, maintenance and administrative services benefitting the Districts, and that Iron Mountain Metropolitan District Nos. 2 and 3 will pay costs related thereto through imposition of ad valorem property taxes and transferring the net tax revenues to Iron Mountain Metropolitan District No. 1.				
If yes: Date of formation: <input type="text"/>									
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If Yes: NEW name <input type="text"/>									
PRIOR name <input type="text"/>									
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
10-4	Please indicate what services the entity provides:								
<input type="text" value="See explanation box."/>									
10-5	Does the entity have an agreement with another government to provide services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
If yes: List the name of the other governmental entity and the services provided:									
<input type="text" value="See explanation box."/>									
10-6	Does the entity have a certified mill levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):									
<table border="1"> <tbody> <tr> <td>Bond Redemption mills</td> <td>30.433</td> </tr> <tr> <td>General/Other mills</td> <td>4.567</td> </tr> <tr> <td>Total mills</td> <td>35.000</td> </tr> </tbody> </table>		Bond Redemption mills	30.433	General/Other mills	4.567	Total mills	35.000		
Bond Redemption mills	30.433								
General/Other mills	4.567								
Total mills	35.000								

Please use this space to provide any additional explanations or comments not previously included:

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds		Notes
Unrestricted Cash & Investments	\$	5,438	Unrestricted Fund Balan \$	-	Total Tax Revenue	\$ 133,544
Current Liabilities	\$	-	Total Fund Balance \$	-	Revenue Paying Debt Service	\$ -
Deferred Inflow	\$	124,620	PY Fund Balance \$	-	Total Revenue	\$ 133,544
			Total Revenue \$	17,426	Total Debt Service Principal	\$ -
			Total Expenditures \$	17,426	Total Debt Service Interest	\$ -
			Interfund In \$	-		
Governmental			Interfund Out \$	-	Enterprise Funds	
Total Cash & Investments	\$	5,438	-		Net Position	\$ -
Transfers In	\$	-	Proprietary		PY Net Position	\$ -
Transfers Out	\$	-	- Current Assets	\$		
Property Tax	\$	126,082	Deferred Outflow	\$	- Government-Wide	
Debt Service Principal	\$	-	- Current Liabilities	\$	- Total Outstanding Debt	\$ -
Total Expenditures	\$	133,544	Deferred Inflow	\$	- Authorized but Unissued	\$ 200,000,000
Total Developer Advances	\$	-	- Cash & Investments	\$	- Year Authorized	11/7/2006
Total Developer Repayments	\$	-	- Principal Expense	\$		

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of ALL members of the governing body below.

A MAJORITY of the members of the governing body must complete and sign in the column below.

	Full Name	DocuSigned by: I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ My term Expires: May 2025	Date: _____
1	Martin Lind	Martin Lind 2D24A9FEA47645E...	March 27, 2023 1:50 PM PDT
2	Jerry Helgeson	Jerry Helgeson 80C89FF89454E7...	March 27, 2023 2:49 PM MDT
3	Justin Donahoo	Justin Donahoo 0063183C244E...	March 27, 2023 1:47 PM PDT
4	John Jensen	John Jensen	Date: _____
5	Marissa Donahoo	Marissa Donahoo 97471E112D647D...	March 27, 2023 4:14 PM MDT
6		I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ My term Expires: _____	Date: _____
7		I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ My term Expires: _____	Date: _____



CliftonLarsonAllen LLP
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Greenwood Village, CO 80111

phone 303-779-5710 fax 303-779-0348
CLAAconnect.com

Accountant's Compilation Report

Board of Directors
Iron Mountain Metropolitan District No. 3
Weld, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Iron Mountain Metropolitan District No. 3 as of and for the year ended December 31, 2022, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Iron Mountain Metropolitan District No. 3.

CliftonLarsonAllen LLP

Greenwood Village, Colorado
March 20, 2023