

**2024 ANNUAL REPORT ON SERVICE PLAN  
DOUGLAS COUNTY, COLORADO**

**TRAILS METROPOLITAN DISTRICT**

The District shall be responsible for submitting an annual report to the County no later than August 1 of each year.

I. District Description: **Title 32 Metropolitan District**

a. Board members, officers, titles and terms:

**Thomas M. Clark, President, 2025-2029**  
**Bryan Horan, Secretary, 2023-2027**  
**Josh Brgoch, Assistant Secretary, 2023-2027**  
**Darwin Horan, Treasurer, 2025-2029**  
**Dalton Horan, Director, 2025-2029**

b. Changes in board membership in past year:

**None**

c. Name and address for official District contact:

**David S. O’Leary, Esq.**  
**1700 Lincoln Street, Suite 2000**  
**Denver, CO 80203**  
**(303) 839-3800**  
**[doleary@spencerfane.com](mailto:doleary@spencerfane.com)**

d. Elections held in the past year and their purpose:

**There wasn’t an election in the report year.**

II. Boundary changes for the report year and proposed changes for the coming year:

**None.**

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements:

a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts.

**None.**

- b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District

**Facilities Funding and Acquisition Agreement between the District and Trails, LLC (“Developer”), dated Dec. 6, 2019. Developer to advance funds to the District to fund capital costs; District to reimburse Developer when funds become available.**

**Reimbursement Agreement between District and Trails, LLC (“Developer”), dated Dec. 6, 2019. Developer to advance funds to the District to fund administration, operation, and maintenance costs; District to reimburse Developer when funds become available.**

#### IV. Service Plan

- a. List and description of services authorized in Service Plan

**The District has the authority pursuant to C.R.S. §§ 32-1-1001 and 32-1-1004, as amended, to finance, design, construct, acquire, install, maintain, and provide for the following services and public improvements: Water, Storm Sewer, Sanitation and Wastewater Treatment, Street Improvements, Traffic Safety Protection, Parks and Recreation, Television Relay and Television, Mosquito Control, Covenant Enforcement and Design Review, and Security.**

- b. List and description of facilities authorized in Service Plan

**Transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches; culverts, dams, channels, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, channels, hydraulic structures, rip rap, micro pools, and forebays; sanitary sewer facilities; bridges, storm sewers, sidewalks, paving, lighting, grading, landscaping, streetscaping, tunnels, other street improvements and architectural enhancements; signalization, traffic signs, area identification signs, directional assistance and driver information signs; soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, trails, picnic areas, storage buildings, weed control, and lighting.**

- c. List and description of any extraterritorial services, facilities, and agreements

**None.**

#### V. Development Progress

- a. Indicate the estimated year of build-out, as set forth in the Service Plan

**2023-2024**

- b. List the services provided with the date service began compared to the date authorized by the Service Plan

**Not applicable as the District is still in the early stages of development.**

- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented

**Not applicable.**

- d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan

**Not applicable as the District is still in the early stages of development and improvements are still being constructed.**

- e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any

**Grading is complete but public improvements and facilities are still being constructed.**

- f. List facilities currently under construction with the percentage complete and an anticipated date of completion

Component	Percent Complete	Expected/Final Completion Date
Grading	100.00	May 2022
Storm improvements	In progress	2024
Water improvements	In progress	2024
Sanitary improvements	In progress	2024
Street improvements	In progress	2024

- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years

**The population of the District since formation is zero. Pursuant to the financial projections in the Service Plan, the population in 2020 was anticipated to be 45, in 2021 was anticipated to be 225, in 2022 it was anticipated to be 405, and in and after 2023 it was anticipated to be 417.**

- h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of

completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.

**139 residential units are anticipated to be completed in 2024. The financial projection in the Service Plan anticipated the construction of 60 units in 2021. The District is still in the early stages of development so there were no completed units in 2023. Due to changes in the market and the impact of COVID and interest rates, there has not been significant development as originally planned. It is believed that the construction schedule will shift forward with a delay in the estimated completion dates due to market conditions.**

- i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each

**Not applicable.**

#### VI. Financial Plan and Financial Activities

- a. Provide a copy of the audit or exemption from the audit for the reporting year.

**The audit, once available, can be found on the District website: <https://www.trailsmd.com/>**

- b. Provide a copy of the budget, showing the current and previous years.

**The budget can be found on the District website: <https://www.trailsmd.com/>**

- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

**This information can be found in the budget.**

- d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired.

**\$6,999,000 Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup>. See audit for the debt service schedule.**

- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued.

See attached **Exhibit A**.

- f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan.

**As of the end of the report year 2024, the District has \$6,999,000 in outstanding debt. The District's total debt authorization in the Service Plan is \$14,000,000.**

- g. Enterprises of the District
  - i. Include revenues of the enterprise, showing both direct support from the District and all other sources

**None**

- ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations

**None**

- h. Detail contractual obligations

- i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments

**None**

- ii. Report any inability of the District to pay current obligations that are due within the current budget year

**None**

- iii. Describe any District financial obligations in default

**None**

- i. Actual and Assessed Valuation History

- i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year

**The District was formed in 2019  
2020 Assessed Valuation \$3,550  
2021 Assessed Valuation \$3,550  
2022 Assessed Valuation \$3,700**

**2023 Assessed Valuation \$2,754,110**  
**2024 Assessed Valuation \$6,145,530**

- ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

<b>Year</b>	<b>Certified Assessed Valuation</b>	<b>Service Plan</b>
<b>2019</b>	<b>Not available</b>	<b>Not available</b>
<b>2020</b>	<b>\$3,550</b>	<b>\$0</b>
<b>2021</b>	<b>\$3,550</b>	<b>\$304,500</b>
<b>2022</b>	<b>\$3,700</b>	<b>\$1,983,765</b>
<b>2023</b>	<b>\$2,754,110</b>	<b>\$5,108,086</b>
<b>2024</b>	<b>\$6,145,530</b>	<b>\$7,391,499</b>

j. Mill Levy History

- i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)

<b>Year</b>	<b>Debt</b>	<b>Operations and Maintenance</b>
<b>2019</b>	<b>0.000</b>	<b>0.000</b>
<b>2020</b>	<b>0.000</b>	<b>0.000</b>
<b>2021</b>	<b>50.000</b>	<b>10.000</b>
<b>2022</b>	<b>50.000</b>	<b>10.000</b>
<b>2023</b>	<b>50.000</b>	<b>10.000</b>
<b>2024</b>	<b>51.970</b>	<b>10.000</b>

- ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.

<b>Year</b>	<b>Actual Debt Service Levy</b>	<b>Service Plan Debt Service Mill Levy</b>	<b>Actual O&amp;M Mill Levy</b>	<b>Service Plan O&amp;M Mill Levy</b>
<b>2019</b>	<b>0.000</b>	<b>50.000</b>	<b>0.000</b>	<b>10.000</b>
<b>2020</b>	<b>0.000</b>	<b>50.000</b>	<b>0.000</b>	<b>10.000</b>
<b>2021</b>	<b>50.000</b>	<b>50.000</b>	<b>10.000</b>	<b>10.000</b>
<b>2022</b>	<b>50.000</b>	<b>50.000</b>	<b>10.000</b>	<b>10.000</b>
<b>2023</b>	<b>51.970</b>	<b>50.000</b>	<b>10.000</b>	<b>10.000</b>
<b>2024</b>	<b>51.970</b>	<b>50.000</b>	<b>10.000</b>	<b>10.000</b>

k. Miscellaneous Taxes History

- i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue

out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)

N/A

- ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.

N/A

l. Estimated Assessed Valuation of District at 100% Build-Out

- i. Provide an updated estimate and compare this with the Service Plan estimate.

**Per the Service Plan the estimated valuation upon completion is \$16,241,439.00. An updated estimate of the valuation upon completion is \$17,647,000.**

m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.

- i. Provide an updated estimate based on current events. Do not include refunding bonds.

**The District issued bonds in the amount of \$6,999,000 in 2021. The District does not have any plans to issue additional debt at this time.**

n. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

**None.**

- o. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

**None.**

VII. Access information to obtain a copy of rules and regulations adopted by the Board.

**The Board has not issued rules and regulations as of the date of this report. The District website is: <https://www.trailsmd.com/>**

VIII. A summary of litigation involving public improvements owned by the District.

**None.**

**Prepared By:** Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, Colorado 80203

By: *David S. O'Leary*  
David S. O'Leary, District Attorney  
July 28, 2025

Note: As per Section 32-1-104(2), a copy of this report (without attachments) should also be submitted to:

Douglas County Assessor: [Assessors@douglas.co.us](mailto:Assessors@douglas.co.us)  
Douglas County Treasurer [dctreasurer@douglas.co.us](mailto:dctreasurer@douglas.co.us)

**EXHIBIT A  
BALLOT**

<b>Purpose</b>	<b>Ballot Issue</b>	<b>Election Date</b>	<b>Authorized Debt</b>	<b>Principal Amount Used by Series 2021<sup>(3)</sup> Bonds</b>	<b>Unissued Debt</b>
Revenue	D	11.05.2019	\$40,000,000		\$40,000,000
Special Assessment	E	11.05.2019	\$40,000,000		\$40,000,000
Water	F	11.05.2019	\$40,000,000	\$619,469	\$39,380,531
Sanitation	G	11.05.2019	\$40,000,000	\$681,416	\$39,318,584
Streets	H	11.05.2019	\$40,000,000	\$4,459,177	\$35,540,823
Traffic and Safety	I	11.05.2019	\$40,000,000		\$40,000,000
Parks and Recreation	J	11.05.2019	\$40,000,000	\$123,894	\$39,876,106
Transportation	K	11.05.2019	\$40,000,000		\$40,000,000
Television Relay and Transportation	L	11.05.2019	\$40,000,000		\$40,000,000
Mosquito Control	M	11.05.2019	\$40,000,000		\$40,000,000
Security	N	11.05.2019	\$40,000,000		\$40,000,000
Fire Protection and Emergency Medical	O	11.05.2019	\$40,000,000		\$40,000,000
Operations and Maintenance	P	11.05.2019	\$40,000,000		\$40,000,000
Directional Drilling	Q	11.05.2019	\$40,000,000		\$40,000,000
Refunding	R	11.05.2019	\$80,000,000		\$15,000,000
Reimbursement Agreement	S	11.05.2019	\$40,000,000		\$40,000,000
<b>TOTAL</b>			\$480,000,000	\$6,999,000	\$473,001,000

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