

PUBLIC NOTICE

Mirabelle Metropolitan District No. 1 May 6, 2025 Election

On May 6, 2025, persons who are eligible to vote within the boundaries of Mirabelle Metropolitan District No. 1 (the “District”) will be asked to decide on one or more ballot issues concerning the creation of a debt or other financial obligation of the District.

	FY 2021 ¹	FY 2022 ¹	FY 2023 ¹	FY 2024 ²	Projected FY 2025 ²
General Fund Balance (ending)	6,053	12,193	36,620	99,702	127,592
General Fund Revenues	108,623	280,206	523,917	1,074,626	1,140,893
General Fund Expenditures	107,643	274,066	499,490	1,011,543	1,060,373
Special Fund Balance (ending)	(7,534)	(20,466)	(44,443)	14,940	6,639
Special Fund Revenue	181,391	321,773	629,923	1,057,412	1,084,989
Special Fund Expenditures	187,035	334,705	653,900	1,011,470	1,078,350
Debt Service Fund Balance (ending)	0	0	0	0	0
Debt Service Fund Revenues	0	7,070	9,677	9,296	9,048
Debt Service Fund Expenditures	0	7,070	9,677	9,296	9,048
Capital Projects Fund Balance (ending)	(375,623)	(312,758)	199,627	42,559	0
Capital Projects Fund Revenues	12,829,115	8,584,625	4,527,479	4,915,298	21,577,027
Capital Projects Fund Expenditures	12,900,103	8,521,760	4,015,094	5,072,366	21,577,027
Amount of Debt Or Other Financial Obligation Incurred for Cash Flow purposes with a Term of not more than One Year includes current payables	872,906	612,610	400,179	831,435	200,000
Emergency Fund Fully Funded?	No	No	No	Yes	Yes

Funds or accounts in which the reserve is currently held: **General and Special** OR The reasons the reserve has not been fully funded are **Reserves not funded during early buildout, 2021-2023, primarily due to timing of cash flow in relation to the services received. December unpaid bills were funded by the developer during the subsequent year.**

Audited financial statements and management letters that have been made public and been provided to the District by its auditors in connection with the preparation of its audits, if any, for the last four fiscal years and the District’s current fiscal year budget are available for public review at: Advance HOA Management, Inc., 3600 S Yosemite St # 400, Denver, CO 80237.

This Notice shall be posted at least 20 days before the election on the District’s Website:
<http://mirabellemetrodistrict.com/>

¹ Information is based on audited figures.

² Projected information for the current fiscal year is based on estimated figures.