

**CUNDALL FARMS METROPOLITAN DISTRICT**

**AMENDED ANNUAL REPORT  
TO  
THE CITY OF THORNTON**

**FISCAL YEAR ENDING DECEMBER 31, 2022**

Pursuant to the Section VII. of the Service Plan of Cundall Farms Metropolitan District (the “District”), the District is required to provide an annual report to the City of Thornton, Colorado (the “City”) within six months of the close of the fiscal year with regard to the following matters:

**For the year ending December 31, 2022, the District makes the following report:**

- 1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year:**

There were no boundary changes made or proposed in 2022.

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

The District did not enter into any new intergovernmental agreements as of December 31, 2022. The list of current Intergovernmental Agreements is attached hereto as **Exhibit A**.

- 3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year:**

In July 2022, the District adopted a Resolution Amending Residential Improvement Guidelines and Site Restrictions regarding required approval of solar energy devices is attached hereto as **Exhibit B**.

- 4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year:**

The District was not involved in any litigation in the period ending December 31, 2022.

- 5. The status of the District’s construction of the Public Improvements as of December 31 of the prior year:**

To our knowledge, all Public Improvements were completed on or before 2019.

- 6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year:**

Improvements for three phases of the community have been completed by the developer. These improvements include roadways, utilities including water mains, sewer mains and storm mains, and park and open space areas. A portion of the roadways, sidewalks, and utilities including water mains, sewer mains and storm mains have been dedicated and accepted by the City as of December 31, 2021.

**7. The assessed valuation of the District for the current year:**

The District's current assessed valuation is \$13,655,330, attached hereto as **Exhibit C**.

**8. The current year budget, including a description of the Public Improvements to be constructed in such year:**

The 2023 budget is attached hereto as **Exhibit D**. No additional Public Improvements are planned to be constructed in 2023.

**9. An audit of the District's 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 Audit is currently in process and will be filed as a supplement to the 2022 annual report.

**10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument:**

There were no events of default for the year ending December 31, 2022.

**11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period:**

The District has been able to pay its obligations as they come due.

**The following information is provided pursuant to the annual report requirements in § 32-1-207(3)(c), C.R.S.**

**12. Boundary changes made.**

See Section 1.

**13. Intergovernmental agreements entered into or terminated with other governmental entities.**

See Section 2.

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

For a copy of the rules and regulations adopted by the Board, contact its legal counsel:

Seter & Vander Wall, P.C.  
7400 E Orchard Rd., Suite 3300  
Greenwood Village, CO 80111  
303.770.2700  
[svw@svwpc.com](mailto:svw@svwpc.com)

**15. A summary of litigation involving public improvements owed by the special district.**

See Section 4.

**16. The status of the construction of public improvements by the special district.**

See Section 5.

**17. A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

See Section 6.

**18. The final assessed valuation of the special district as of December 31 of the reporting year.**

See Section 7.

**19. A copy of the current year's budget.**

See Section 8.

- 20. 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.**

See Section 9. and 2022 audit attached as **Exhibit D.**

- 21. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the district.**

See Section 10.

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

See Section 11.

**EXHIBIT D**  
**(2022 Audit)**

**CUNDALL FARMS METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**CUNDALL FARMS METROPOLITAN DISTRICT  
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Board of Directors  
Cundall Farms Metropolitan District  
Adams County, Colorado

Independent Auditor's Report

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Cundall Farms Metropolitan District (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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Cundall Farms Metropolitan District as of December 31, 2022, and the respective changes in financial position and the respective 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known 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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

## Other Matters

### Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are not affected by this missing information.

### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

### Other Information

The other information, as listed in the table of contents, has 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.

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

*Wipfli LLP*

Wipfli LLP  
Lakewood, Colorado

July 26, 2023

## **BASIC FINANCIAL STATEMENTS**

**CUNDALL FARMS METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 400,334
Cash and Investments - Restricted	460,265
Accounts Receivable	4,470
Receivable from County Treasurer	5,048
Prepaid Expenses	2,088
Property Taxes Receivable	865,352
Capital Assets, Net of Accumulated Depreciation	193,586
Total Assets	1,931,143
<b>LIABILITIES</b>	
Accounts Payable	20,280
Loan Interest Payable	32,618
Prepaid Operations Fees	15,934
Noncurrent Liabilities:	
Due Within One Year	287,000
Due in More Than One Year	13,210,000
Total Liabilities	13,565,832
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	865,352
Total Deferred Inflows of Resources	865,352
<b>NET POSITION</b>	
Net Investment in Capital Assets	(38,263)
Restricted For:	
Emergency Reserves	14,600
Unrestricted	(12,476,378)
Total Net Position	\$ (12,500,041)

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Government Activities:					
General Government	\$ 442,529	\$ 213,668	\$ -	\$ -	\$ (228,861)
Interest and Related Costs on Long-Term Debt	479,747	-	-	-	(479,747)
Total Government Activities	\$ 922,276	\$ 213,668	\$ -	\$ -	(708,608)
 <b>GENERAL REVENUES</b>					
Property Taxes					856,924
Specific Ownership Taxes					63,370
Interest Income					13,851
Other Revenue					21,848
Total General Revenues					955,993
 <b>CHANGE IN NET POSITION</b>					
Net Position - Beginning of Year					(12,747,426)
 <b>NET POSITION - END OF YEAR</b>					
					\$ (12,500,041)

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 274,638	\$ 125,696	\$ -	\$ 400,334
Cash and Investments - Restricted	7,400	7,200	445,665	460,265
Accounts Receivable	-	4,470	-	4,470
Receivable from County Treasurer	1,327	-	3,721	5,048
Prepaid Expenses	450	1,638	-	2,088
Property Taxes Receivable	220,302	-	645,050	865,352
Total Assets	\$ 504,117	\$ 139,004	\$ 1,094,436	\$ 1,737,557
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 10,085	\$ 10,195	\$ -	\$ 20,280
Prepaid Operations Fees	-	15,934	-	15,934
Total Liabilities	10,085	26,129	-	36,214
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	220,302	-	645,050	865,352
Total Deferred Inflows of Resources	220,302	-	645,050	865,352
<b>FUND BALANCES</b>				
Nonspendable	450	1,638	-	2,088
Restricted:				
Emergency Reserves	7,400	7,200	-	14,600
Debt Service	-	-	449,386	449,386
Committed:				
Operations Fees	-	104,037	-	104,037
Unassigned	265,880	-	-	265,880
Total Fund Balances	273,730	112,875	449,386	835,991
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 504,117	\$ 139,004	\$ 1,094,436	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets are reported as assets on the statement of net position but are recorded as expenditures in the funds.				
Capital Assets, Net of Accumulated Depreciation				193,586
Long-term liabilities, including loans payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Loans Payable				(13,497,000)
Loan Interest Payable				(32,618)
Net Position of Governmental Activities				\$ (12,500,041)

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 225,265	\$ -	\$ 631,659	\$ 856,924
Specific Ownership Taxes	16,659	-	46,711	63,370
Interest Income	4,002	2,408	7,441	13,851
Operations Fee - Recurring	-	204,168	-	204,168
Operations Fee - Transfer	-	9,500	-	9,500
Other Revenue	-	21,848	-	21,848
Total Revenues	<u>245,926</u>	<u>237,924</u>	<u>685,811</u>	<u>1,169,661</u>
<b>EXPENDITURES</b>				
General, Administrative, and Operations:				
Accounting	30,000	-	-	30,000
Audit	5,100	-	-	5,100
County Treasurer's Fees	3,380	-	9,477	12,857
Election	1,210	-	-	1,210
Insurance	7,745	17,853	-	25,598
Dues	352	-	-	352
Legal	41,587	9,148	-	50,735
Website	1,550	-	-	1,550
Community Activities	-	13,239	-	13,239
District Management - Contract	-	18,660	-	18,660
District Management - Costs	-	3,149	-	3,149
Electric	-	4,010	-	4,010
Grounds Maintenance	-	24,683	-	24,683
Holiday Lighting	-	2,870	-	2,870
Irrigation Repairs and Improvements	-	23,348	-	23,348
Landscape Maintenance - Contract	-	73,500	-	73,500
Landscape Replacements	-	12,540	-	12,540
Miscellaneous	-	5	-	5
Playground Inspection and Repair	-	2,029	-	2,029
Snow Removal	-	9,075	-	9,075
Water	-	130,190	-	130,190
Debt Service:				
Loan Interest 2021A-1	-	-	468,549	468,549
Loan Interest 2021A-2	-	-	10,701	10,701
Loan Principal 2021A-1	-	-	175,000	175,000
Loan Principal 2021A-2	-	-	7,000	7,000
Total Expenditures	<u>90,924</u>	<u>344,299</u>	<u>670,727</u>	<u>1,105,950</u>
<b>NET CHANGE IN FUND BALANCES</b>	155,002	(106,375)	15,084	63,711
Fund Balances - Beginning of Year	<u>118,728</u>	<u>219,250</u>	<u>434,302</u>	<u>772,280</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 273,730</u></u>	<u><u>\$ 112,875</u></u>	<u><u>\$ 449,386</u></u>	<u><u>\$ 835,991</u></u>

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
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 Changes in Fund Balances - Total Governmental Funds	\$	63,711
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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 expense the allocation of any cost of any depreciable asset over the estimated useful life of the asset.

Depreciation		(7,306)
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Long-term debt (e.g., loans) 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. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Loan Principal Payments		182,000
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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. Current year's changes in liabilities are as follows:

Accrued Interest on Loans - Change in Liability		8,980
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Change in Net Position of Governmental Activities	\$	<u>247,385</u>
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**CUNDALL FARMS METROPOLITAN DISTRICT  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual	Variance - Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 225,266	\$ 225,265	\$ (1)
Specific Ownership Taxes	15,769	16,659	890
Interest Income	100	4,002	3,902
Total Revenues	<u>241,135</u>	<u>245,926</u>	<u>4,791</u>
<b>EXPENDITURES</b>			
Accounting	30,000	30,000	-
Audit	5,000	5,100	(100)
County Treasurer's Fees	3,379	3,380	(1)
Election	20,000	1,210	18,790
Dues	700	352	348
Insurance	8,200	7,745	455
Legal	35,000	41,587	(6,587)
Miscellaneous	1,721	-	1,721
Website	1,000	1,550	(550)
Total Expenditures	<u>105,000</u>	<u>90,924</u>	<u>14,076</u>
<b>NET CHANGE IN FUND BALANCE</b>	136,135	155,002	18,867
Fund Balance - Beginning of Year	<u>115,435</u>	<u>118,728</u>	<u>3,293</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 251,570</u></u>	<u><u>\$ 273,730</u></u>	<u><u>\$ 22,160</u></u>

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Budgeted Amount		Actual	Variance - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Operations Fee - Recurring	\$ 204,168	\$ 204,168	\$ 204,168	\$ -
Operations Fee - Transfer	18,000	10,000	9,500	(500)
Other Revenue	5,500	25,000	21,848	(3,152)
Interest Income	300	2,500	2,408	(92)
Total Revenues	<u>227,968</u>	<u>241,668</u>	<u>237,924</u>	<u>(3,744)</u>
<b>EXPENDITURES</b>				
Community Activities	15,000	15,000	13,239	1,761
District Management - Contract	18,720	18,660	18,660	-
District Management - Costs	6,500	4,000	3,149	851
Electric	4,500	4,500	4,010	490
Grounds Maintenance	15,000	27,000	24,683	2,317
Holiday Lighting	5,000	5,000	2,870	2,130
Insurance	17,000	18,000	17,853	147
Irrigation Repairs and Improvements	25,000	25,000	23,348	1,652
Landscape Maintenance - Contract	73,500	73,500	73,500	-
Landscape Replacements	-	15,000	12,540	2,460
Legal	12,000	12,000	9,148	2,852
Miscellaneous	9,780	340	5	335
Playground Inspection and Repair	-	3,000	2,029	971
Snow Removal	25,000	10,000	9,075	925
Water	60,000	135,000	130,190	4,810
Total Expenditures	<u>287,000</u>	<u>366,000</u>	<u>344,299</u>	<u>21,701</u>
<b>NET CHANGE IN FUND BALANCE</b>	(59,032)	(124,332)	(106,375)	17,957
Fund Balance - Beginning of Year	<u>157,372</u>	<u>219,250</u>	<u>219,250</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 98,340</u>	<u>\$ 94,918</u>	<u>\$ 112,875</u>	<u>\$ 17,957</u>

See accompanying Notes to Basic Financial Statements.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Cundall Farms Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the County of Adams, Colorado on December 16, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located within the boundaries of the city of Thornton, Colorado.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, fire protection, security, television relay and translation, and mosquito control.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements that 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.

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.

**CUNDALL FARMS METROPOLITAN DISTRICT  
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 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. Redemption of bonds is recorded as a reduction in liabilities.

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 District 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, specific ownership taxes and operations fees. 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 Special Revenue Fund accounts for the operations fees billed and collected from the homeowners of the District and expenses paid to cover landscaping and maintenance costs of the District.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of 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 ending 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 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.

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 revenues are recorded as revenue in the year they are available or collected.

**Operations Fees**

The District charges an operations fee to homeowners to cover costs related to district management and maintenance of district property and facilities. Excess fees at year-end are reflected as committed fund balance.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets that were conveyed to other governmental entities have been removed from the District's books and are not included in the calculation of the net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Parks and Recreation	30 Years
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**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 position 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.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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.

**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.

*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.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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	\$ 400,334
Cash and Investments - Restricted	460,265
Total Cash and Investments	\$ 860,599

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

Deposits with Financial Institutions	\$ 495,964
Investments	364,635
Total	\$ 860,599

**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.

As of December 31, 2022, the District had a bank balance of \$496,058 and a carrying balance of \$495,964.

**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 noted with an asterisk (\*) below, 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.



**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 364,635

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**CSAFE (Continued)**

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in property for the period ended December 31, 2022, follows:

	Balance - December 31, 2021	Additions	Deletions / Reclassifications	Balance - December 31, 2022
<u>Governmental Type Activities</u>				
Capital Assets, Being				
Depreciated:				
Parks and Recreation	\$ 219,156	\$ -	\$ -	\$ 219,156
Total Capital Assets, Being Depreciated	219,156	-	-	219,156
Less Accumulated				
Depreciation for:				
Parks and Recreated	(18,264)	(7,306)	-	(25,570)
Total Accumulated Depreciation	(18,264)	(7,306)	-	(25,570)
Total Capital Assets, Being Depreciated	200,892	(7,306)	-	193,586
Governmental Activities				
Capital Assets, Net	\$ 200,892	\$ (7,306)	\$ -	\$ 193,586

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance - December 31, 2021	Additions	Retirements	Balance - December 31, 2022	Due Within One Year
G.O. Refunding Loan - Series 2021A-1	\$ 13,310,000	\$ -	\$ 175,000	\$ 13,135,000	\$ 280,000
G.O. Improvement Loan - Series 2021A-2	369,000	-	7,000	362,000	7,000
Total	<u>\$ 13,679,000</u>	<u>\$ -</u>	<u>\$ 182,000</u>	<u>\$ 13,497,000</u>	<u>\$ 287,000</u>

**\$13,600,000 Series 2021A-1 Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan; \$380,000 Series 2021A-2 General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan**

On May 18, 2021, the District entered into a Loan Agreement with BBVA Mortgage Corporation in connection with the issuance of Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible To Unlimited Tax) Refunding Loan, Series 2021A-1 (Series 2021A-1 Loan) and General Obligation (Limited Tax Convertible To Unlimited Tax) Improvement Loan, Series 2021A-2 (Series 2021A-2 Loan).

The Series 2021A-1 Loan (\$13,600,000) bears taxable interest rate of 3.67% (through September 16, 2022) and tax-exempt interest rate of 2.90% (after September 16, 2022), with interest payments calculated based on a 360-day year and the actual days elapsed in each period made on June 1 and December 1 of each year, and principal payments on December 1 of each year. Proceeds were used for the purposes of cancelling the District's Series 2017 Bonds, providing an initial deposit to the Reserve Fund, and paying the costs of issuance.

The Series 2021A-1 Loan is secured by Pledged Revenue defined as property and specific ownership taxes generated from the Required Mill levy not to exceed 50.000 and all other legally available moneys which the District has determined to be Pledged Revenue. The Series 2021A-1 Loan is further secured by the Reserve Requirement of \$425,838.

The Series 2021A-1 Loan will mature as follows:

Year Ending December 31,	Governmental Activities		
	Principal	Interest	Total
2023	\$ 280,000	\$ 380,915	\$ 660,915
2024	265,000	372,795	637,795
2025	270,000	365,110	635,110
2026	295,000	357,280	652,280
2027	300,000	348,725	648,725
2028-2032	1,770,000	1,602,105	3,372,105
2033-2037	2,020,000	1,321,965	3,341,965
2038-2042	2,115,000	1,035,590	3,150,590
2043-2047	2,855,000	688,025	3,543,025
2048-2051	2,965,000	221,560	3,186,560
Total	<u>\$ 13,135,000</u>	<u>\$ 6,694,070</u>	<u>\$ 19,829,070</u>

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$13,600,000 Series 2021A-1 Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan; \$380,000 Series 2021A-2 General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan (Continued)**

The Series 2021A-2 Loan (\$380,000) bears an interest rate of 2.90%, with interest payments calculated based on a 360-day year and the actual days elapsed in each period made on June 1 and December 1 of each year, and principal payments on December 1 of each year. Proceeds were used for the purposes of repaying the Developer, providing an initial deposit to the Reserve Fund, and paying the costs of issuance.

The Series 2021A-2 Loan is secured by Pledged Revenue defined as property and specific ownership taxes generated from the Required Mill levy not to exceed 50.000 and all other legally available moneys which the District has determined to be Pledged Revenue. The Series 2021A-2 Loan is further secured by the Reserve Requirement of \$11,495.

The Series 2021A-2 Loan will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 7,000	\$ 10,498	\$ 17,498
2024	7,000	10,295	17,295
2025	8,000	10,092	18,092
2026	8,000	9,860	17,860
2027	8,000	9,628	17,628
2028-2032	49,000	44,283	93,283
2033-2037	56,000	36,540	92,540
2038-2042	58,000	28,594	86,594
2043-2047	79,000	18,995	97,995
2048-2051	82,000	6,090	88,090
Total	<u>\$ 362,000</u>	<u>\$ 184,875</u>	<u>\$ 546,875</u>

**Debt Authorization**

On November 3, 2009, the District's voters authorized total indebtedness of \$125,000,000 for public improvements, \$5,000,000 for operations and maintenance, \$20,000,000 each for intergovernmental and private agreements, and \$20,000,000 for refunding of debt. Pursuant to the Service Plan, the total debt that the District shall be permitted to issue shall not exceed \$20,000,000. The maximum debt mill levy is 50.000 mills, as adjusted for changes in the assessment ratio, which resulted in an increase to 55.664 mills, and shall not be imposed for longer than 40 years from the first year the debt service mill levy is imposed unless a refunding of debt has been voted upon. The final year to impose a debt service mill levy is 2054.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Debt Authorization (Continued)**

At December 31, 2022, the District had authorized but unissued general obligation indebtedness in the following amounts for the following purposes:

	Authorized November 3, 2009 Election	Authorization Used Series 2014	Authorization Used Series 2016	Authorization Used Series 2017	Authorization Used Series 2021A-1	Authorization Used Series 2021A-2	Remaining at December 31, 2022
Streets	\$ 20,000,000	\$ 3,192,000	\$ 736,000	\$ 1,071,000	\$ -	\$ 380,000	\$ 14,621,000
Parks and Recreation	20,000,000	307,000	70,000	102,000	-	-	19,521,000
Water	20,000,000	643,000	148,000	215,000	-	-	18,994,000
Sanitation/Storm Sewer	20,000,000	2,693,000	621,000	904,000	-	-	15,782,000
Transportation	5,000,000	-	-	-	-	-	5,000,000
Mosquito Control	5,000,000	-	-	-	-	-	5,000,000
Safety Protection	20,000,000	-	-	-	-	-	20,000,000
Fire Protection	5,000,000	-	-	-	-	-	5,000,000
Television and Relay	5,000,000	-	-	-	-	-	5,000,000
Security	5,000,000	-	-	-	-	-	5,000,000
Operations and Maintenance	5,000,000	-	-	-	-	-	5,000,000
Refunding of Debt	20,000,000	-	-	9,720,000	1,663,000	-	8,617,000
Governmental IGA's	20,000,000	-	-	-	-	-	20,000,000
Private IGA's	20,000,000	-	-	-	-	-	20,000,000
Total	<u>\$ 190,000,000</u>	<u>\$ 6,835,000</u>	<u>\$ 1,575,000</u>	<u>\$ 12,012,000</u>	<u>\$ 1,663,000</u>	<u>\$ 380,000</u>	<u>\$ 167,535,000</u>

At the time of issuance, the Series 2021A-1 Loan exceeded the original principal amount of the cancelled Series 2017 Bonds by \$1,663,000, which amount has been authorized as refunding of debt. The total principal amount of the Series 2021A-2 Loan has been authorized as streets improvements.

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Capital Assets, Net	\$ 193,586
Outstanding Long-Term Debt Applicable to Capital Assets	(239,613)
Unspent Loan Proceeds (Reserves)	7,764
Net Investment in Capital Assets	<u>\$ (38,263)</u>

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 NET POSITION (CONTINUED)**

The District's restricted net position as of December 31, 2022 is as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	\$ 14,600
	\$ 14,600

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the financing and repayment of debt obligations related to the construction of public improvements conveyed to other governmental entities.

**NOTE 7 AGREEMENTS**

**Intergovernmental Agreement with the City of Thornton**

On June 7, 2012, the Intergovernmental Agreement (IGA) was made and entered into, between the District and the City of Thornton. The IGA defines and clarifies the services that the District may provide, as well as those services that the District is prohibited from providing. The IGA defines and clarifies the limits on revenue sources for the District. Under the IGA, the District shall not exercise its city sales and use tax exemption.

**NOTE 8 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the District may be 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, workers' compensation, 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 that the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**CUNDALL FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, referred to 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.

On November 3, 2009, the District's voters approved for an annual increase in taxes of \$5,000,000 for general operations and maintenance without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

The District's management believes it is in compliance 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**



**CUNDALL FARMS METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual	Variance - Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 631,659	\$ 631,659	\$ -
Specific Ownership Taxes	44,216	46,711	2,495
Interest Income	1,000	7,441	6,441
Total Revenues	<u>676,875</u>	<u>685,811</u>	<u>8,936</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	9,475	9,477	(2)
Contingency	3,698	-	3,698
Loan Interest 2021A-1	467,126	468,549	(1,423)
Loan Interest 2021A-2	10,701	10,701	-
Loan Principal 2021A-1	175,000	175,000	-
Loan Principal 2021A-2	7,000	7,000	-
Paying Agent Fees	7,000	-	7,000
Total Expenditures	<u>680,000</u>	<u>670,727</u>	<u>9,273</u>
<b>NET CHANGE IN FUND BALANCE</b>	(3,125)	15,084	18,209
Fund Balance - Beginning of Year	<u>444,157</u>	<u>434,302</u>	<u>(9,855)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 441,032</u>	<u>\$ 449,386</u>	<u>\$ 8,354</u>

## **OTHER INFORMATION**

**CUNDALL FARMS METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

	\$13,600,000 Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan Series 2021A-1, Dated May 18, 2021 Interest Rate of 3.67% (Taxable) & 2.90% (Tax-Exempt) Interest Due June 1 and December 1 Principal Due December 1		
<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 280,000	\$ 380,915	\$ 660,915
2024	265,000	372,795	637,795
2025	270,000	365,110	635,110
2026	295,000	357,280	652,280
2027	300,000	348,725	648,725
2028	325,000	340,025	665,025
2029	335,000	330,600	665,600
2030	355,000	320,885	675,885
2031	365,000	310,590	675,590
2032	390,000	300,005	690,005
2033	405,000	288,695	693,695
2034	430,000	276,950	706,950
2035	440,000	264,480	704,480
2036	400,000	251,720	651,720
2037	345,000	240,120	585,120
2038	375,000	230,115	605,115
2039	390,000	219,240	609,240
2040	425,000	207,930	632,930
2041	445,000	195,605	640,605
2042	480,000	182,700	662,700
2043	500,000	168,780	668,780
2044	545,000	154,280	699,280
2045	565,000	138,475	703,475
2046	610,000	122,090	732,090
2047	635,000	104,400	739,400
2048	680,000	85,985	765,985
2049	710,000	66,265	776,265
2050	760,000	45,675	805,675
2051	815,000	23,635	838,635
Total	\$ 13,135,000	\$ 6,694,070	\$ 19,829,070

**CUNDALL FARMS METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

	\$380,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan Series 2021A-2 Dated May 18, 2021 Interest Rate of 2.90% Interest Due June 1 and December 1 Principal Due December 1		
<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 7,000	\$ 10,498	\$ 17,498
2024	7,000	10,295	17,295
2025	8,000	10,092	18,092
2026	8,000	9,860	17,860
2027	8,000	9,628	17,628
2028	9,000	9,396	18,396
2029	9,000	9,135	18,135
2030	10,000	8,874	18,874
2031	10,000	8,584	18,584
2032	11,000	8,294	19,294
2033	11,000	7,975	18,975
2034	12,000	7,656	19,656
2035	12,000	7,308	19,308
2036	11,000	6,960	17,960
2037	10,000	6,641	16,641
2038	10,000	6,351	16,351
2039	11,000	6,061	17,061
2040	12,000	5,742	17,742
2041	12,000	5,394	17,394
2042	13,000	5,046	18,046
2043	14,000	4,669	18,669
2044	15,000	4,263	19,263
2045	16,000	3,828	19,828
2046	17,000	3,364	20,364
2047	17,000	2,871	19,871
2048	19,000	2,378	21,378
2049	20,000	1,827	21,827
2050	21,000	1,247	22,247
2051	22,000	638	22,638
Total	<u>\$ 362,000</u>	<u>\$ 184,875</u>	<u>\$ 546,875</u>

**CUNDALL FARMS METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2018	\$ 9,100,660	11.055	55.277	\$ 603,665	\$ 602,577	99.82%
2019	10,766,290	11.055	55.277	714,149	714,149	100.00
2020	13,664,050	11.133	55.664	912,718	910,542	99.76
2021	13,661,040	11.133	55.664	912,516	901,745	98.82
2022	13,963,020	16.133	45.238	856,925	856,924	100.00
Estimated for the Year Ending December 31, 2023	\$ 13,655,330	16.133	47.238	\$ 865,352		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.