

**COLORADO CENTRE METROPOLITAN  
DISTRICT**

FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
With Independent Auditors' Report

Year Ended December 31, 2022

**COLORADO CENTRE METROPOLITAN DISTRICT  
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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors  
Colorado Centre Metropolitan District

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

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Colorado Centre Metropolitan District, as of and for the year ended December 31, 2022 and the related notes to the financial statements, which collectively comprise the Colorado Centre Metropolitan 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, the business-type activities, each major fund, and the aggregate remaining fund information of the Colorado Centre Metropolitan District, as of December 31, 2022 and the respective changes in financial position, and, where applicable, cash flows thereof 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. 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 Colorado Centre Metropolitan 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.

#### ***Emphasis of Matter***

As discussed in Note 15 to the financial statements, Colorado Centre Metropolitan District implemented GASB Statement No. 87, Leases effective January 1, 2022. Our opinion is not modified with respect to this matter.

#### ***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, 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 Colorado Centre Metropolitan 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 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 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 the Colorado Centre Metropolitan 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 Colorado Centre Metropolitan District's ability to continue as a going concern for a reasonable period of time.


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

## ***Required Supplementary Information***

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

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Colorado Centre Metropolitan District's basic financial statements. The accompanying supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the 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.

Hoelting & Company, Inc. 

Colorado Springs, Colorado  
June 6, 2023

Thomas G. Sistare, CPA

**Management Discussion and Analysis**  
**For the 2022 Audit of the**  
**Colorado Centre Metropolitan District**  
By: Liz Stokes, Accounting and Finance Manager

The management staff of the Colorado Centre Metropolitan District (District) has prepared this discussion to provide a general overview of the financial activities and condition of the District for the fiscal year ending on December 31, 2022. The discussion and analyses are designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activity, (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges, (d) identify any material deviations from the approved budget, and (e) identify individual fund issues or concerns.

The District's financial statements encompass: 1) Government-wide Financial Statements, 2) Fund Financial Statements, and 3) Notes to the Financial Statements. Other supplementary information is included in addition to the basic financial statements themselves.

The Government-wide Financial Statements (pages 1 and 2) were first implemented in the District's audit for the year ending December 31, 2004. The Statement of Net Position and the Statement of Activities are designed to provide readers with a broad overview of District finances, in a manner like a private-sector business. These statements are unique in that they represent the District's financial position for all the District's governmental (General, Reserve and Debt Service Funds) and enterprise (Water and Wastewater) fund types using the accrual basis of accounting.

The Statement of Net Position presents information on all District assets and liabilities, with the difference between the two reported as the Net Position. Over time, increases or decreases in net Position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information on all District expenditures and revenues. This statement distinguishes functions of the District that are principally supported by taxes such as general government, public safety, public works, culture/recreation, and debt service from other functions that are intended to recover all or a portion of these costs through user fees (such as first responder, street lighting and refuse disposal). The Business-type Activities reflect the operations of the two enterprises (Water and Wastewater), where the fees for services typically cover all the costs of operation.

Traditional users of government financial statements will find the Fund Financial Statements more familiar. A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate finance-related legal compliance. All the funds in the District can be divided into three categories, governmental funds, proprietary funds, and fiduciary funds.

Governmental funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows, outflows, and balances of appropriated resources available for a specific fiscal year. Such information is useful in evaluating a government's near-term financing requirements.

Because the focus of governmental fund financial statements (balance sheet and statement of revenues, expenditures, and changes in fund balances) is narrower than that of the government-wide financial statements, it is useful to compare the information presented in both types of statements. By doing so, readers can better understand the long-term impact of the government's near-term financial decisions. The audit report contains reconciliations to facilitate this comparison between governmental funds and governmental activities.

The District's Fiduciary Fund is used to account for resources held for the exclusive benefit of the 1992 Series "A - Principal Only" Bondholders. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the programs of the District. Although the fund balance in this fund may go up or down in reaction to market forces, the fact remains that the final maturity yield of these investments is guaranteed and fully collateralizes the Series "A - Principal Only" bonds of the District which will be paid off on 1/1/ 2027.

The Colorado Centre Metropolitan District is governed by all the State of Colorado rules applicable to a Title 32 Special District, its Enterprises are governed by CRS Title 37, and the rules and covenants imposed by a U.S. Bankruptcy Resolution Plan (Chapter 9), District of Colorado, Case No. 89 B 16410 J.

**Overview of the Government-wide Financial Statements**

The District’s Governmental Activities differ from many municipalities in that some of the figures it posts under its liabilities and net position accounts relate to the District’s bankruptcy plan. The District has long term liabilities of \$41,695,028 which mainly represent accrued but unpaid principal and interest of its 1992 Series B bonds. Another \$41,767 of current liabilities is comprised of customer deposits, compensated employee absences and accounts payable. The fully collateralized principal of the Series A 1992 bond (Private-Purpose Trust Fund) has a current market value of \$2,662,917 which is 6% lower than last year, but the securities purchased have a guaranteed face value at maturity regardless of their annual fluctuations. These securities will help reduce the long-term debt on January 1, 2027, by fulfilling the financial obligations of the Series “A” Principal Only bonds. At that point, the Series B Principal and Interest bonds will receive all plan defined revenue of the District until such time as the bankruptcy plan expires in 2032, if not more than 1,500 Single Family Homes have been built or 2042, if more than 1,500 single family homes are built by 2032.

The provisions of the bankruptcy plan of the District are such that the District’s costs of operation must be satisfied first. Eventually, the debt is forgiven, if funds are not available to cancel the debt as specified in the plan. If the bankruptcy debt components were removed from the financial activities, the District’s excellent health becomes apparent. Yet, it is likely that the District’s assets will continue to decrease annually because of depreciation expenses which are only partially recovered by the District through its monthly capital improvement service charges.

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**COMPARISON OF CURRENT TO PRIOR YEAR**

**GOVERNMENTAL ACTIVITIES**

<b>ASSETS</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>CAPITAL</u>	\$ 1,281,824	\$1,354,874	-5.4%
<u>OTHER</u>	\$ 3,188,751	\$2,874,473	10.9%
<b>TOTAL</b>	\$ 4,470,575	\$4,229,347	5.7%

<b>LIABILITIES</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>LONG-TERM</u>	\$ 41,695,028	\$40,729,260	2.4%
<u>OTHER</u>	\$ 41,766	\$ 51,587	19.0%
<b>TOTAL</b>	\$ 41,736,794	\$ 40,780,847	2.3%

<b>DEF. INFLOWS</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>UNAV. TAX REV.</u>	\$ 814,951	\$ 788,003	3.4%
<b>TOTAL</b>	\$ 814,951	\$ 788,003	3.4%

<b>NET POSITION</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>NET OF DEBT</u>	\$ (11,139,672)	\$ (11,066,622)	0.7%
<u>RESTRICTED</u>	\$ 1,282,034	\$ 1,009,883	26.9%
<u>UNRESTRICTED</u>	\$ (28,223,532)	\$ (27,282,764)	3.4%
<b>TOTAL</b>	\$ (38,081,170)	\$ (37,339,503)	2.0%

**BUSINESS-TYPE ACTIVITIES - ENTERPRISES**

<b>ASSETS</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>CAPITAL</u>	\$ 16,845,763	\$ 16,999,411	-0.9%
<u>OTHER</u>	\$ 15,682,517	\$ 12,425,822	26.2%
<b>TOTAL</b>	\$ 32,528,280	\$ 29,425,233	10.5%

<b>LIABILITIES</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>LONG-TERM</u>	\$ 124,596	\$ -	100.0%
<u>OTHER</u>	\$ 173,854	\$ 224,121	-22.4%
<b>TOTAL</b>	\$ 298,450	\$ 224,121	33.2%

<b>NET POSITION</b>	<b>FY22</b>	<b>FY21</b>	<b>% CHANGE</b>
<u>NET ASSETS</u>	\$ 16,712,814	\$ 16,999,411	-1.7%
<u>RESTRICTED</u>	\$ -	\$ -	0.0%
<u>UNRESTRICTED</u>	\$ 15,514,016	\$ 12,201,701	27.1%
<b>TOTAL</b>	\$ 32,226,830	\$ 29,201,112	10.4%

The table above depicts a comparison of the financial condition of the District compared to the prior year.

The governmental activities Capital assets show a -5.4% or \$73,050 decrease over the previous year due to a combination of new capital assets, the deletion of old capital assets and the recording depreciation on the existing assets. Other governmental assets increased by 10.9% or \$314,278 due to an increase in cash and property taxes receivable. On the liabilities side of government activities, the Long-term debt slightly increased due mostly to the accrued and unpaid interest for the Series B bonds of the District. Other liabilities decreased by 19% from the previous year, mostly attributable to a decrease in accounts payable.

On the business-type activities side of the District, i.e., water and wastewater services, the capital assets have decreased by 0.9% overall attributable to the purchase of new capital assets less the annual depreciation. Other assets increased due to additional cash from the sale of land and an increase in prepaid assets in 2022.

## Overview of the Statement of Activities

Most of the governmental functions are funded through taxes, fees and excess revenues from governmental activities that generate income, such as streetlights and refuse disposal, and from contributions from the State’s lottery. Under the “Debt service – interest” \$1,232,525 includes Series A and B bond interest which accrues annually on the District bonds. The amount reflects the \$264,950 paid to the Series A bondholders during the year. The District also paid bond related administrator’s fees of \$1,807+. As far as the Series B Bonds are concerned, \$965,768 is an interest expense which continually accrues because of the District’s inability to make any significant payment on the 1992 Series B bonds. This is the largest single amount of expense/liability that the District’s governmental funds (General, Reserve and Debt) experience on an annual basis. However, the interest component of Debt Service related to the Series A Bonds is paid out of all pledged revenues of the District for a total of \$264,950 per year. All the other expenses of the District, such as General Government (\$228,038), Public Safety (\$457,408), Public Works (\$45,497), Refuse Disposal (\$175,648), Culture and Recreation (\$57,423), and Street Lighting (\$31,369) amount to \$995,383 for the 2022 expenses for the year. On the program revenue side, income of \$19,346 from fines and penalties, \$36,129 from streetlights, \$198,853 from refuse disposal, \$306,018 from First

Responder fees, and \$12,156 from lottery funds, reflect a total revenue of \$572,502. The expenses not covered by specific fees were paid from general, developer owned and specific ownership taxes of \$869,733, earnings on investment of \$41,742 (government activities only), and miscellaneous income of \$2,264.

The business-type statement of activities for the District’s Enterprises shows that the enterprises did generate enough revenue to pay for 100% of their operations in 2022 due to the sale of land owned by the Enterprise Funds creating a gain on the sale. As presented, the business activities of the Enterprises had income of \$2,300,217 from the sales of water, sewer and various service charges and fees and capital contributions. The operations expenses were \$1,735,458 for the year. These yield a gain of \$564,759, which when combined with the investment earnings of \$245,700, grant revenue of \$7,076, gain on sales of \$2,141,798 and other income of \$69,385 yields an increase in net position of \$3,028,718.

The net effect of the District’s activities is that there is an annual deficit in the governmental activities that does not improve because the Series B bonds continue to accumulate unpaid interest, while the principal remains unpaid also. On the other side, the net assets of the business activities of the District continue to increase.

### CHANGE IN NET POSITION

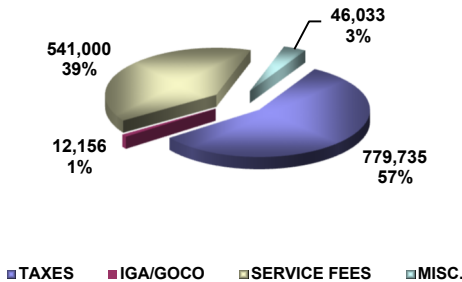
	FY22	FY21	% CHANGE
<b>GOVERNMENT</b>	(\$38,081,170)	(\$37,339,503)	2.0%
<b>BUSINESS</b>	\$32,229,830	\$29,201,112	10.4%
<b>TOTAL</b>	(\$5,851,340)	(\$8,138,391)	-28.1%



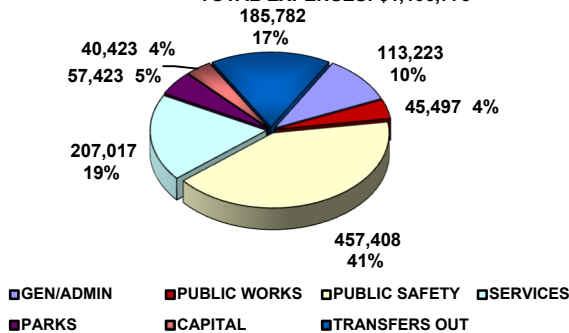
## Fund Financial Statements

**General Fund:** The two graphs that follow summarize the overall performance of the General Fund. Revenue sources have been grouped as Taxes (general and specific ownership taxes), IGA/GOCO (for lottery and grant funds), Service Fees (streetlights, first responder and trash services), and Misc. (interest, other fees, transfers in, and sale of assets, etc.). Similarly, expense categories have been grouped according to function and the summaries are presented in the legend of the Expenses chart. The General Fund performed as budgeted. A surplus of \$272,151 in the General Fund is from underspending which will be accumulated with the previous year's balance of \$1,009,883 for a total of \$1,282,034, to ensure the viability of the service into the future. The mills and fees that generate this surplus are not a part of the Bankruptcy plan of the District.

**GENERAL FUND REVENUES**  
TOTAL REVENUES: \$1,378,924

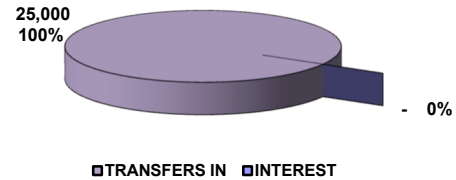


**GENERAL FUND EXPENSES**  
TOTAL EXPENSES: \$1,106,773



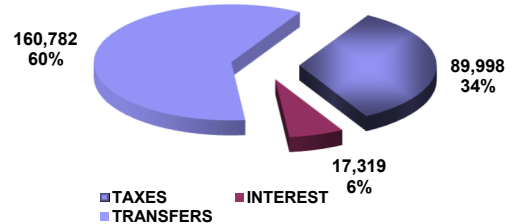
**Reserve Fund:** The District's reserves increased by \$25,000 during FY 2022 to \$1,050,000, which is the Reserve Fund limit allowed by the bankruptcy plan of the District for FY 2022. The District did not spend any Reserve Funds in FY 2022.

**RESERVE FUND REVENUES**  
TOTAL REVENUES: \$25,000

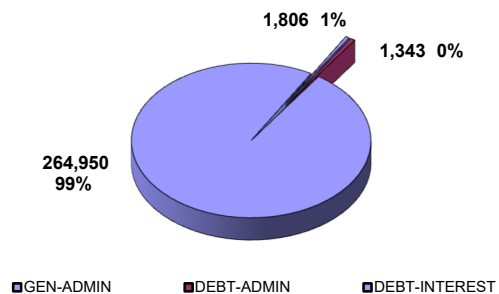


**Debt Service Fund:** The Debt Service Fund had income of \$268,099 of which \$89,998 came from Restricted Developer Owned Taxes (100 mills) and \$160,782 were transferred in from the General Fund. These revenues were used to pay \$1,343 to the County for collecting the taxes, \$1,806 to the bankruptcy plan administrator, and \$264,950 to the Series A bondholders.

**DEBT SERVICE FUND REVENUES**  
TOTAL REVENUES: \$268,099



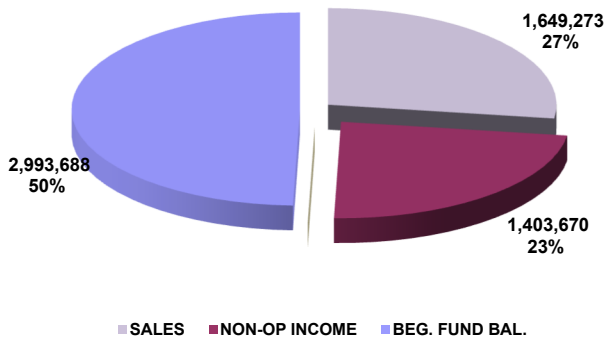
**DEBT SERVICE FUND EXPENSES**  
TOTAL EXPENSES: \$268,099



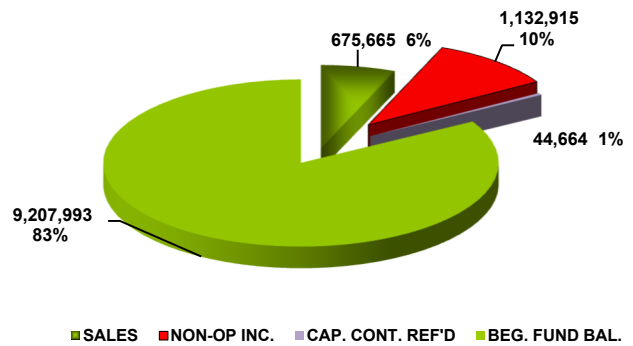
**Water Enterprise – General and Capital:** The following two charts summarize the activities of the Water Enterprise during fiscal year 2022. Capital expenses, net of depreciation, are included. The net position of the Water Enterprise increased by \$1,910,001 to \$12,554,863. This increase is due to the land sale and an increase in construction water sales in 2022. The revenue from the sale of water, including irrigation and augmentation, in the amount of \$1,649,273 interest of \$76,594, and grant revenue of \$7,076. The Water Enterprise operated under budget for the year. It started the year with a total fund balance of \$2,993,688, had revenue and transfers of \$3,052,964, for a total revenue of \$6,046,652. These two funds ended the year, after all expenses and transfers of \$1,080,312, with a combined balance of \$4,966,340, not including depreciation.

**Wastewater Enterprise – General and Capital:** The breakdown presented in the charts below summarizes the activities of this Enterprise during fiscal year 2022. Capital expenses are included. The net position of Wastewater Enterprise increased by \$1,118,717 to \$19,674,967, mainly because of the gain from the sale of land and an increase in interest revenue. The Wastewater Enterprise operated under budget for the year. It started the year with a fund balance of \$9,208,014, had additional revenue of \$1,969,435, and, ended up the year, after all expenses and transfers of \$62,773 with a fund balance of \$10,550,676, not including depreciation.

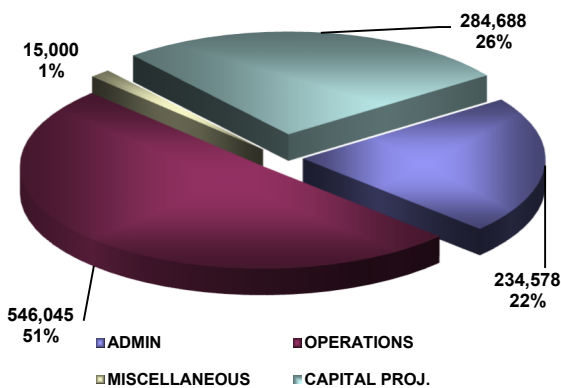
**WATER ENTERPRISE REVENUES**  
TOTAL REVENUES: \$6,046,652



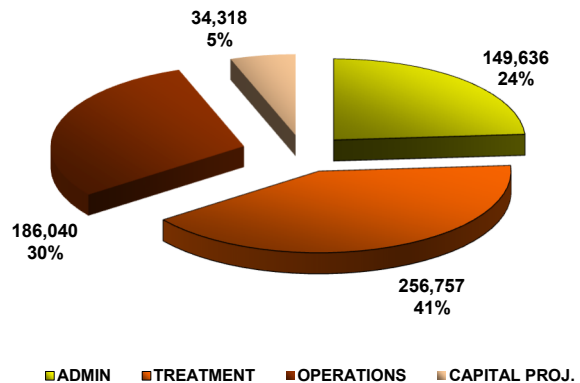
**WASTEWATER ENTERPRISE REVENUES**  
TOTAL REVENUES: \$11,177,449



**WATER ENTERPRISE EXPENSES**  
TOTAL EXPENSES: \$1,080,312



**WASTEWATER ENTERPRISE EXPENSES**  
TOTAL EXPENSES: \$626,773



**Private-Purpose Trust Fund:** This fund contains monies invested by the District to fund the principal of the series A 1992 bonds due in 2027. The current market value of the securities is \$2,662,917 which is \$16,304 lower than reported in 2021. However, these funds are guaranteed to mature to yield approximately \$2,943,892 at or near the year 2027, when they are required to be paid out to the bondholders.

## **C**losing Remarks

All the funds of the District performed within the anticipated limits established and approved by the Board of Directors.

The District is in the process of negotiation with Colorado Springs Fire Department on an IGA (Inter-Governmental Agreement) to take over the public safety operations of the District and lease the Colorado Centre Metropolitan District Fire House.

The filings of the Bradley Heights Development became interim customers of the District under the current IGA (Inter-Governmental Agreement) with the City of Colorado Springs. The interim connections are anticipated to cease within the next one to two years because Colorado Springs Utilities is in the process of installing major water transmission mains to serve the land within their service area.

The audit and notes to the audit are an integral part of the comments presented herein.

End

## **BASIC FINANCIAL STATEMENTS**

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 1,906,801	\$ 15,494,635	\$ 17,401,436
Investments	-	35,031	35,031
Cash with county treasurer	6,700	-	6,700
Receivables, net	27,709	103,614	131,323
Property tax receivable	814,951	-	814,951
Prepaid expenses	431,990	42,122	474,112
Deposits	600	7,115	7,715
Capital assets not being depreciated	560,293	14,117,763	14,678,056
Capital assets, net of accumulated depreciation/amortization	721,531	2,728,000	3,449,531
Total Assets	4,470,575	32,528,280	36,998,855
<b>LIABILITIES</b>			
Accounts payable	4,853	8,165	13,018
Compensated absences	3,486	14,078	17,564
Deposits and escrow	33,427	143,258	176,685
Long term liabilities:			
Due within one year	-	8,353	8,353
Due in more than one year	41,695,028	124,596	41,819,624
Total Liabilities	41,736,794	298,450	42,035,244
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable tax revenue	814,951	-	814,951
<b>NET POSITION</b>			
Net investment in capital assets	(11,139,672)	16,712,814	5,573,142
Restricted	1,282,034	-	1,282,034
Unrestricted	(28,223,532)	15,517,016	(12,706,516)
Total Net Position (Deficit)	\$ (38,081,170)	\$ 32,229,830	\$ (5,851,340)

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total
					Governmental Activities	Business-type Activities	
Primary government							
Governmental activities							
General government	\$ 228,038	\$ 19,346	\$ -	\$ -	\$ (208,692)		\$ (208,692)
Public safety	457,408	306,018	-	-	(151,390)		(151,390)
Public works	45,497	-	-	-	(45,497)		(45,497)
Street lighting	31,369	36,129	-	-	4,760		4,760
Refuse disposal	175,648	198,853	-	-	23,205		23,205
Culture and recreation	57,423	-	12,156	-	(45,267)		(45,267)
Interest and fiscal charges	1,232,525	-	-	-	(1,232,525)		(1,232,525)
Total governmental activities	<u>2,227,908</u>	<u>560,346</u>	<u>12,156</u>	<u>-</u>	<u>(1,655,406)</u>		<u>(1,655,406)</u>
Business-type activities							
Water	1,000,952	1,579,888	-	-		\$ 578,936	578,936
Wastewater	734,506	675,665	-	44,664		(14,177)	(14,177)
Total business-type activities	<u>1,735,458</u>	<u>2,255,553</u>	<u>-</u>	<u>44,664</u>		<u>564,759</u>	<u>564,759</u>
Total primary government	<u>\$ 3,963,366</u>	<u>\$ 2,815,899</u>	<u>\$ 12,156</u>	<u>\$ 44,664</u>	<u>(1,655,406)</u>	<u>564,759</u>	<u>(1,090,647)</u>
		General revenues:					
					869,733	-	869,733
					41,742	245,700	287,442
					-	7,076	7,076
					-	2,141,798	2,141,798
					2,264	69,385	71,649
					<u>913,739</u>	<u>2,463,959</u>	<u>3,377,698</u>
					(741,667)	3,028,718	2,287,051
					<u>(37,339,503)</u>	<u>29,201,112</u>	<u>(8,138,391)</u>
					<u>\$ (38,081,170)</u>	<u>\$ 32,229,830</u>	<u>\$ (5,851,340)</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Reserve Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>				
Cash and investments	\$ 856,801	\$ -	\$ 1,050,000	\$ 1,906,801
Cash with county treasurer	6,700	-	-	6,700
Property taxes receivable	706,959	107,992	-	814,951
Other receivables	27,709	-	-	27,709
Prepays	431,990	-	-	431,990
Deposits	600	-	-	600
	<u>600</u>	<u>-</u>	<u>-</u>	<u>600</u>
Total assets	<u>\$ 2,030,759</u>	<u>\$ 107,992</u>	<u>\$ 1,050,000</u>	<u>\$ 3,188,751</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 4,853	\$ -	\$ -	\$ 4,853
Compensated absences	3,486	-	-	3,486
Deposits payable	33,427	-	-	33,427
	<u>33,427</u>	<u>-</u>	<u>-</u>	<u>33,427</u>
Total liabilities	<u>41,766</u>	<u>-</u>	<u>-</u>	<u>41,766</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable property tax revenue	706,959	107,992	-	814,951
	<u>706,959</u>	<u>107,992</u>	<u>-</u>	<u>814,951</u>
<b>FUND BALANCES</b>				
Nonspendable	431,990	-	-	431,990
Restricted for fire protection	850,044	-	-	850,044
Committed for repairs & improvements	-	-	1,050,000	1,050,000
	<u>-</u>	<u>-</u>	<u>1,050,000</u>	<u>1,050,000</u>
Total fund balances	<u>1,282,034</u>	<u>-</u>	<u>1,050,000</u>	<u>2,332,034</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 2,030,759</u>	<u>\$ 107,992</u>	<u>\$ 1,050,000</u>	<u>\$ 3,188,751</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

Total fund balance, governmental funds	\$ 2,332,034
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,281,824
Long-term liabilities are not due and payable in the current period and are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Position.	<u>(41,695,028)</u>
Net Position of Governmental Activities in the Statement of Net Position	<u><u>\$ (38,081,170)</u></u>

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



**COLORADO CENTRE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Reserve Fund</u>	<u>Total Governmental Funds</u>
<b>REVENUE</b>				
Property taxes	\$ 697,800	\$ 89,998	\$ -	\$ 787,798
Specific ownership taxes	81,935	-	-	81,935
Other intergovernmental	12,156	-	-	12,156
Lighting usage	36,129	-	-	36,129
Refuse disposal fees	198,853	-	-	198,853
First responder fees	306,018	-	-	306,018
Fines and forfeitures	19,346	-	-	19,346
Investment interest	24,423	17,319	-	41,742
Other	2,264	-	-	2,264
Total revenue	<u>1,378,924</u>	<u>107,317</u>	<u>-</u>	<u>1,486,241</u>
<b>EXPENDITURES</b>				
General and administrative	113,223	3,149	-	116,372
Public safety	457,408	-	-	457,408
Public works	45,497	-	-	45,497
Street lights	31,369	-	-	31,369
Refuse disposal	175,648	-	-	175,648
Culture and recreation	57,423	-	-	57,423
Capital outlay	40,423	-	-	40,423
Debt service - interest	-	264,950	-	264,950
Total expenditures	<u>920,991</u>	<u>268,099</u>	<u>-</u>	<u>1,189,090</u>
Excess (deficit) of revenues over expenditures	<u>457,933</u>	<u>(160,782)</u>	<u>-</u>	<u>297,151</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	160,782	25,000	185,782
Transfers out	<u>(185,782)</u>	<u>-</u>	<u>-</u>	<u>(185,782)</u>
Total other financing sources (uses)	<u>(185,782)</u>	<u>160,782</u>	<u>25,000</u>	<u>-</u>
Net change in fund balances	272,151	-	25,000	297,151
Fund balance, beginning	<u>1,009,883</u>	<u>-</u>	<u>1,025,000</u>	<u>2,034,883</u>
Fund balance, ending	<u>\$ 1,282,034</u>	<u>\$ -</u>	<u>\$ 1,050,000</u>	<u>\$ 2,332,034</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

Net change in fund balances - total governmental funds: \$ 297,151

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, in the Statement of Activities the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period. (73,050)

Interest on long-term debt is recognized as an expenditure in the governmental funds when it is due. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due. (965,768)

Change in net position of governmental activities \$ (741,667)

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

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**STATEMENTS OF NET POSITION**  
**PROPRIETARY FUNDS**  
**DECEMBER 31, 2022**

	Water Fund	Wastewater Fund	Total
<b>ASSETS</b>			
Current Assets:			
Cash and cash equivalents	\$ 4,942,762	\$ 10,551,873	\$ 15,494,635
Investments	35,031	-	35,031
Receivables, net	42,320	61,294	103,614
Due from other funds	-	2,500	2,500
Prepaid expenses	30,076	12,046	42,122
Deposits	7,115	-	7,115
Total current assets	<u>5,057,304</u>	<u>10,627,713</u>	<u>15,685,017</u>
Noncurrent assets:			
Capital assets	10,193,981	12,265,615	22,459,596
Less: accumulated depreciation	<u>(2,472,509)</u>	<u>(3,141,324)</u>	<u>(5,613,833)</u>
Total noncurrent assets	<u>7,721,472</u>	<u>9,124,291</u>	<u>16,845,763</u>
Total assets	<u>12,778,776</u>	<u>19,752,004</u>	<u>32,530,780</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	5,970	2,195	8,165
Compensated absences	5,968	8,110	14,078
Customer deposits	76,526	66,732	143,258
Due to other funds	2,500	-	2,500
Leases payable - current portion	<u>8,353</u>	<u>-</u>	<u>8,353</u>
Total current liabilities	<u>99,317</u>	<u>77,037</u>	<u>176,354</u>
Noncurrent liabilities:			
Leases payable	<u>124,596</u>	<u>-</u>	<u>124,596</u>
Total liabilities	<u>223,913</u>	<u>77,037</u>	<u>300,950</u>
<b>NET POSITION</b>			
Net investment in capital assets	7,588,523	9,124,291	16,712,814
Unrestricted	<u>4,966,340</u>	<u>10,550,676</u>	<u>15,517,016</u>
Total net position	<u>\$ 12,554,863</u>	<u>\$ 19,674,967</u>	<u>\$ 32,229,830</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Water Fund	Wastewater Fund	Total
<b>OPERATING REVENUE</b>			
Charges for services			
Water sales and service charges	\$ 1,579,888	\$ -	\$ 1,579,888
Sewer sales and service charges	-	675,665	675,665
Other income	69,385	-	69,385
	<u>1,649,273</u>	<u>675,665</u>	<u>2,324,938</u>
<b>OPERATING EXPENSES</b>			
Water expenses	780,624	-	780,624
Sewer expenses	-	592,434	592,434
Depreciation	213,283	142,072	355,355
	<u>993,907</u>	<u>734,506</u>	<u>1,728,413</u>
Total operating expenses	<u>993,907</u>	<u>734,506</u>	<u>1,728,413</u>
Operating income (loss)	<u>655,366</u>	<u>(58,841)</u>	<u>596,525</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Interest income	76,594	169,106	245,700
Gain/(loss) on sale of assets	1,177,989	963,809	2,141,798
Interest expense	(7,045)	-	(7,045)
Intergovernmental revenue	7,076	-	7,076
	<u>1,254,614</u>	<u>1,132,915</u>	<u>2,387,529</u>
Total nonoperating revenues (expenses)	<u>1,254,614</u>	<u>1,132,915</u>	<u>2,387,529</u>
Income (loss) before capital contributions	1,909,980	1,074,074	2,984,054
Transfer in	21		21
Transfer out		(21)	(21)
Capital contributions	-	44,664	44,664
	<u>1,910,001</u>	<u>1,118,717</u>	<u>3,028,718</u>
Change in net position	<u>1,910,001</u>	<u>1,118,717</u>	<u>3,028,718</u>
Net position, beginning	<u>10,644,862</u>	<u>18,556,250</u>	<u>29,201,112</u>
Net position, ending	<u>\$ 12,554,863</u>	<u>\$ 19,674,967</u>	<u>\$ 32,229,830</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Water Fund	Wastewater Fund	Combined Totals (Memorandum Only)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers and users	\$ 1,587,527	\$ 667,315	\$ 2,254,842
Other receipts	76,461	-	76,461
Payments to suppliers and service providers	(609,773)	(491,061)	(1,100,834)
Payments to employees for salaries and benefits	(226,731)	(136,087)	(362,818)
Net cash provided (used) by operating activities	<u>827,484</u>	<u>40,167</u>	<u>867,651</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Payments from (to) other funds	<u>2,500</u>	<u>(2,500)</u>	<u>-</u>
Net Cash Provided (Used) by Non-capital Financing Activities	<u>2,500</u>	<u>(2,500)</u>	<u>-</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Capital contributions	-	44,664	44,664
Acquisition and construction of capital assets	(284,688)	(34,318)	(319,006)
Principal paid on capital debt	(7,955)	-	(7,955)
Interest paid on capital debt	(7,045)	-	(7,045)
Proceeds from sale of fixed assets	<u>1,320,000</u>	<u>1,080,000</u>	<u>2,400,000</u>
Net cash provided (used) by capital and related financing activities	<u>1,020,312</u>	<u>1,090,346</u>	<u>2,110,658</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest received	<u>76,594</u>	<u>169,106</u>	<u>245,700</u>
Net cash provided (used) by investing activities	<u>76,594</u>	<u>169,106</u>	<u>245,700</u>
Net increase (decrease) in cash and cash equivalents	1,926,890	1,297,119	3,224,009
Cash and cash equivalents at beginning of year	<u>3,015,872</u>	<u>9,254,754</u>	<u>12,270,626</u>
Cash and cash equivalents at end of year	<u><u>\$ 4,942,762</u></u>	<u><u>\$ 10,551,873</u></u>	<u><u>\$ 15,494,635</u></u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Water Fund	Wastewater Fund	Combined Totals (Memorandum Only)
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>			
Operating income (loss)	\$ 655,366	\$ (58,841)	\$ 596,525
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	213,283	142,072	355,355
Intergovernmental revenue	7,076	-	7,076
(Increase) decrease in assets:			
Accounts receivable	6,399	(9,590)	(3,191)
Prepaid expenses	(18,474)	(11,020)	(29,494)
Increase (decrease) in liabilities:			
Accounts payable	(36,961)	(23,427)	(60,388)
Customer deposits	1,240	1,240	2,480
Compensated absences	(445)	(267)	(712)
Total adjustments	172,118	99,008	271,126
Net Cash Provided (Used) by Operating Activities	\$ 827,484	\$ 40,167	\$ 867,651
<b>Schedule of non-cash investing, capital and financing activities:</b>			
None.	\$ -	\$ -	\$ -

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
STATEMENT OF FIDUCIARY NET POSITION  
PRIVATE-PURPOSE TRUST FUND  
DECEMBER 31, 2022**

**ASSETS**

Restricted investments	<u>\$ 2,662,917</u>
Total assets	<u>2,662,917</u>

**NET POSITION**

Restricted for bondholders	<u>2,662,917</u>
Total net position	<u><u>\$ 2,662,917</u></u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT  
STATEMENT OF CHANGE IN FIDUCIARY NET POSITION  
PRIVATE-PURPOSE TRUST FUND  
DECEMBER 31, 2022**

**ADDITIONS**

Investment earnings	
Net increase (decrease) in fair value of investments	<u>\$ (160,304)</u>
Total additions	<u>(160,304)</u>

**DEDUCTIONS**

Payments to bondholders	<u>-</u>
Total deductions	<u>-</u>
Net increase (decrease) in fiduciary net position	(160,304)
Net position - beginning	<u>2,823,221</u>
Net position - ending	<u><u>\$ 2,662,917</u></u>

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



## **NOTES TO FINANCIAL STATEMENTS**

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Colorado Centre Metropolitan District (the “District”) is a quasi-municipal political subdivision of the State of Colorado organized to develop and provide certain services to Colorado Centre. Colorado Centre is a planned 4,000 acre mixed use real estate development located in El Paso County, Colorado. The District has purchased water rights, and has constructed a water distribution system, a sanitary and storm sewer collection system, roadways, signs and other improvements.

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

*A. REPORTING ENTITY*

The District is a special district governed by an elected five-member board. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government’s operations. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

The District has no component units for which either discrete or blended presentation is required.

*B. BASIS OF PRESENTATION—GOVERNMENT-WIDE FINANCIAL STATEMENTS*

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government’s enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the government. Governmental activities are normally supported by taxes, intergovernmental revenues, and other non-exchange transactions. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

*C. BASIS OF PRESENTATION—FUND FINANCIAL STATEMENTS*

The accounts of the District are organized and operated on the basis of funds. A fund is an independent fiscal accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds maintained is consistent with legal and managerial requirements.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*C. BASIS OF PRESENTATION—FUND FINANCIAL STATEMENTS (CONTINUED)*

The District reports the following major governmental funds:

The *General Fund* is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The *Reserve Fund* is used to account for the proceeds of specific revenue sources, which require separate accounting due to legal or regulatory provisions or administrative actions. It is used to account for monies retained by the District for the purpose of making necessary repairs and improvements to the District's facilities or to provide for the payment of any other expenses of the District to the extent funds are not otherwise available.

The *Debt Service Fund* is used to account for the accumulation of resources for the payment of long term liabilities. Property tax revenues received for the payment of the District's long term liabilities are received by the fund, and principal and interest payments are expensed in the fund.

The District reports the following major proprietary funds:

An *Enterprise Fund* is used to account for those operations financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District has two enterprise funds—the Water Fund and Wastewater Fund. The intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

Additionally, the government reports the following fund type:

*Fiduciary Funds* account for assets held by the government in a trustee capacity or as an agent on behalf of others. The District has one fiduciary fund—the *Private-Purpose Trust Fund* is custodial in nature and does not present results of operations or a measurement focus. Fiduciary funds are accounted for using the accrual basis of accounting.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING*

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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 the related cash flow. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue in the fiscal year in which all eligibility requirements imposed by the provider have been met.

The 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 period or soon enough thereafter to pay liabilities of the current fiscal 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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, specific ownership taxes, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and all other grant requirements have been met, and the amount is received during the period or within the availability period of this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. The agency fund has no measurement focus but utilizes the *accrual basis of accounting* for reporting its assets and liabilities.

*E. ASSET, LIABILITIES, AND NET POSITION/FUND BALANCE*

*Cash and cash equivalents*

Cash and cash equivalents include cash on hand and in the bank and short-term investments with original maturities of three months or less from the date of acquisition.

*Investments*

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are stated at fair value. Fair value is the price that would be received to sell an investment in an orderly transaction at year end.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*E. ASSET, LIABILITIES, AND NET POSITION/FUND BALANCE (CONTINUED)*

*Investments (continued)*

Local government investment pools in Colorado must be organized under Colorado Revised Statutes, which allows certain types of governments within the state to pool their funds for investment purposes. Investments in such pools are valued at the pool's share price, the price at which the investment could be sold.

*Receivables*

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

*Prepaid expenses*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

*Restricted cash and cash equivalents*

The use of certain cash and cash equivalents of the District is restricted. These cash and cash equivalent items are classified as restricted assets on the balance sheet because they are maintained in separate accounts and their use is limited by debt agreements.

*Capital assets*

Capital assets, which include property, plant, equipment and all infrastructure assets (e.g. streetlights, drainage, signs and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at their estimated fair market value on the date received. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend asset lives, are not capitalized. Improvements are capitalized and are depreciated over the remaining useful lives of the related capital assets, as applicable.

Property, plant, and equipment, including infrastructure, of the government are depreciated using the straight-line method over the following estimated useful lives:

Signage	20 years
Drainage	20 years
Vehicles	5-10 years
Furniture, fixtures and equipment	5-20 years
Fire station	40 years
Park improvements	10-20 years
Streetlights	20 years
Water distribution system	20-40 years
Wastewater collection system	40 years

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*E. ASSET, LIABILITIES, AND NET POSITION/FUND BALANCE (CONTINUED)*

*Capital assets (continued)*

When depreciable property is acquired, depreciation is included in expense for the year of acquisition for the number of months during the year the asset was in service. When depreciable property is retired or otherwise disposed of, depreciation is included in expense for the number of months in service during the year of retirement and the related costs and accumulated depreciation are removed from the accounts with any gain or loss reflected in the statement of revenue, expenses and changes in fund net position.

*Deferred outflows/inflows of resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Lessee: The District is a lessee for a noncancellable lease of land. The District recognizes a lease liability and an intangible right-to-use lease assets in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$100,000 or more.

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

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

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

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Long-term Liabilities*

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the debt using the straight-line method. Bonds payable are reported net of the applicable premium or discount.

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

*Net position flow assumption*

The District may fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted—net position and unrestricted—net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District’s policy to consider restricted—net position to have been depleted before unrestricted—net position is applied.

*Fund balance classification*

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications available to be used in the governmental fund financial statements are as follows:

**Nonspendable** – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

**Restricted** – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

**Committed** – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action that was used when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

**Assigned** – This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board of Directors or through the Board of Directors delegating this responsibility to management through the budgetary process. This classification also includes the remaining positive fund balance for any governmental funds except for the General Fund.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*E. ASSET, LIABILITIES, AND NET POSITION/FUND BALANCE (CONTINUED)*

Unassigned – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds.

*F. REVENUES AND EXPENDITURES/EXPENSES*

*Program revenues*

Amounts reported as *program revenues* include 1) fees and 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. Revenues that are not classified as program revenues, including all taxes, are reported as general revenues.

*Property taxes*

Property taxes attach as an enforceable lien on property and are levied as of January 1. The tax levy is payable in two installments on February 28 and June 15, or in one installment due April 30. The El Paso County Treasurer bills and collects property taxes for the District. District property tax revenues are accounted for in the General and Debt Service Funds. District property tax revenues are recognized when levied to the extent they result in current receivables. The combined tax rate for the year ended December 31, 2022 was 25.000 mills. The District's assessed valuation for collection year 2022 was \$27,905,160. In addition to the above, there was a tax of 100 mills on "Developer Owned Property". The assessed valuation of "Developer Owned Property" for collection year 2022 was \$903,750. The maximum mill levy is set at 20 mills for all taxable property in the District, as discussed in Section 406 of the Bankruptcy Plan. However, the maximum mill levy can be increased as necessary to raise an equivalent amount of tax revenues as that in certification year 1990. In addition to the maximum mill levy of 20 mills set by the Bankruptcy Plan, the District also levied, after receiving the approval of voters on November 1, 2005, 3.00 mills for fire protection and 2.00 mills for parks.

*Compensated absences*

Accumulated unpaid vacation pay has been recorded as a liability in the financial statements. The unpaid sick pay is not material and therefore has not been recorded in the financial statements.



**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*F. REVENUES AND EXPENDITURES/EXPENSES (CONTINUED)*

*Proprietary funds operating and non-operating revenues and expenses*

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the District’s enterprise funds are charges for services. Operating expenses for enterprise funds include cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

*G. ESTIMATES*

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

Explanation of certain differences between the governmental funds balance sheet and the government-wide statement of net position:

The governmental funds balance sheet includes a reconciliation between *fund balance—total governmental funds* and *net position—governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds”. The details of this difference are as follows:

Capital assets	\$ 4,458,948
Accumulated depreciation	<u>(3,177,124)</u>
Net adjustment to <i>fund balance—total governmental funds</i> to arrive at <i>net position—governmental activities</i>	<u>\$ 1,281,824</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

Explanation of certain differences between the governmental funds statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities:

The governmental funds statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances—total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense”. The details of this difference are as follows:

Capital outlays	\$ 40,423
Depreciation	<u>(113,473)</u>
Net adjustment to <i>net change in fund balances—total governmental funds</i> to arrive at <i>change in net position of governmental activities</i>	<u>\$ (73,050)</u>

Another element of the reconciliation states that “Interest on long-term debt is recognized as an expenditure in the governmental funds when it is due. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due”. The details of this difference are as follows:

Interest expense	\$ (1,230,718)
Interest paid	<u>264,950</u>
Net adjustment to <i>net change in fund balances—total governmental fund</i> to arrive at <i>change in net position of governmental activities</i>	<u>\$ (965,768)</u>

**NOTE 3—STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

*BUDGET INFORMATION*

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1) In the fall, the District Manager submits to the Board of Directors, a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- 2) Public hearings are conducted by the District to obtain taxpayer comments.
- 3) Prior to December 15, the budget is legally approved.
- 4) Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- 5) Formal budgetary integration is employed as a management control device during the year for the governmental and proprietary funds.
- 6) The budgets for the General, Reserve, and Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- 7) The budgets for the Water and Wastewater Funds are prepared on a basis of accounting other than generally accepted accounting principles, which is normal for proprietary funds. The primary differences are that bond proceeds are treated as a budget source, capital expenditures and principal payments are treated as a budget use.
- 8) Budgeted amounts are as originally adopted or amended.
- 9) All annual appropriations lapse at the end of the year.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 - DEPOSITS AND INVESTMENTS**

*Cash deposits with financial institutions*

*Custodial credit risk—deposits.* Colorado State Statutes govern the entity’s deposit of cash. The Public Deposit Protection Acts for banks and savings and loans require the state regulators to certify eligible depositories for public deposits. The acts require the eligible depositories with public deposits in excess of the federal insurance levels to create a single institution collateral pool of defined eligible assets. Eligible collateral includes obligations of the United States, obligations of the State of Colorado or local Colorado governments and obligations secured by first lien mortgages on real property located in the State. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the assets in the pool must be at least equal to 102% of the uninsured deposits.

At December 31, 2022, the carrying amount of the District’s deposits was \$108,756 and the bank balances were \$203,983. All of the bank balances were covered by FDIC insurance.

*Investments*

The District is authorized by Colorado State Statutes to invest in the following:

- ◆ Bonds and other interest bearing obligations of the United States government.
- ◆ Bonds and other interest bearing obligations which are guaranteed by the United States government.
- ◆ Bonds which are a direct obligation of the State of Colorado, or any city, county or school district therein.
- ◆ Notes or bonds issued pursuant to the “National Housing Act”.
- ◆ Repurchase agreements.
- ◆ Local government investment pools.

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

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities</u>		
		<u>Less Than 90 Days</u>	<u>11 to 15 Years</u>	<u>16 to 20 Years</u>
Money Market Funds	\$ 9,348,320	\$ 9,348,320	\$ -	\$ -
ColoTrust	12,305	12,305	-	-
CSAFE	7,932,055	7,932,055	-	-
U.S. Treasury strips	2,662,917	-	2,662,917	-
CCMD Limited Tax and Special Revenue Bonds, Series B	<u>35,031</u>	<u>-</u>	<u>-</u>	<u>35,031</u>
<b>Total</b>	<b><u>\$ 19,990,628</u></b>	<b><u>\$ 17,292,680</u></b>	<b><u>\$ 2,662,917</u></b>	<b><u>\$ 35,031</u></b>

In 2012 the District tendered an offer to holders of Colorado Centre Metropolitan District (CCMD) Limited Tax and Special Revenue Bonds, Series B to purchase outstanding bonds at \$0.05 per share. On May 9, 2012 the District purchased 702,151 shares for \$35,031. Rather than retiring these bonds, the District is holding this investment in the Water Fund in order to participate in future interest payments.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 - DEPOSITS AND INVESTMENTS (CONTINUED)**

*Interest Rate Risk.* State law limits investments with a maximum maturity date of no more than five years from the date of purchase. The District does not have an investment policy that would further limit its investment choices, except for investments in the Agency Fund. The Bankruptcy agreement (See Note 8) requires the District to purchase federal securities with a maturity date as near as possible to January 1, 2027.

*Credit Risk.* State law limits investments to those described above. The District does not have an investment policy that would further limit its investment choices. As of December 31, 2022 the District's investment in CCMD Limited Tax and Special Revenue Bonds, Series B was unrated. All other investments were rated Aaa by Moody's and AAAM by Standard and Poor's.

COLOTRUST is an investment vehicle established for local government entities in Colorado pursuant to Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes, to pool surplus funds for investment purposes. This investment vehicle operates similarly to money market funds and each share is equal in value to \$1.00. The fair value of the position in the pool is the same as the value of the pool shares.

The designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury Notes. However, the District does not categorize investments with COLOTRUST because they are not evidenced by securities that exist in physical or book entry form.

The District's deposits and investments consist of the following at December 31, 2022:

	<u>Cash and Cash Equivalents</u>	<u>Investments</u>	<u>Restricted Cash and Cash Equivalents</u>	<u>Restricted Investments</u>	<u>Total</u>
Deposits	\$ 108,756	\$ -	\$ -	\$ -	\$ 108,756
Money Market Funds	9,348,320	-	-	-	9,348,320
ColoTrust	12,305	-	-	-	12,305
CSAFE	7,932,055	-	-	-	7,932,055
U.S. Treasury Strips	-	-	-	2,662,917	2,662,917
CCMD Limited Tax and Special Revenue Bonds, Series B	-	35,031	-	-	35,031
Investments	17,292,680	35,031	-	2,662,917	19,990,628
Total	<u>\$ 17,401,436</u>	<u>\$ 35,031</u>	<u>\$ -</u>	<u>\$ 2,662,917</u>	<u>\$ 20,099,384</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 - DEPOSITS AND INVESTMENTS (CONTINUED)**

Reconciliation of cash and cash equivalents and investments to the government-wide financial statements at December 31, 2022:

	<u>Cash and Cash Equivalents</u>	<u>Investments</u>	<u>Restricted Cash and Cash Equivalents</u>	<u>Restricted Investments</u>	<u>Total</u>
<u>Primary Government</u>					
Governmental activities	\$ 1,906,801	\$ -	\$ -	\$ -	\$ 1,906,801
Business-type activities	15,494,635	35,031	-	-	15,529,666
Fiduciary activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,662,917</u>	<u>2,662,917</u>
Total	<u>\$ 17,401,436</u>	<u>\$ 35,031</u>	<u>\$ -</u>	<u>\$ 2,662,917</u>	<u>\$ 20,099,384</u>

**NOTE 5 - RECEIVABLES**

Receivables at December 31, 2022 consisted of the following:

	<u>General</u>	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Accounts receivable	\$ 27,709	\$ 42,320	\$ 61,294	\$ 131,323
Interest	<u>-</u>	<u>787,041</u>	<u>-</u>	<u>787,041</u>
Gross receivables	27,709	829,361	61,294	918,364
Less: Allowance for uncollectibles	<u>-</u>	<u>(787,041)</u>	<u>-</u>	<u>(787,041)</u>
Net receivables	<u>\$ 27,709</u>	<u>\$ 42,320</u>	<u>\$ 61,294</u>	<u>\$ 131,323</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 - INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

*Interfund transfers*

The following transfers were made in 2022 to fund debt service and reserve requirements in the Debt Service Fund and Reserve Fund, respectively, and to finance various programs the District must account for in other funds in accordance with budgetary authorizations.

<u>Transfer in</u>	<u>Transfer out</u>		
Reserve Fund	General Fund	\$	25,000
Debt Fund	General Fund	\$	160,782

**NOTE 7 – CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2022 was as follows:

	<u>Balance</u> <u>12/31/21</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>12/31/22</u>
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 245,848	\$ -	\$ -	\$ 245,848
Land improvements	302,491	-	-	302,491
Construction in progress	<u>11,954</u>	<u>-</u>	<u>-</u>	<u>11,954</u>
Total capital assets not being depreciated	<u>\$ 560,293</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 560,293</u>

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 7 – CAPITAL ASSETS**

Capital assets, being depreciated:				
Signage	\$ 95,529	\$ -	\$ -	\$ 95,529
Drainage	1,309,959	-	-	1,309,959
Vehicles	684,269	-	-	684,269
Furniture, fixtures and equipment	230,636	-	(28,278)	202,358
Fire station	908,198	40,423	-	948,621
Parks	640,566	-	-	640,566
Streetlights	<u>17,353</u>	<u>-</u>	<u>-</u>	<u>17,353</u>
Total capital assets being depreciated	3,886,510	40,423	(28,278)	3,898,655
Less accumulated depreciation	<u>(3,091,929)</u>	<u>(113,473)</u>	<u>28,278</u>	<u>(3,177,124)</u>
Total capital assets depreciated, net	<u>794,581</u>	<u>(73,050)</u>	<u>-</u>	<u>721,531</u>
Total capital assets, net	<u>\$ 1,354,874</u>	<u>\$ (73,050)</u>	<u>\$ -</u>	<u>\$ 1,281,824</u>
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 258,202	\$ -	\$ (258,202)	\$ -
Water augmentation plan	1,352,373	-	-	1,352,373
Water shares	2,726,548	-	-	2,726,548
LFMSDD Interest	9,890,282	-	-	9,890,282
Construction in progress	<u>188,858</u>	<u>39,667</u>	<u>(79,965)</u>	<u>148,560</u>
Total capital assets, not being depreciated	<u>14,416,263</u>	<u>39,667</u>	<u>(338,167)</u>	<u>14,117,763</u>
Capital assets, being depreciated:				
Water tank	302,918	-	-	302,918
Water wells	586,149	227,126	-	813,275
Water distribution system	4,652,777	98,014	(50,000)	4,700,791
Wastewater collection system	2,265,701	-	-	2,265,701
Equipment	<u>232,042</u>	<u>34,163</u>	<u>(147,960)</u>	<u>118,245</u>
Total capital assets being depreciated	8,039,587	359,303	(197,960)	8,200,930
Less accumulated depreciation	<u>(5,456,439)</u>	<u>(344,517)</u>	<u>197,960</u>	<u>(5,602,995)</u>
Total capital assets, being depreciated, net	<u>2,583,148</u>	<u>14,786</u>	<u>-</u>	<u>2,597,935</u>
Lease assets being amortized:				
Land	140,904	-	-	140,904
Less accumulated amortization	<u>-</u>	<u>-</u>	<u>(10,839)</u>	<u>(10,839)</u>
Total lease assets being amortized, net	<u>140,904</u>	<u>-</u>	<u>(10,839)</u>	<u>130,065</u>
Total business-type activities capital assets, net	<u>\$ 17,140,315</u>	<u>\$ 54,453</u>	<u>\$ (349,006)</u>	<u>\$ 16,845,763</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 – CAPITAL ASSETS**

Depreciation expense was charged to functions/programs of the District as follows:

Governmental activities:		
General government	\$	2,960
Public safety		57,704
Public works		720
Culture and recreation		51,256
Lights		<u>833</u>
Total depreciation expense—governmental activities	\$	<u>113,473</u>
Business-type activities:		
Water	\$	202,445
Wastewater		<u>142,072</u>
Total depreciation expense—business-type activities	\$	<u>344,517</u>

**NOTE 8 – LEASES**

*District as lessee*

The District, as a lessee, has entered into a lease agreement involving land with a lease term of 25 years. The total costs of these right-to-use lease assets are recorded as \$140,904, less accumulated amortization of \$10,839. The District has determined that as of December 31, 2022, there is no loss associated with an impairment of the right-to-use lease asset.

The future lease payments under lease agreements as of December 31, 2022 are as follows:

<u>Fiscal Year</u> <u>Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 8,353	\$ 6,647	\$ 15,000
2024	8,770	6,230	15,000
2025	9,209	5,791	15,000
2026	9,669	5,331	15,000
2027	10,153	4,847	15,000
2028 – 2032	58,904	16,096	75,000
2033 – 2034	<u>27,891</u>	<u>2,109</u>	<u>30,000</u>
Total	<u>\$ 132,949</u>	<u>\$ 47,051</u>	<u>\$ 180,000</u>



**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 - LONG-TERM LIABILITIES**

*LONG-TERM DEBT*

*1992 Bond Issue - Limited Tax and Special Revenue Bonds*

As the result of a bankruptcy ruling in 1992, the District issued bonds in the principal amount of \$12,665,000 (New Bond). Holders of District bonds issued in 1985, 1986 and 1987 received these bonds in an aggregate principal amount equal to 50% of the principal amount of bonds held.

The District issued the bonds in two series, Series A and Series B. \$3,000,000 in principal amount were Series A bonds and \$9,665,000 in principal amount were Series B bonds. Of the bonds, each bondholder received 23.7% as Series A bonds and 76.3% as Series B bonds, which included Boettcher's contribution, which has now expired. The Series A bonds were issued as fully registered principal only bonds (Series A P/Os) and as registered interest only bonds (Series A I/Os) representing the interest payments due on the Series A P/Os each payment date.

Section 1143 of the bankruptcy law specifically applicable to Chapter 9 bankruptcy proceedings requires that if a plan provides for the exchange of securities, the surrender of the old securities must occur no later than five years after the date of the entry of the order of confirmation (June 21, 1992 for the District). If the holder of the securities does not present them within that time period, the holder is not permitted to participate in the distribution of the new securities under the plan. Therefore, as of June 21, 1998, the holders of untendered 1985, 1986 & 1987 bonds were no longer permitted to participate in the 1992 Series A and B bonds. An adjustment was made to decrease principal, accrued interest and interest due as of and for the year ended December 31, 1997, as follows:

Series A, Principal	\$ 56,108
Series B, Principal	<u>187,396</u>
 Total Adjustment	 <u>\$ 243,504</u>

*THE 1992 BONDS ARE NOT GENERAL OBLIGATIONS OF THE DISTRICT BUT ARE LIMITED TAX AND SPECIAL REVENUE BONDS, THE REPAYMENT OF WHICH IS LIMITED AS SET FORTH IN THE BANKRUPTCY PLAN AND AS SUMMARIZED BELOW.*

For the purpose of paying the interest on and principal of the bonds as the same become due and payable, respectively, and payment for District operations, maintenance and deposits to the Reserve Fund, the District shall certify a maximum mill levy, as set forth in the bankruptcy plan, to the Board of County Commissioners of El Paso County, Colorado. For each of the certification years beginning 1990 to and including 1995 a maximum of 22 mills could be certified on all of the taxable property in the District. For 1996 and subsequent years, as long as any bond is outstanding, a maximum of 20 mills can be certified on all of the taxable property in the District with the following exception. In the event that the assessed valuation within the District for any certification year is less than the assessed valuation for certification year 1990, the District shall increase the maximum mill levy imposed on property to generate property tax revenue equivalent to the amount of property tax calculated using the 1990 assessed valuation multiplied times the maximum mill levy of 20 mills.

The Series A P/Os and Series B bonds were dated as of January 1, 1992. The Series A P/Os are scheduled to mature on January 1, 2027, and bear interest at 9%, which is represented by the Series A I/Os. The Series B bonds bear interest from the most recent date to which interest has been paid or, if no interest has been paid, from January 1, 1992, payable on each payment date to January 1, 2032. The Series B bonds mature on January 1, 2032 and accrue interest at 10.19%.

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 9 - LONG-TERM LIABILITIES**

Principal and interest will be payable on the bonds only to the extent of funds in the General Fund. Interest not paid in the year in which it accrues is not forgiven but rather is accrued. Unpaid bond principal plus accrued interest will not exceed a cumulative liability to the District of \$65 million.

To the extent permitted by law, the District will also certify a 100 mill levy applicable to all “Developer Owned Property”. “Developer Owned Property” is defined in the resolution as the vacant, unimproved or not yet built property within the District owned by a developer.

The District has agreed to impose a minimum tap fee of \$3,500 for residential taps and has pledged all tap fees received by the District to the payment of the principal and interest on the bonds.

If by January 1, 2032 the District does not contain 1,500 single-family residences within its boundary, the District shall have no further obligation to make additional payments of principal or interest on any New Bonds, except to the extent of amounts on deposit in the debt service account or from pledged funds which it has received prior to January 1, 2032 and its obligations under the Resolution will terminate and the New Bonds will be deemed fully paid and discharged. After January 1, 2042 the District shall have no further obligation to make any additional payments of principal or interest on any New Bonds, except to the extent of amounts on deposit in the debt service account or from pledged funds which it has received prior to January 1, 2042 and its obligation under the bankruptcy ruling shall terminate and the New Bonds shall be deemed fully paid and discharged.

Amounts deposited, by the District, in the debt service account within the General fund will be applied on each payment date as follows:

*Payment of Series A I/Os (interest only)* - first payment is applied against any amount of accrued and unpaid interest.

*Escrow for Series A P/Os (principal only)* - second payment is used to purchase federal securities with a maturity date as near as possible to January 1, 2027 which shall be held as a separate account and used only to pay Series A P/Os. When the funds to be generated from such federal securities, as they become due, are sufficient to pay (assuming no reinvestment of funds) in full all Series A P/Os, when they become due, no further purchases shall be made.

The District has set aside amounts for the payment of the principal of the Series A bonds in the Agency Fund.

*Payment of Series B Interest* - the balance of any funds held on any payment date shall be used to pay accrued and unpaid interest (including as of such payment date) or the Series B bonds in the order of maturity of such payment and shall include partial payment of interest due if the funds available are insufficient to pay all accrued interest.

*Prepayment* - the prepayment or payment of principal of the Series B bonds.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 - LONG-TERM LIABILITIES**

*Summary of bond debt service requirements to maturity:  
Governmental activities -*

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>Series A:</i>				
2023	\$ -	\$ -	\$ -	\$ 264,950
2024	-	-	-	264,950
2025	-	-	-	264,950
2026	-	-	-	264,950
2027	<u>2,943,892</u>	<u>-</u>	<u>2,943,892</u>	<u>264,950</u>
Totals	<u>\$ 2,943,892</u>	<u>\$ -</u>	<u>\$ 2,943,892</u>	<u>\$ 1,324,750</u>

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>Series B:</i>				
2023	\$ -	\$ -	\$ -	\$ 965,768
2024	-	-	-	965,768
2025	-	-	-	965,768
2026	-	-	-	965,768
2027	-	-	-	965,768
2028-2032	<u>9,477,604</u>	<u>29,273,532</u>	<u>38,751,136</u>	<u>4,345,956</u>
Totals	<u>\$ 9,477,604</u>	<u>\$ 29,273,532</u>	<u>\$ 38,751,136</u>	<u>\$ 9,174,796</u>

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>TOTAL SERIES A AND B:</i>				
2023	\$ -	\$ -	\$ -	\$ 1,230,718
2024	-	-	-	1,230,718
2025	-	-	-	1,230,718
2026	-	-	-	1,230,718
2027	-	-	-	1,230,718
2028-2032	<u>12,421,496</u>	<u>29,273,532</u>	<u>41,695,028</u>	<u>4,345,956</u>
Totals	<u>\$ 12,421,496</u>	<u>\$ 29,273,532</u>	<u>\$ 41,695,028</u>	<u>\$ 10,499,546</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 - LONG-TERM LIABILITIES**

*Summary of changes in long-term debt:  
Governmental activities -*

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>
<i>Series A:</i>			
Balance, December 31, 2021	\$ 2,943,892	\$ -	\$ 2,943,892
Add Interest due July 1, 2022 and January 1, 2022	-	264,950	264,950
Less Paid to bondholders in 2022	<u>-</u>	<u>(264,950)</u>	<u>(264,950)</u>
Balance, December 31, 2022	<u>\$ 2,943,892</u>	<u>\$ -</u>	<u>\$ 2,943,892</u>
<i>Series B:</i>			
Balance, December 31, 2021	\$ 9,477,604	\$ 28,307,764	\$ 37,785,368
Add Interest due 2022	-	965,768	965,768
Less Payment in 2022	<u>-</u>	<u>-</u>	<u>-</u>
Balance, December 31, 2022	<u>\$ 9,477,604</u>	<u>\$ 29,273,532</u>	<u>\$ 38,751,136</u>
<i>Total (Series A and B):</i>			
Balance, December 31, 2021	\$ 12,421,496	\$ 28,307,764	\$ 40,729,260
Add Interest due July 1, 2022 and January 1, 2022	-	1,230,718	1,230,718
Less Payments in 2022	<u>-</u>	<u>(264,950)</u>	<u>(264,950)</u>
Balance, December 31, 2022	<u>\$ 12,421,496</u>	<u>\$ 29,273,532</u>	<u>\$ 41,695,028</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 - LONG-TERM LIABILITIES**

*CHANGES IN LONG-TERM LIABILITIES*

The following is a summary of long-term debt transactions of the District for the year ended December 31, 2022:

	<u>Balance 12/31/21</u>	<u>Debt Issued And Additions</u>	<u>Reductions</u>	<u>Balance 12/31/22</u>	<u>Due Within One year</u>
<i>Governmental activities:</i>					
Long-term debt:					
Limited tax and special revenue bonds	\$ 12,421,496	\$ -	\$ -	\$ 12,421,496	\$ -
Unpaid interest	<u>28,307,764</u>	<u>1,230,718</u>	<u>(264,950)</u>	<u>29,273,532</u>	<u>-</u>
Total governmental activity					
Long-term liabilities	<u>\$ 40,729,260</u>	<u>\$ 1,230,718</u>	<u>\$ (264,950)</u>	<u>\$ 41,695,028</u>	<u>\$ -</u>
<i>Business-type activities:</i>					
Leases	<u>\$ 140,904</u>	<u>\$ -</u>	<u>\$ (7,955)</u>	<u>\$ 132,949</u>	<u>\$ 8,353</u>
Total business-type activity					
Long-term liabilities	<u>\$ 140,904</u>	<u>\$ -</u>	<u>\$ (7,955)</u>	<u>\$ 132,949</u>	<u>\$ 8,353</u>

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 10 – NET POSITION**

Net position is reported in three separate categories—net investment in capital assets; net position-restricted; and net position-unrestricted.

Net investment in capital assets consists of capital assets net of accumulated depreciation and capital-related deferred outflows of resources; reduced by borrowings and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, net investment in capital assets was as follows:

Capital assets, net of depreciation	\$ 18,127,587
Long-term liabilities:	
Due within one year	(8,353)
Due in more than one year	<u>(12,546,092)</u>
	<u>\$ 5,573,142</u>

Net position-restricted is the difference between non-capital assets whose use is 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, and related liabilities and deferred inflows of resources (excluding capital-related borrowings). As of December 31, 2022, the District had a restricted net position as follows:

Fire protection	<u>\$ 1,282,034</u>
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Any portion of net position not already classified as either net investment in capital assets or net position-restricted, is automatically classified as net position-unrestricted.

**NOTE 11- COMMITMENTS AND CONTINGENCIES**

*Water Distribution and Wastewater Collection, Treatment and Disposal Agreement* - On August 11, 2009, the District entered into an intergovernmental agreement with the City of Colorado Springs (City) to provide water and wastewater service to the LJCC Basin, a defined area within the City’s service area. Under the agreement, the District will charge a one-time Interim Connection System Improvement Fee of 40% of the then current value of CCMD’s standard System Improvement Fee for each water and wastewater connection. The District will also charge a one-time CCMD Interim Capacity Fee of \$2,000 per wastewater connection. The agreement will continue at the convenience of the City unless the service exceeds a defined limit, at which point the agreement will terminate based on the earlier occurrence of five years from the effective date of the agreement or one year after the total wastewater flow exceeds a defined limit.

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 12 - RISK MANAGEMENT**

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The District carries commercial insurance for these risks of loss, including worker's compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage during the last three fiscal years.

**NOTE 13 - AMENDMENT TO COLORADO CONSTITUTION**

Colorado voters passed an amendment to the *State Constitution*, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. However, the District is also under an order by the United States Bankruptcy Court for the District of Colorado which governs the District's taxing requirements and it is the belief of the District that the mandates of the bankruptcy plan take precedence over the requirements of Amendment 1. It is the opinion of the District that they do not have any revenues subject to Tabor. The Water and Wastewater Funds are considered to be enterprises and the revenues in the governmental funds are governed by the bankruptcy plan. As a result, the District has not set up an emergency reserve. The District believes it is in compliance with the requirements of the amendment to the extent that it applies. However, the District has made certain interpretations in the amendment's language in order to determine its compliance.

**NOTE 14 – TABOR ELECTION**

On November 1, 2005 the voters of the District approved that taxes may be increased starting in 2006 by \$34,800 through a three mill levy increase to pay for costs related to contracting for fire protection services with the City of Colorado Springs or any other entity, administrative services, and to create a reserve fund to pay for fire services with any of the remaining three mills.

On November 1, 2005 the voters of the District approved that taxes may be increased starting in 2006 by \$23,200 through a two mill levy increase for parks and open space.

On November 1, 2005 the voters of the District also approved that for tax year 2005, collection year 2006, and each subsequent year thereafter, to retain and spend District revenues from the mill levy increases requested in the above two ballot questions for fire protection services and park improvements and maintenance, in excess of the spending, revenue raising, or other limits in Article X, Section 20 of the Colorado Constitution, using such revenues as authorized for fire protection, park facilities and other purposes described under the Special District Act, Section 32-1-101 et seq., and other provisions of the Colorado Revised Statutes pertaining to the District's powers, duties and responsibilities, as the same are amended from time to time, and as otherwise necessary for the prudent management, operation and maintenance of the District's facilities.

**COLORADO CENTRE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 15 – ADOPTION OF NEW ACCOUNTING STANDARD**

Colorado Centre Metropolitan District implemented GASB Statement No. 87, *Leases*, effective January 1, 2022. This Statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. There is no effect on fund balance or net position as a result of the implementation of this standard. However, beginning lease assets and lease liabilities were restated by \$140,904 to reflect the net present value of financing leases as of December 31, 2021.



**REQUIRED SUPPLEMENTARY INFORMATION**

**COLORADO CENTRE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUE</b>				
Property taxes	\$ 697,628	\$ 697,628	\$ 697,800	\$ 172
Specific ownership taxes	72,000	72,000	81,935	9,935
Intergovernmental	12,000	12,000	12,157	157
Lighting usage	36,000	36,000	36,128	128
Refuse disposal fees	204,000	204,000	198,853	(5,147)
First responder fees	303,299	303,299	306,018	2,719
Fines and forfeitures	-	-	19,346	19,346
Interest	-	-	24,423	24,423
Miscellaneous	23,000	23,000	2,264	(20,736)
	<u>1,347,927</u>	<u>1,347,927</u>	<u>1,378,924</u>	<u>30,997</u>
<b>EXPENDITURES</b>				
General and administrative	148,748	148,748	113,223	35,525
Public safety	447,024	447,024	457,408	(10,384)
Public works	48,000	48,000	45,497	2,503
Street lights	31,200	31,200	31,369	(169)
Refuse disposal	180,000	180,000	175,648	4,352
Culture and recreation	91,200	91,200	57,423	33,777
Capital outlay	72,000	72,000	40,423	31,577
Miscellaneous	20,807	20,807	-	20,807
Transfers out	203,919	203,919	185,782	18,137
	<u>1,242,898</u>	<u>1,242,898</u>	<u>1,106,773</u>	<u>136,125</u>
Net change in fund balances	105,029	105,029	272,151	167,122
Fund balance, beginning	<u>314,201</u>	<u>314,230</u>	<u>1,009,883</u>	<u>695,653</u>
<b>FUND BALANCE, ENDING</b>	<u><u>\$ 419,230</u></u>	<u><u>\$ 419,259</u></u>	<u><u>\$ 1,282,034</u></u>	<u><u>\$ 862,775</u></u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT  
RESERVE FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUE</b>				
Interest	\$ 6,000	\$ 6,000	\$ -	\$ (6,000)
Transfers in	19,000	19,000	25,000	6,000
Total revenue	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>-</u>
<b>EXPENDITURES</b>				
Miscellaneous	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	25,000	25,000	25,000	-
Fund balance, beginning	<u>1,025,000</u>	<u>1,025,000</u>	<u>1,025,000</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u><u>\$ 1,050,000</u></u>	<u><u>\$ 1,050,000</u></u>	<u><u>\$ 1,050,000</u></u>	<u><u>\$ -</u></u>

See the accompanying independent auditors' report.

## **SUPPLEMENTARY INFORMATION**

**COLORADO CENTRE METROPOLITAN DISTRICT  
COMBINING BALANCE SHEET  
GENERAL FUND - SUB FUND INFORMATION  
DECEMBER 31, 2022**

	General Fund	Fire Fund Sub of General	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 23,801	\$ 833,000	\$ 856,801
Cash with county treasurer	6,700	-	6,700
Receivables	3,994	23,715	27,709
Property tax receivable	622,124	84,835	706,959
Due from other funds	(21)	21	-
Prepaid expenses	6,023	425,967	431,990
Deposits	600	-	600
	<u>600</u>	<u>-</u>	<u>600</u>
 Total assets	 <u>\$ 663,221</u>	 <u>\$ 1,367,538</u>	 <u>\$ 2,030,759</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 3,645	\$ 1,208	\$ 4,853
Compensated absences	3,815	(329)	3,486
Deposits and escrow	33,637	(210)	33,427
	<u>33,637</u>	<u>(210)</u>	<u>33,427</u>
 Total liabilities	 <u>41,097</u>	 <u>669</u>	 <u>41,766</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable property tax revenue	622,124	84,835	706,959
	<u>622,124</u>	<u>84,835</u>	<u>706,959</u>
<b>FUND BALANCES</b>			
Nonspendable	6,023	425,967	431,990
Restricted for fire protection	(6,023)	856,067	850,044
	<u>(6,023)</u>	<u>856,067</u>	<u>850,044</u>
 Total fund balances	 <u>-</u>	 <u>1,282,034</u>	 <u>1,282,034</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ 663,221</u>	 <u>\$ 1,367,538</u>	 <u>\$ 2,030,759</u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT  
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GENERAL FUND - SUB FUND INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	General Fund	Fire Fund Sub of General	Total
<b>REVENUE</b>			
Property taxes	\$ 614,064	\$ 83,736	\$ 697,800
Specific ownership taxes	81,935	-	81,935
Intergovernmental	12,156	-	12,156
Lighting usage	36,129	-	36,129
Refuse disposal fees	198,853	-	198,853
First responder fees	-	306,018	306,018
Fines and forfeitures	346	19,000	19,346
Investment earnings	12,582	11,841	24,423
Miscellaneous	2,264	-	2,264
	<u>958,329</u>	<u>420,595</u>	<u>1,378,924</u>
<b>EXPENDITURES</b>			
General and administrative	113,223	-	113,223
Public safety	-	457,408	457,408
Public works	45,497	-	45,497
Street lights	31,369	-	31,369
Refuse disposal	175,648	-	175,648
Culture and recreation	57,423	-	57,423
Capital outlay	40,423	-	40,423
	<u>463,583</u>	<u>457,408</u>	<u>920,991</u>
Excess (deficit) of revenues over expenditures	<u>494,746</u>	<u>(36,813)</u>	<u>457,933</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	(308,964)	308,964	-
Transfers out	(185,782)	-	(185,782)
	<u>(494,746)</u>	<u>308,964</u>	<u>(185,782)</u>
Net change in fund balances	-	272,151	272,151
Fund balance, beginning	-	1,009,883	1,009,883
Fund balance, ending	<u>\$ -</u>	<u>\$ 1,282,034</u>	<u>\$ 1,282,034</u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUE</b>				
Developer taxes	\$ 90,375	\$ 90,375	\$ 89,998	\$ (377)
Investment interest	-	-	17,319	17,319
Transfers in	184,919	184,919	160,782	(24,137)
Total revenue	<u>275,294</u>	<u>275,294</u>	<u>268,099</u>	<u>(7,195)</u>
<b>EXPENDITURES</b>				
General and administrative	6,344	6,344	1,343	5,001
Debt service - administrative	4,000	4,000	1,806	2,194
Debt service - interest	264,950	264,950	264,950	-
Total expenditures	<u>275,294</u>	<u>275,294</u>	<u>268,099</u>	<u>7,195</u>
Net change in fund balances	-	-	-	-
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND NET POSITION**  
**BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)**  
**WATER FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Actual	Budget	Variance Favorable (Unfavorable)
<b>REVENUES</b>			
Water sales and service charges	\$ 1,579,888	\$ 799,400	\$ 780,488
Interest income	76,594	16,672	59,922
Other income	69,385	96,000	(26,615)
Intergovernmental revenue	7,076	-	7,076
Proceeds from the sale of fixed assets	1,320,000	-	1,320,000
Transfer in	21	-	21
Beginning fund balance	2,993,688	3,002,150	(8,462)
 Total revenues	 6,046,652	 3,914,222	 2,132,430
<b>EXPENDITURES</b>			
General and administrative expenses	234,578	349,600	115,022
Source of supply and distribution	546,046	437,000	(109,046)
Interest	7,045	-	(7,045)
Principal	7,955	-	(7,955)
Capital outlay	284,688	1,600,000	1,315,312
 Total expenditures	 1,080,312	 2,386,600	 1,306,288
 <b>ENDING FUND BALANCE</b>	 4,966,340	 <u>\$ 1,527,622</u>	 <u>\$ 3,438,718</u>
 Add:			
Capital expenditures	284,688		
Principal payment on lease	7,955		
Gain on disposal of fixed assets	1,177,989		
 Less:			
Depreciation	(213,283)		
Proceeds from sale of fixed assets	(1,320,000)		
Beginning fund balance	(2,993,688)		
 <b>CHANGE IN NET POSITION</b>	 <u>\$ 1,910,001</u>		
 Ending fund balance is calculated as follows:			
Current assets	\$ 5,057,304		
Current liabilities	(99,317)		
Current portion of notes payable	8,353		
	<u>\$ 4,966,340</u>		

See the accompanying independent auditors' report.



**COLORADO CENTRE METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND NET POSITION**  
**BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)**  
**WASTEWATER FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Actual	Budget	Variance Favorable (Unfavorable)
<b>REVENUES</b>			
Sewer sales and service charges	675,665	\$ 2,448,200	\$ (1,772,535)
Interest income	169,106	6,026	163,080
Other income	-	80,400	(80,400)
Proceeds from sale of capital assets	1,080,000	-	1,080,000
Capital contribution	44,664	-	44,664
Transfer in	-	49,534	(49,534)
Beginning fund balance	9,208,014	8,024,541	1,183,473
<b>TOTAL REVENUES</b>	11,177,449	10,608,701	568,748
<b>EXPENDITURES</b>			
General and administrative expenses	184,207	209,760	25,553
Treatment expenditures	256,757	258,000	1,243
Collection and transmission	151,470	198,000	46,530
Capital outlay	34,318	1,550,000	1,515,682
Transfer out	21	-	(21)
Miscellaneous	-	49,534	49,534
Total expenditures	626,773	2,265,294	1,638,521
<b>ENDING FUND BALANCE</b>	10,550,676	\$ 8,343,407	\$ 2,207,269
Add:			
Capital expenditures	34,318		
Gain on disposal of fixed assets	963,809		
Less:			
Depreciation	(142,072)		
Proceeds from sale of capital assets	(1,080,000)		
Beginning fund balance	(9,208,014)		
<b>CHANGE IN NET POSITION</b>	\$ 1,118,717		
Ending fund balance is calculated as follows:			
Current assets	\$ 10,627,713		
Current liabilities	(77,037)		
	\$ 10,550,676		-

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**WATER FUND - CAPITAL INFORMATION**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Water Fund	Capital Water Fund	Total
Operating revenues:			
Water sales and service charges	\$ 717,705	\$ 862,183	\$ 1,579,888
Other income	69,385	-	69,385
Total operating revenues	<u>787,090</u>	<u>862,183</u>	<u>1,649,273</u>
Operating expenses:			
Water expenses	778,809	1,815	780,624
Depreciation	48,180	165,103	213,283
Total operating expenses	<u>826,989</u>	<u>166,918</u>	<u>993,907</u>
Operating income (loss)	<u>(39,899)</u>	<u>695,265</u>	<u>655,366</u>
Nonoperating revenues (expenses):			
Interest income	1,481	75,113	76,594
Gain/(loss) on disposal of capital assets	-	1,177,989	1,177,989
Interest expense	(7,045)	-	(7,045)
Capital contributions	7,076	-	7,076
Total nonoperating revenues (expenses)	<u>1,512</u>	<u>1,253,102</u>	<u>1,254,614</u>
Income (loss) before capital contributions			
Income (loss) before transfers	<u>(38,387)</u>	<u>1,948,367</u>	<u>1,909,980</u>
Transfer in	-	(37,321)	(37,321)
Transfer out	37,342	-	37,342
Total transfers	<u>37,342</u>	<u>(37,321)</u>	<u>21</u>
Change in net position	(1,045)	1,911,046	1,910,001
Net position, beginning	<u>3,068,920</u>	<u>7,575,942</u>	<u>10,644,862</u>
Net position, ending	<u>\$ 3,067,875</u>	<u>\$ 9,486,988</u>	<u>\$ 12,554,863</u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**WASTEWATER FUND - CAPITAL INFORMATION**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Wastewater Fund	Capital Wastewater Fund	Total
Operating revenues:			
Sewer sales and service charges	\$ 631,002	\$ 44,663	\$ 675,665
Total operating revenues	<u>631,002</u>	<u>44,663</u>	<u>675,665</u>
Operating expenses:			
Sewer expenses	592,434	-	592,434
Depreciation	73,776	68,296	142,072
Total operating expenses	<u>666,210</u>	<u>68,296</u>	<u>734,506</u>
Operating income (loss)	<u>(35,208)</u>	<u>(23,633)</u>	<u>(58,841)</u>
Nonoperating revenues (expenses):			
Interest income	8,503	160,603	169,106
Gain/(loss) on disposal of capital assets	-	963,809	963,809
Capital contribution	-	44,664	44,664
Total nonoperating revenues (expenses)	<u>8,503</u>	<u>1,169,076</u>	<u>1,177,579</u>
Income (loss) before transfers	<u>(26,705)</u>	<u>1,145,443</u>	<u>1,118,738</u>
Transfer in	-	16,685	16,685
Transfer out	<u>(16,685)</u>	<u>(21)</u>	<u>(16,706)</u>
Total transfers	<u>(16,685)</u>	<u>16,664</u>	<u>(21)</u>
Change in net position	<u>(43,390)</u>	<u>1,162,107</u>	<u>1,118,717</u>
Net position - beginning	<u>1,227,165</u>	<u>17,329,085</u>	<u>18,556,250</u>
Net position, ending	<u>\$ 1,183,775</u>	<u>\$ 18,491,192</u>	<u>\$ 19,674,967</u>

See the accompanying independent auditors' report.