

**GREAT WESTERN PARK METROPOLITAN  
DISTRICT NO. 2**

**ANNUAL FINANCIAL REPORT  
AND SUPPLEMENTAL INFORMATION  
FOR THE  
YEAR ENDED DECEMBER 31, 2022**

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2022**

### **TABLE OF CONTENTS**

---

<b>INTRODUCTION</b>	<b>Page</b>
District Officials	iii
<b>FINANCIAL SECTION</b>	
Independent Auditors' Report	1-3
<b>Basic Financial Statements</b>	
Government-wide Financial Statements	
- Statement of Net Position	4
- Statement of Activities	5
Fund Financial Statements	
- Balance Sheet – Governmental Funds	6-7
- Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	8-9
- General Fund – Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual	10
- Notes to the Financial Statements	12-21
<b>Supplemental Information</b>	
Debt Service Fund - Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual	22
<b>Other Information</b>	
Schedule of Assessed Valuation, Mill Levy, and Property Taxes Collected	23

GREAT WESTERN PARK METROPOLITAN  
DISTRICT NO. 2

ROSTER OF DISTRICT OFFICIALS  
**DECEMBER 31, 2022**

BOARD OF DIRECTORS

James Einolf.....President  
Michael Clay .....Treasurer  
Gerald Hart .....Asst. Secretary  
Russell Heinen .....Asst. Secretary  
Phillip Johnson .....Asst. Secretary

DISTRICT MANAGER / SECRETARY

James Ruthven  
Special District Management Services, Inc.

**THIS PAGE INTENTIONALLY LEFT BLANK**

**SCOTT C. WRIGHT**  
**CERTIFIED PUBLIC ACCOUNTANT**

9591 Mint Lane  
Salida, CO 81201  
scottwright.cpa@icloud.com  
(970) 471-9091

---

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Great Western Park Metropolitan District No. 2  
Broomfield County, Colorado

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

***Opinions***

I have audited the accompanying financial statements of the governmental activities and each major fund of Great Western Park Metropolitan District No. 2 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Great Western Park Metropolitan District No. 2 as of December 31, 2022, and the changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Great Western Park Metropolitan District No. 2 and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 Great Western Park Metropolitan District No. 2 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***

My objective is 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 my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements 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, I:

- 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 Great Western Park Metropolitan District No. 2's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Great Western Park Metropolitan District No. 2's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

### ***Required Supplementary Information***

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate

operational, economic, or historical context. My opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary Information***

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Great Western Park Metropolitan District No. 2's basic financial statements. The supplementary budget comparison schedule identified in the table of contents is presented to supplement the basic financial statements and 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 my opinion, the supplementary and other information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the schedule of assessed valuation, mill levy and property taxes collected, but does not include the basic financial statements and my auditor's report thereon. My opinion on the basic financial statements does not cover the other information, and I do not express an opinion or any form of assurance thereon.

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

*Scott Wright*

Salida, Colorado  
July 5, 2023

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **STATEMENT OF NET POSITION DECEMBER 31, 2022**

---

	Governmental Activities
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 190,865
Receivables	689,040
Prepaid Expenses	<u>3,021</u>
<b>Total Assets</b>	<u>882,926</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred Charge on Refunding of Debt	<u>509,413</u>
<b>LIABILITIES</b>	
Accounts Payable	8,046
Accrued Interest Payable	35,259
Noncurrent Liabilities:	
Due Within One Year	272,627
Due In More Than One Year	<u>12,921,017</u>
<b>Total Liabilities</b>	<u>13,236,949</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Revenue - Property Taxes	<u>689,040</u>
<b>NET POSITION</b>	
Restricted For:	
Emergencies	1,593
Debt Service	49,257
Unrestricted (Deficit)	<u>(12,584,500)</u>
<b>Total Net Position</b>	<u><u>\$ (12,533,650)</u></u>

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



# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

---

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

---

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>Governmental Activities:</b>					
General Government	\$ 82,343	\$ -	\$ -	\$ -	\$ (82,343)
Interest and Fiscal Charges on Long-term Debt	396,039	-	-	-	(396,039)
<b>Total Governmental Activities</b>	<b>\$ 478,382</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(478,382)</b>
General Revenues:					
					705,289
					30,202
					8,173
					<b>743,664</b>
					<b>265,282</b>
					<b>(12,798,932)</b>
					<b>\$(12,533,650)</b>

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

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

---

## BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2022

---

	General Fund	Debt Service Fund	Total
<b>ASSETS</b>			
Cash and Cash Equivalents	\$ 141,608	\$ 49,257	\$ 190,865
Property Taxes Receivable	42,079	646,961	689,040
Prepaid Expenses	3,021	-	3,021
<b>Total Assets</b>	<b>\$ 186,708</b>	<b>\$ 696,218</b>	<b>\$ 882,926</b>
<b>LIABILITIES AND FUND BALANCES</b>			
Accounts Payable	\$ 8,046	\$ -	\$ 8,046
<b>Total Liabilities</b>	<b>8,046</b>	<b>-</b>	<b>8,046</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Revenue - Property Taxes	42,079	646,961	689,040
<b>Total Deferred Inflows of Resources</b>	<b>42,079</b>	<b>646,961</b>	<b>689,040</b>
<b>FUND BALANCES</b>			
Restricted For:			
TABOR Emergency Reserve	1,593	-	1,593
Debt Service	-	49,257	49,257
Unassigned	134,990	-	134,990
<b>Total Fund Balances</b>	<b>136,583</b>	<b>49,257</b>	<b>185,840</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 186,708</b>	<b>\$ 696,218</b>	<b>\$ 882,926</b>

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

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

---

Total Fund Balances - Governmental Fund \$ 185,840

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

Some liabilities, including bonds, notes and leases payable, and compensated absences are not due and payable in the current period and therefore are not reported as liabilities in the governmental funds.

- Limited General Obligation Refunding Bonds Payable	(12,300,000)
- Unamortized Bond Premium	<u>(893,644)</u>
	<u>(13,193,644)</u>

Deferred outflows of resources are not available to pay for current period expenditures and therefore are deferred in the funds.

- Deferred Charge on Refunding of Debt	<u>509,413</u>
--	----------------

Accrued interest payable is recognized for governmental activities but is not due and payable in the current period and therefore is not reported as a liability in the governmental funds.

	<u>(35,259)</u>
--	-----------------

**Net Position of Governmental Activities** \$ (12,533,650)

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2022**

---

	General Fund	Debt Service Fund	Total
<b>Revenues</b>			
Taxes:			
General Property Taxes	\$ 43,071	\$ 662,218	\$ 705,289
Specific Ownership Tax	1,844	28,358	30,202
Investment Earnings	2,616	5,557	8,173
	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	47,531	696,133	743,664
	<hr/>	<hr/>	<hr/>
<b>Expenditures</b>			
Current:			
General and Administrative	72,406	9,937	82,343
Debt Service:			
Bond Interest	-	497,265	497,265
Bond Principal	-	165,000	165,000
Fiscal Charges	-	4,009	4,009
	<hr/>	<hr/>	<hr/>
<b>Total Expenditures</b>	72,406	676,211	748,617
	<hr/>	<hr/>	<hr/>
<b>Net Change in Fund Balances</b>	(24,875)	19,922	(4,953)
	<hr/>	<hr/>	<hr/>
<b>Fund Balances, Beginning of Year</b>	161,458	29,335	190,793
	<hr/>	<hr/>	<hr/>
<b>Fund Balances, End of Year</b>	<u>\$ 136,583</u>	<u>\$ 49,257</u>	<u>\$ 185,840</u>

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

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

---

Net change in fund balances - Total Governmental Funds \$ (4,953)

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

Expenses reported in the Statement of Activities that do not require the use of current financial resources are not reported as expenditures in governmental funds.

- Change in Accrued Interest Payable on Outstanding Bonds	89,057
- Amortization of Bond Premium	37,627
- Amortization of Deferred Charge on Refunding	<u>(21,449)</u>
	<u>105,235</u>

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.

- Repayment of Limited General Obligation Refunding Bonds	<u>165,000</u>
---	----------------

**Change in Net Position of Governmental Activities** \$ 265,282

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

---

## GENERAL FUND

### SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (BUDGETARY BASIS) - BUDGET AND ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2022

---

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original and Final			
<b>Revenues</b>				
Taxes:				
General Property Taxes	\$ 43,103		\$ 43,071	\$ (32)
Specific Ownership Tax	2,500		1,844	(656)
Investment Earnings	300		2,616	2,316
	<b>45,903</b>		<b>47,531</b>	<b>1,628</b>
<b>Expenditures</b>				
Current:				
Accounting	16,000		17,030	(1,030)
Audit	5,500		6,000	(500)
County Treasurer Fees	647		646	1
District Management	15,000		8,137	6,863
Election Costs	30,000		17,812	12,188
Insurance	3,800		3,535	265
Legal	17,000		17,160	(160)
Miscellaneous	1,500		2,086	(586)
Reimburse Developer Advance Interest	20,000		-	20,000
Emergency Reserve	1,377		-	1,377
	<b>110,824</b>		<b>72,406</b>	<b>38,418</b>
<b>Total Expenditures</b>				
	<b>(64,921)</b>		<b>(24,875)</b>	<b>40,046</b>
<b>Net Change in Fund Balances</b>				
<b>Fund Balances, Beginning of Year</b>	<b>164,621</b>		<b>161,458</b>	<b>(3,163)</b>
<b>Fund Balances, End of year</b>	<b>\$ 99,700</b>		<b>\$ 136,583</b>	<b>\$ 36,883</b>

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

**THIS PAGE INTENTIONALLY LEFT BLANK**

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2022**

---

The financial statements of the Great Western Metropolitan District No. 2 (District) have been prepared in conformity with generally accepted accounting principles (“GAAP”) generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting board for establishing governmental accounting and financial reporting principles. The following notes are an integral part of the District’s financial statements.

### **Note 1. Summary of Significant Accounting Policies**

#### **A. Financial Reporting Entity**

As required by generally accepted accounting principles, these financial statements present the Great Western Metropolitan District No. 2 (the primary government). The District does not have any component units for which the District is considered financially accountable.

*Primary Government.* The District was organized on December 17, 2008, as a quasi-municipal corporation and political subdivision of the State of Colorado under the State of Colorado Special District Act, along with Great Western Park Metropolitan District No. 1 (“District No. 1”). Great Western Park Metropolitan District No. 3 (“District No. 3”) was organized on January 4, 2002. Great Western Park Metropolitan District No. 1 is referred to in its Service Plan as the “Service District” and Great Western Park Metropolitan District No. 2 and Great Western Park Metropolitan District No. 3 are referred to as the “Tax Districts” established to finance and pay for various services and facilities which will be provided by the Service District. The District was established to provide financing for construction of streets, water, sanitation, traffic and safety protection, and parks and recreational improvements. Previously, the three districts worked together to provide the necessary public improvements and services as required to serve the development. As of July 1, 2016, the three Districts operate independently of one another. The following is a summary of the more significant policies consistently applied in the preparation of financial statements. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*, which amended GASB Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 29, *Determining Whether Certain Organizations are Component Units*, which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.



---

The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

The District has no employees, and all operations and administrative functions are contracted. The more significant accounting policies of the District are described as follows:

## **B. Government-wide and Fund Financial Statements**

*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 non-fiduciary activities of the District. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business segment are offset by program revenues and helps identify the extent to which each is self-financing or draws from the general revenues of the District. Direct expenses are those that are clearly identifiable with a specific function or business segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

*Fund Financial Statements.* Fund financial statements report detailed information about the District with the focus on major funds rather than on reporting funds by type. Separate financial statements are provided for governmental funds. The District has no proprietary or fiduciary funds. Individual governmental funds are reported as separate columns in the fund financial statements.

## **C. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

*Measurement Focus and Basis of Accounting.* The government-wide financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the liability is incurred regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period (60 days). The major sources of revenue which are susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures generally are recorded when the liability is incurred, as under full accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2022**

---

*Financial Statement Presentation – Fund Accounting.* A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts which are segregated for the purpose of accounting for specific activities. The District uses funds to report results of operations and financial position, and demonstrate compliance with legal, contractual, and regulatory requirements.

The District reports the following major governmental funds:

- *General Fund* - This is the District's primary operating fund. It is used to account for all activities of the District not required to be accounted for in another fund.
- *Debt Service Fund* - This fund is used to account for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

### **D. Deferred Outflows / Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents the consumption of net position that applies to a future period that will not be recognized as an outflow of the resources (expenditure) until the future period. At the end of the current fiscal year, the District has one item that qualifies for reporting in this category. Accordingly, the *deferred charges on refunding* are deferred and recognized as an outflow of resources in the period that the amount is incurred.

Deferred charges on refunding of \$509,413, net of accumulated amortization of \$26,811, are included in the Statement of Net Position as a deferred outflow of resources. The District has recorded a deferred charge on refunding for the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net 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. The District has one item that qualifies for reporting in this category - deferred property tax revenues.

The governmental funds also reported deferred inflows of resources representing deferred property tax revenues.

Deferred outflows of resources are presented below the total assets on the government-wide and governmental fund statements. Deferred inflows of resources are presented below the total liabilities on the government-wide and governmental fund statements.

---

## **E. Cash and Investments**

The District's cash and cash investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value. The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

## **F. Long-term Obligations**

In the government-wide Statement of Net Position long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

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

## **G. Fund Equity**

The following fund balance classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance – amounts that are not in a spendable form (such as inventory or prepaid/deferred charges) or are required to be maintained intact;
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;
- Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest level action to remove or change the constraint;
- Assigned fund balance – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or an official or body to which the governing body delegates the authority;
- Unassigned fund balance – amounts that are available for any purpose; positive amounts are reported only in the general fund.

# **GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

---

## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2022**

---

When fund balance resources are available for a specific purpose in more than one classification, it is the District's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as they are needed. The District considers all unassigned fund balances to be "reserves" for future operations or capital replacement as defined within Article X, Section 20 of the Constitution of the State of Colorado (see Note 8).

### **H. Budgetary Information**

In accordance with the Colorado Budget Law, the District follows these procedures in establishing the budgetary data reflected in the financial statements:

1. On or prior to October 15<sup>th</sup> the budget is submitted to the Board of Directors of the District.
2. A public hearing on the budget is held prior to its adoption.
3. On the date of the hearing, the Board reviews the proposed budget and formally adopts it by resolution.
4. At the time of adopting the budget the Board also adopts the mill levies.
5. Prior to the beginning of the calendar year, the Board passes an appropriating resolution giving the District legal authority to spend.
6. The District adopts budgets for the general and debt service funds on a basis consistent with generally accepted accounting principles. The District's Board of Directors can modify the budget and appropriations resolutions upon completion of notification and publication requirements. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end and lapses at year end.

Budgeted amounts reported in the accompanying financial statements are as originally adopted and as amended by the Board of Directors. There were no supplemental amendments during the year ended December 31, 2022.

### **I. Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15<sup>th</sup> by certification to the County Commissioners to put the tax lien on the individual properties as of January 1<sup>st</sup> of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District. Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

---

## Note 2. Deposits and Investments

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

Cash and Cash Equivalents	\$ 190,865
Total	<u>\$ 190,865</u>

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

Deposits With Financial Institutions	\$ 1,290
Deposits With Local Government Investment Pools	<u>189,575</u>
Total	<u>\$ 190,865</u>

### Deposits

*Custodial Credit Risk.* Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the District would not be able to recover its deposits or would not be able to recover collateral securities that are in the possession of an outside party.

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The Colorado Public Deposit Protection Act (PDPA) requires that cash be deposited in eligible public depositories and that deposits in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds with the Town being a named participant in the single institution collateral pool. The minimum pledging requirement is 102% of the uninsured deposits. The Colorado State Banking Board verifies the market value at least monthly. Bank assets (usually securities) are required by PDPA to be delivered to a third-party institution for safekeeping and pledged to the Colorado Division of Banking. Based on the above, the Colorado State Auditor has concluded that there is no custodial risk for public deposits collateralized under PDPA. The carrying amount of the District's demand deposits was \$1,071 at year end.

### Local Government Investment Pools

Local government investment pools are trusts established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the trusts. A designated custodial bank serves as custodian pursuant to a custodian agreement. The custodian acts as safekeeping agent for the trusts' investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the trusts.

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

---

## NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2022

---

The District invests its surplus funds in the Colorado Local Government Liquid Asset Trust's Colotrust Plus+ fund. The Plus+ fund may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities as well as in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. The Plus+ fund is a stable \$1.00 net asset value (NAV) fund that offers daily liquidity.

### Investments

*Credit Risk.* Colorado State Statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. These investments include local government investment pools and certain obligations of the United States government. State law limits investments in commercial paper, corporate bonds, and money market mutual funds to the top two ratings issued by nationally recognized statistical rating organizations. The District has no investment policy that would further limit its investment choices.

Presented below is the minimum rating, as required by Colorado State Statutes, for investments held by the District as of December 31, 2022.

Ratings <u>S&amp;P</u>	Local Government <u>Investment Pools</u>
AAAm	<u>\$ 189,575</u>

*Interest Rate Risk.* The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

*Concentration of Credit Risk.* The District places no limit on the amount it may invest in any one issuer. The District invests in one local government investment pool, the Colorado Local Government Liquid Asset Trust (COLOTRUST). The investment is not categorized because the investment is not evidenced by securities that exist in physical or book entry form. At December 31, 2022, the District had an investment of \$189,575 for both market and carrying value.

*Fair Value of Investments.* The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

At December 31, 2022, the District had no investments measured at fair value and had the following investments measured at net asset value:

---

<u>Investments Measured at Net Asset Value</u>	<u>Total</u>
Colotrust	\$ 189,575
Total	\$ 189,575

At December 31, 2022, there were no unrealized losses reflective of changes in the fair market value of investments.

### **Note 3. Capital Assets**

During 2020, the District conveyed all capital assets to other governmental entries.

### **Note 4. Long-term Debt**

*General Obligation Bonds (Limited Tax Refunding Bonds.* In 2021, the District issued Series 2021 General Obligation Limited Tax Refunding Bonds, (“Series 2021 Bonds”) totaling \$12,465,000 with interest rates of 2.5% to 5% payable semi-annually on June 1 and December 1 each year commencing on June 1, 2022. The Series 2021 Bonds are secured by and payable from Pledged Revenue consisting of funds derived by the District from the following sources, net of any cost of collections: (a) Required Mill Levy; (b) Specific Ownership Tax; and (c) any other legally available moneys which the District determines, in its absolute discretion as Pledged Revenue.

The Series 2021 Bonds were issued to refund the outstanding Series 2016B General Obligation Limited Tax Bonds in the aggregate principal amount of \$10,990,000 and refund the District’s Series 2016B Subordinate General Obligation Limited Tax Bonds in the aggregate principal amount of \$1,555,000. The refunding resulted in an economic gain of \$3,610,543 with a cash flow savings of \$5,369,645. The remaining funds were used to reimburse the Developer for certain public improvements previously constructed by the Developer for the benefit of the Development (see Note 6), pay the premiums for the Policy and the Reserve Policy; and (iv) pay other costs incurred in connection with the issuance of the bonds and the refunding of the refunded bonds.

<u>Purpose</u>	<u>Interest Rates</u>	<u>Amount</u>
General Government – Refunding	2.75% - 5.00%	\$12,300,000

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

---

## NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2022

---

Annual debt service requirements to maturity for revenue bonds outstanding at December 31, 2022, are as follows:

Year Ending December 31	<u>Avon Urban Renewal Authority</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 235,000	\$ 423,112
2024	260,000	411,363
2025	275,000	398,362
2026	305,000	384,613
2027	320,000	369,362
2028-2032	1,975,000	1,585,962
2033-2037	2,615,000	1,118,113
2038-2042	3,250,000	679,937
2043-2043	<u>3,065,000</u>	<u>214,913</u>
Total	<u>\$ 12,300,000</u>	<u>\$ 5,585,737</u>

*Changes in Long-term Liabilities.* Long-term liability activity for the year ended December 31, 2022, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Bonds Payable:					
General Obligation Bonds	\$12,465,000	\$ -	\$ 165,000	\$12,300,000	\$ 235,000
Bond Premium	<u>931,271</u>	<u>-</u>	<u>37,627</u>	<u>893,644</u>	<u>37,627</u>
		-			
Total Bonds Payable	<u>13,396,271</u>	<u>-</u>	<u>202,627</u>	<u>13,193,644</u>	<u>272,627</u>
Governmental Activity Long-term Liabilities	<u>\$13,396,271</u>	<u>\$ -</u>	<u>\$ 202,627</u>	<u>\$13,193,644</u>	<u>\$ 272,627</u>

### Note 5. Related Parties

Certain members of the Board of Directors are employees, owners or otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

### Note 6. Risk Management

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God. The District maintains commercial insurance for significant insurable risks. The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.



---

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

#### **Note 7. Commitments and Contingencies**

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District has established an emergency reserve for the year ended December 31, 2022, in the amount of \$1,593.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including interpretation of how to calculate Fiscal Year Spending limits may require judicial interpretation.

#### **Note 8. Deficit Net Position**

The District has a deficit net position of \$12,533,650 as of December 31, 2022. The District has incurred general obligation debt since inception for the construction of public improvements within the District. All of these improvements have been deeded or transferred to other local and state governmental entities. These entities have assumed the responsibility for continued maintenance of these improvements and therefore, these assets no longer belong to the District but still exist for the benefit and use of the taxpayers of the District. GASB 34 requires netting the debt acquired to purchase assets against those assets the District still holds title to, which creates the net deficit as of December 31, 2022.

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

## DEBT SERVICE FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (BUDGETARY BASIS) - BUDGET AND ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u>                    </u>	Variance with Final Budget - Positive (Negative) <u>                    </u>
<b>Revenues</b>			
Taxes:			
General property Taxes	\$ 662,710	\$ 662,218	\$ (492)
Specific Ownership Taxes	30,000	28,358	(1,642)
Investment Earnings	<u>1,500</u>	<u>5,557</u>	<u>4,057</u>
<b>Total Revenues</b>	<u>694,210</u>	<u>696,133</u>	<u>1,923</u>
<b>Expenditures</b>			
Current:			
General and Administrative	9,941	9,937	4
Debt Service:			
Bond Interest	497,265	497,265	-
Bond Principal	165,000	165,000	-
Fiscal Charges	<u>13,500</u>	<u>4,009</u>	<u>9,491</u>
<b>Total Expenditures</b>	<u>685,706</u>	<u>676,211</u>	<u>9,495</u>
<b>Net Change in Fund Balances</b>	8,504	19,922	11,418
<b>Fund Balances, Beginning of Year</b>	<u>2,135,151</u>	<u>29,335</u>	<u>(2,105,816)</u>
<b>Fund Balances, End of year</b>	<u>\$ 2,143,655</u>	<u>\$ 49,257</u>	<u>\$ (2,094,398)</u>

# GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

## SCHEDULE OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAX COLLECTIONS DECEMBER 31, 2022

Levy Year	Collection Year	Assessed Value	Mill Rate		Total Property Taxes		Percent of Current Taxes Collected
			General	Debt Service	Levied	Collected	
2017	2018	\$ 9,552,510	5.392	46.185	\$ 492,690	\$ 492,690	100.00%
2018	2019	13,180,821	5.411	47.347	695,394	695,393	100.00%
2019	2020	18,061,835	5.430	47.678	959,228	958,261	99.90%
2020	2021	19,392,750	6.740	47.182	1,045,696	1,045,696	100.00%
2021	2022	21,551,560	2.000	30.750	705,814	705,289	99.93%
2022	2023	21,039,380	2.000	30.750	689,040	NA	NA

**Notes:**

(1) Taxes are due and payable on January 1 based on the prior year's assessed valuation.

(2) Property taxes collected in any one year includes collection of delinquent property taxes, refunds and abatements. Information received from the County Treasurer does not permit identification of the specific assessment year.