

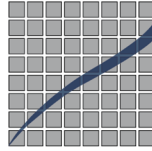
**COLORADO CROSSING  
METROPOLITAN DISTRICT NO. 1  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
**Colorado Crossing Metropolitan District No. 1**  
El Paso County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Colorado Crossing Metropolitan District No. 1 ("District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2022, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

## **Other Matters**

### *Required 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 which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, 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. Such 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.

#### *Other Information*

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

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

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
July 28, 2023

## **BASIC FINANCIAL STATEMENTS**

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 4,806
Cash and Investments - Restricted	174,420
Due From Other Districts	2,978
Prepaid Expense	6,538
PIF Receivable	23,433
Property Taxes Receivable	4,614
Capital Assets, Not Being Depreciated	34,799,009
Total Assets	35,015,798
<b>LIABILITIES</b>	
Accounts Payable	153,502
Due to Other Districts	174,853
Noncurrent Liabilities:	
Due in More Than One Year	1,648,127
Total Liabilities	1,976,482
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	4,614
Total Deferred Inflows of Resources	4,614
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	10,800
Unrestricted	33,023,902
Total Net Position	\$ 33,034,702

See accompanying Notes to Basic Financial Statements.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 536,034	\$ -	\$ 359,330	\$ -	\$ (176,704)
Interest and Related Costs on Long-Term Debt	339,948	-	-	1,733,736	1,393,788
Total Governmental Activities	\$ 875,982	\$ -	\$ 359,330	\$ 1,733,736	1,217,084
 <b>GENERAL REVENUES</b>					
Property Taxes					4
Property Taxes - Series 2020A-2/B-2					3
Public Improvement Fees					257,351
Total General Revenues					257,358
 <b>CHANGE IN NET POSITION</b>					
					1,474,442
Net Position - Beginning of Year					31,560,260
 <b>NET POSITION - END OF YEAR</b>					
					\$ 33,034,702

See accompanying Notes to Basic Financial Statements.



**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 4,806	\$ -	\$ -	\$ 4,806
Cash and Investments - Restricted	10,800	163,620	-	174,420
Due From District No. 2	851	-	-	851
Due From District No. 3	2,127	-	-	2,127
Prepaid Expense	6,538	-	-	6,538
PIF Receivable	-	23,433	-	23,433
Property Taxes Receivable	1,651	2,963	-	4,614
Total Assets	\$ 26,773	\$ 190,016	\$ -	\$ 216,789
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 141,302	\$ 12,200	\$ -	\$ 153,502
Due to District 2	-	174,853	-	174,853
Total Liabilities	141,302	187,053	-	328,355
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	1,651	2,963	-	4,614
Total Deferred Inflows or Resources	1,651	2,963	-	4,614
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	6,538	-	-	6,538
Restricted:				
Emergency Reserves	10,800	-	-	10,800
Unassigned:				
General Government	(133,518)	-	-	(133,518)
Total Fund Balances	(116,180)	-	-	(116,180)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 26,773	\$ 190,016	\$ -	

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.

34,799,009

Long-term liabilities, including Developer Advance payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Developer Advances Payable

(1,483,054)

Developer Advance Interest Payable

(165,073)

Net Position of Governmental Activities

\$ 33,034,702

See accompanying Notes to Basic Financial Statements.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Intergovernmental Revenue - District No. 2	\$ 78,644	\$ -	\$ 1,733,736	\$ 1,812,380
Intergovernmental Revenue - District No. 3	268,389	-	-	268,389
Property Taxes - Series 2020A-2/B-2	-	3	-	3
Property Taxes - Series 2020A-1	2	2	-	4
Public Improvement Fees (PIF)	-	257,351	-	257,351
PILOT - Annual Operations Fee	12,297	-	-	12,297
Total Revenues	<u>359,332</u>	<u>257,356</u>	<u>1,733,736</u>	<u>2,350,424</u>
<b>EXPENDITURES</b>				
General, Administrative, Operating and Maintenance:				
Accounting	48,025	-	-	48,025
Audit	11,875	-	-	11,875
Dues	1,536	-	-	1,536
Insurance	34,148	-	-	34,148
District Management	57,059	-	-	57,059
Legal	102,874	-	-	102,874
Miscellaneous	270	-	-	270
Election	2,988	-	-	2,988
Engineering	16,758	-	-	16,758
Security	83,086	-	-	83,086
Repairs and Maintenance	43,250	-	-	43,250
Landscaping	35,195	-	-	35,195
Utilities	68,985	-	-	68,985
Snow Removal	21,024	-	-	21,024
Elevator - Inspections and Repairs	2,995	-	-	2,995
Parking Garage - Repairs and Maintenance	5,966	-	-	5,966
PIF Collection Fees	-	12,214	-	12,214
Debt Service:				
Transfer To District No. 2 - Series 2020A-1 - PIF	-	113,740	-	113,740
Transfer To District No. 2 - Series 2020A-1 - Taxes	-	2	-	2
Transfer To District No. 2 - Series 2020A-2/B-2 - Taxes	-	3	-	3
Transfer To District No. 2 - Series 2020A-2/B-2 - PIF	-	131,397	-	131,397
Capital Outlay:				
Capital Outlay - Public Improvements	-	-	1,733,736	1,733,736
Capital Outlay - Project Management	-	-	565,594	565,594
Total Expenditures	<u>536,034</u>	<u>257,356</u>	<u>2,299,330</u>	<u>3,092,720</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(176,702)	-	(565,594)	(742,296)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	94,000	-	2,299,330	2,393,330
Repayment of Developer Advance	-	-	(1,733,736)	(1,733,736)
Total Other Financing Sources (Uses)	<u>94,000</u>	<u>-</u>	<u>565,594</u>	<u>659,594</u>
<b>NET CHANGE IN FUND BALANCES</b>	(82,702)	-	-	(82,702)
Fund Balances - Beginning of Year	<u>(33,478)</u>	<u>-</u>	<u>-</u>	<u>(33,478)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (116,180)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (116,180)</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (82,702)

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

Governmental funds report capital outlay as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay 2,299,330

Long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Developer Advance (2,393,330)

Repayment of Developer Advance - Principal 1,733,736

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Developer Advance Interest Payable - Change in Liability (82,592)

Change in Net Position of Governmental Activities \$ 1,474,442

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 2	\$ 2	\$ -
Intergovernmental Revenue - District No. 2	74,783	78,644	3,861
Intergovernmental Revenue - District No. 3	265,609	268,389	2,780
PILOT - Annual Operations Fee	12,297	12,297	-
Total Revenues	<u>352,691</u>	<u>359,332</u>	<u>6,641</u>
<b>EXPENDITURES</b>			
Accounting	60,000	48,025	11,975
Audit	15,000	11,875	3,125
Contingency	7,000	-	7,000
Dues	3,000	1,536	1,464
Insurance	36,000	34,148	1,852
District Management	33,000	57,059	(24,059)
Legal	60,000	102,874	(42,874)
Miscellaneous	1,000	270	730
Election	3,000	2,988	12
Repairs and Maintenance	32,000	43,250	(11,250)
Landscaping	33,000	35,195	(2,195)
Security	75,000	83,086	(8,086)
Engineering	13,000	16,758	(3,758)
Utilities	60,000	68,985	(8,985)
Snow Removal	70,000	21,024	48,976
Elevator - Inspections and Repairs	20,000	2,995	17,005
Parking Garage - Repairs and Maintenance	20,000	5,966	14,034
Parking Garage - Snow Removal	35,000	-	35,000
Parking Garage - Porter Services	5,000	-	5,000
Parking Garage - Sweeping	10,000	-	10,000
Parking Garage - Utilities	15,000	-	15,000
Total Expenditures	<u>606,000</u>	<u>536,034</u>	<u>69,966</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(253,309)	(176,702)	76,607
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	258,909	94,000	(164,909)
Total Other Financing Sources (Uses)	<u>258,909</u>	<u>94,000</u>	<u>(164,909)</u>
<b>NET CHANGE IN FUND BALANCE</b>	5,600	(82,702)	(88,302)
Fund Balance - Beginning of Year	<u>5,000</u>	<u>(33,478)</u>	<u>(38,478)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 10,600</u>	<u>\$ (116,180)</u>	<u>\$ (126,780)</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Colorado Crossing Metropolitan District No. 1 (the District or District No. 1), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court of El Paso County, Colorado, recorded on December 5, 2006, and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized in conjunction with two other related districts, Colorado Crossing Metropolitan District No. 2 (District No. 2), and Colorado Crossing Metropolitan District No. 3 (District No. 3, together with the District and District No. 2, the Districts). The Districts operate under a Consolidated Service Plan which was approved by the City Council of the city of Colorado Springs (the City) on August 22, 2006, as amended by that First Amendment to the Consolidated Service Plan approved by the City on October 25, 2016, by that Second Amendment to the Consolidated Service Plan approved by the City on December 11, 2018, by that Third Amendment to the Consolidated Service Plan approved by the City on November 10, 2020, and by that Fourth Amendment to the Consolidated Service Plan approved by the City on April 26, 2022 (the Service Plan). The Districts' service area is located entirely within the City. District No. 1 will own (subject to dedication of improvements to the City), operate, maintain, and construct facilities benefiting all three Districts, and District No. 2 and District No. 3 will contribute to the costs of construction, operation, and maintenance of such facilities. The District was established to provide the following services: parks and recreation, sanitary sewer, storm drainage, streets, traffic and safety protection, water, mosquito control, and television relay and transportation systems, and all other powers under the Special District Act, subject to limitations in the Service Plan.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

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

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District.

The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2022.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Property Taxes (Continued)**

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.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

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

**Deferred Inflow of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:



**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 4,806
Cash and Investments - Restricted	174,420
Total Cash and Investments	\$ 179,226

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

Deposits with Financial Institutions	\$ 179,226
Total Cash and Investments	\$ 179,226

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance and a carrying balance of \$179,226.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2022, the District had no investments.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

	Balance - December 31, 2021	Increases	Decreases	Balance - December 31, 2022
Construction in Progress	\$ 32,499,679	\$ 2,299,330	\$ -	\$ 34,799,009
Total Capital Assets	<u>\$ 32,499,679</u>	<u>\$ 2,299,330</u>	<u>\$ -</u>	<u>\$ 34,799,009</u>

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance at December 31, 2021	Additions	Reductions	Balance at December 31, 2022	Due Within One Year
Developer Advances - Capital (FFAA)	\$ -	\$ 2,299,330	\$ 1,733,736	\$ 565,594	\$ -
Developer Advances - Operations (OFA)	823,460	94,000		917,460	-
Developer Advances Interest - Capital (FFAA)	-	12,039		12,039	-
Developer Advances Interest - Operations (OFA)	82,481	70,553		153,034	-
Total	<u>\$ 905,941</u>	<u>\$ 2,475,922</u>	<u>\$ 1,733,736</u>	<u>\$ 1,648,127</u>	<u>\$ -</u>

**Facilities Funding and Acquisition Agreement**

On October 5, 2016, the District entered into a Facilities Funding and Acquisition Agreement (FFAA), amended by that First Amendment dated December 7, 2020, and that Second Amendment dated November 18, 2021, and that Third Amendment dated November 16, 2022, with Interquest Westside LLC (the Developer) whereby the District agrees to reimburse the Developer for construction related expenses and to acquire public improvements constructed by the Developer. The agreement also acknowledges that the District will reimburse the Developer for previously installed public improvements. The District and Developer agree that prior to acquisition of any public improvements by the District, the District will obtain a certification of an independent engineer that the prior expenses are reasonable and comparable for similar costs in the community, and verification from the District accountant that the prior expenses and construction related expenses are reimbursable (Verified Costs). The Developer agrees to advance funds up to \$34,600,000. The agreement states simple interest will accrue at the rate of 8.0% from the date of deposit (on Developer Advance), from the organization date (on Verified Costs incurred prior to the District's organization), and from the date costs were incurred by the Developer (on Verified Costs). Payments made by the District will be applied first to accrued and unpaid interest and then to any principal amount due.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Facilities Funding and Acquisition Agreement (Continued)**

The outstanding balance under this agreement at December 31, 2022, is \$577,633, of which \$565,594 is principal and \$12,039 is accrued interest.

**Operation Funding Agreement**

On October 5, 2016, the District and the Developer entered into an Operation Funding Agreement, as amended by that certain First Amendment to Operation Funding Agreement dated December 5, 2016, that certain Second Amendment to Operation Funding Agreement dated October 22, 2018, that Third Amendment to Operation Funding Agreement dated December 2, 2019, that Fourth Amendment to Operation Funding Agreement dated December 7, 2020, that Fifth Amendment to Operations Funding Agreement dated November 18, 2021, and that Sixth Amendment to Operations Funding Agreement dated November 16, 2022 (OFA). The Developer agrees to advance funds up to \$1,400,000 to the District for operations and maintenance expenses. Advances under this agreement accrue interest at a rate of 8% from the date of deposit into the District's account until date of repayment. On December 2 each year, any reimbursement/repayment is to be applied first to accrued interest and then towards principal.

The outstanding balance under this agreement at December 31, 2022 is \$1,070,494, of which \$917,460 is principal and \$153,034 is accrued interest.

**Authorized Debt**

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

	Authorized November 8, 2016 Election	Authorization Used for Series 2017 Bonds	Authorization Used for Series 2020A-2 and Series 2020B-2 Bonds	Authorized But Unissued
Street	\$ 35,000,000	\$ 6,616,283	\$ 20,567,943	\$ 7,815,774
Park and Recreation	35,000,000	-	2,843,159	32,156,841
Water	35,000,000	699,940	3,499,272	30,800,788
Sanitation	35,000,000	1,479,616	1,632,994	31,887,390
Transportation	35,000,000	5,985,161	15,610,641	13,404,198
Safety Protection	35,000,000	-	4,446,991	30,553,009
TV Relay	35,000,000	-	-	35,000,000
Operations	35,000,000	-	-	35,000,000
Refunding	35,000,000	-	9,016,000	25,984,000
District IGA's	35,000,000	-	-	35,000,000
Total	<u>\$ 350,000,000</u>	<u>\$ 14,781,000</u>	<u>\$ 57,617,000</u>	<u>\$ 277,602,000</u>

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Authorized Debt (Continued)**

Pursuant to the Service Plan, the District can issue debt in the aggregate principal amount in excess of \$72,000,000, including not more than \$60,000,000 supported by general obligation revenues and \$12,000,000 supported by assessment revenues. In addition, the maximum residential debt service mill levy for the District is 30.000 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District. The maximum commercial debt service mill levy for the District is 50.000 mills.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements.

**NOTE 6 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2022, as follows:

Restricted Net Position:	
Emergency Reserves	\$ 10,800
Total Restricted Net Position	<u>\$ 10,800</u>

The District's unrestricted net position as of December 31, 2022, is \$33,023,902.

**NOTE 7 RELATED PARTIES**

The Developers of the property which constitute the District are Interquest Westside LLC, a Delaware limited liability company. The members of the Board of Directors are officers, employees, or associated with the Developer and may have conflicts of interest in dealing with the District.

**NOTE 8 AGREEMENTS**

**Intergovernmental Agreement**

On November 28, 2007, the Districts entered into an Intergovernmental Agreement (Original Agreement). The Original Agreement provided that the District (Operating District) would provide for the construction, design, operation, and maintenance of the public improvements, as well as the overall administration of the Districts.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Intergovernmental Agreement (Continued)**

On July 11, 2017, an Amended and Restated Intergovernmental Agreement (Amended IGA) was entered into by the Districts for the purpose of establishing the Operating District's responsibility for coordinating the construction, design, financing, and operation and maintenance of the public improvements that benefit the Districts and establish District No. 2 and District No. 3's (Financing Districts) obligation to pay for the services and benefits of the public improvements provided by the Operating District.

The Operating District is responsible for providing all administration services and project management services of the Districts, as well as supervising the construction and acquisition of public improvements, paying project costs or bond requirements from pledged revenue, consulting with the Financing Districts regarding budget process, requesting Developer Advances as needed, and other items outlined in the Amended IGA.

**Project Management Agreement**

Effective August 18, 2022, the District and Westside Property Investment Company, Inc., a Colorado corporation (Project Manager) are parties to a Project Management Agreement pursuant to which the Project Manager provides management services relating to the planning, design, construction, and installation of, and obtaining municipal approval for public improvements benefitting the District. Compensation for services provided under the Project Management Agreement are fixed at 4.5% of the verified costs of eligible improvements. Any unpaid amounts under the Project Management Agreement accrue interest at the rate of 4% per annum above the then effective prime rate.

**Operations Pledge Agreement**

On July 11, 2017, the District (Operating District), and District No. 2 and District No. 3 (Financing Districts) entered into an Operations Pledge Agreement (OPA). Pursuant to the OPA, the Financing Districts agree to the imposition of an ad valorem mill levy upon all taxable property within its boundaries to generate tax revenues in amount sufficient to fund their Allocated Management Costs for the purpose of paying operations and maintenance expenses of the Districts, not to exceed 10 mills. Net revenues generated by the Financing Districts from such mill levy will be transferred to the District.

**PIF Agreement**

On July 11, 2017, the District entered into an Agreement for Collection of Public Improvement Fees (PIF Agreement) with UMB Bank, N.A. and CliftonLarsonAllen LLP. PIF revenues collected by the District are assigned and pledged to District No. 2 to provide additional security for the bonds issued by District No. 2. The PIF rate applicable to PIF sales will be determined by the District but will not exceed 2.0%. PIF sales means any of the following within any portion of the PIF property: (a) transactions upon which sales tax is payable, (b) transactions upon which theatre tax is payable, and (c) any transaction pursuant to the terms of the PIF guideline.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Inclusion Agreement**

On July 11, 2017, the District, District No. 2, and Interquest Westside LLC (Owner) entered into an Inclusion Agreement where the Owner agrees to execute one or more covenants to encumber Future Commercial Property located in the Financing Districts to require a payment in lieu of taxes (PILOT Covenant).

**Pledge Agreements**

The District has entered into the Capital Pledge Agreement (A-1) (the 2020A-1 Pledge Agreement) with District No. 2 and District No. 3, whereby both the District and District No. 3 have pledged certain revenues to District No. 2 for the repayment of its 2020A-1 Bonds and any Additional Obligations.

The District also entered into the Capital Pledge Agreement (A-2/B-2) (the 2020A-2/B-2 Pledge Agreement) with District No. 2 and District No. 3 to pledge certain revenues to District No. 2 for the repayment of its 2020A-2 Senior Bonds and 2020B-2 Subordinate Bonds and any Additional Obligations that may be issued in the future. 2020A-2/B-2 Pledge Agreement Revenue does not include any revenue collected from within the Excluded Property discussed below.

**Exclusion Agreement**

On February 8, 2019, the District, District No. 2, District No. 3, (collectively, the Districts), Interquest Westside LLC, a Delaware limited liability company (Interquest); and In-N-Out Burgers, a California corporation (INO) entered into the Exclusion Agreement pursuant to which certain real property to be acquired by INO would be excluded from the geographic boundaries of the Districts (the Excluded Property). Upon such exclusion, the Excluded Property would no longer be subject to or obligated to pay the operating levies of the Districts, however, notwithstanding such exclusion: (a) the Excluded Property remained subject to and obligated to pay the mill levies associated with the 2017 Bonds and any Refunding Bonds (as such terms are defined the Exclusion Agreement); (b) certain portions of the Excluded Property is subject to, and INO is required to make payment for (as applicable), the "Operations Annual Fee", the "Public Improvements Fee", and amounts due under the "PIF Covenants", all as such terms are defined in, and subject to the terms and conditions of, the Exclusion Agreement.

Pursuant to the Exclusion Agreement, a one-time fee of \$166,590 was paid to the District in 2019 to offset and as evidence of the net present value of the operations expenses anticipated to be incurred by the Districts in providing operations services to the facility property.

The Excluded Property remains subject to taxation by the Districts pursuant to the indenture of trust and pledge agreements executed in 2017 in connection with the issuance by District No. 2 of its Series 2017 Bonds and any refundings thereof. Accordingly, the Excluded Property will be subject to taxation to pay debt service on the 2020A-1 Bonds issued by District No. 2 in December 2020.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 9 RISK MANAGEMENT**

The District is exposed to various risks of losses related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by an 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 the past three fiscal years.

The District pays annual premiums to the Pool for liability 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 need for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 10 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.

On November 8, 2016, the District voters passed an election question allowing the District to increase property taxes up to \$5,000,000 annually, without limitation of rate, and without regard to any spending, revenue raising, or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Section 29-2-301, C.R.S., to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, spend, or retain all revenue without regard to any limitations under TABOR.

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



## **SUPPLEMENTARY INFORMATION**

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes - Series 2020A-2/B-2	\$ 3	\$ 3	\$ 3	\$ -
Property Taxes - Series 2020A-1	2	2	\$ 2	-
Public Improvement Fees (PIF)	203,087	264,995	257,351	(7,644)
Total Revenues	<u>203,092</u>	<u>265,000</u>	<u>257,356</u>	<u>(7,644)</u>
<b>EXPENDITURES</b>				
PIF Collection Fees	3,030	12,214	12,214	-
Transfer To District No. 2 - Series 2020A-1 - Taxes	2	2	2	-
Transfer To District No. 2 - Series 2020A-1 - PIF	92,826	113,740	113,740	-
Transfer To District No. 2 - Series 2020A-2/B-2 - Taxes	3	3	3	-
Transfer To District No. 2 - Series 2020A-2/B-2 - PIF	107,231	131,397	131,397	-
Contingency	-	7,644	-	7,644
Total Expenditures	<u>203,092</u>	<u>265,000</u>	<u>257,356</u>	<u>7,644</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Intergovernmental Revenue - District 2	\$ 7,100,238	\$ 1,733,736	\$ (5,366,502)
Total Revenues	<u>7,100,238</u>	<u>1,733,736</u>	<u>(5,366,502)</u>
<b>EXPENDITURES</b>			
Capital Outlay - Public Improvements	7,100,238	1,733,736	5,366,502
Capital Outlay - Project Management	-	565,594	(565,594)
Total Expenditures	<u>7,100,238</u>	<u>2,299,330</u>	<u>4,800,908</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>(565,594)</u>	<u>(565,594)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	7,100,238	2,299,330	(4,800,908)
Repayment of Developer Advance	(7,100,238)	(1,733,736)	5,366,502
Total Other Financing Sources (Uses)	<u>-</u>	<u>565,594</u>	<u>565,594</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-
Fund Balance - Beginning of Year	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## **OTHER INFORMATION**

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2018	\$ 40	30.000	\$ 1	\$ 1	100.00 %
2019	40	30.000	1	1	100.00
2020	60	28.659	2	2	100.00
2021	60	29.513	2	2	100.00
2022	240	29.104	7	7	100.00
Estimated for the Year 2023	\$ 165,100	27.946	\$ 4,614		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.