

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2022

with

Independent Auditor's Report

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Board of Directors
Salisbury Heights Metropolitan District
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Salisbury Heights Metropolitan District (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Financial Statements

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplemental Information

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

Supplemental Information

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

Continuing Disclosure Annual Financial Information

The continuing disclosure annual financial information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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

Wipfli LLP

Wipfli LLP
Lakewood, Colorado

August 2, 2023

Salisbury Heights Metropolitan District

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 134,045	\$ -	\$ -	\$ 134,045	\$ -	\$ 134,045
Cash and investments - restricted	1,269	425,744	43,210	470,223	-	470,223
Receivable - County Treasurer	263	1,124	-	1,387	-	1,387
Property taxes receivable	<u>40,488</u>	<u>177,040</u>	<u>-</u>	<u>217,528</u>	<u>-</u>	<u>217,528</u>
Total Assets	<u>\$ 176,065</u>	<u>\$ 603,908</u>	<u>\$ 43,210</u>	<u>\$ 823,183</u>	<u>-</u>	<u>823,183</u>
LIABILITIES						
Accounts payable	\$ 3,211	\$ -	\$ -	\$ 3,211	-	3,211
Accrued interest	-	-	-	-	278,600	278,600
Long-term liabilities:						
Due within one year	-	-	-	-	25,000	25,000
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,446,111</u>	<u>4,446,111</u>
Total Liabilities	<u>3,211</u>	<u>-</u>	<u>-</u>	<u>3,211</u>	<u>4,749,711</u>	<u>4,752,922</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	<u>40,488</u>	<u>177,040</u>	<u>-</u>	<u>217,528</u>	<u>-</u>	<u>217,528</u>
Total Deferred Inflows of Resources	<u>40,488</u>	<u>177,040</u>	<u>-</u>	<u>217,528</u>	<u>-</u>	<u>217,528</u>
FUND BALANCES/NET POSITION						
Fund Balances:						
Restricted:						
Emergencies	1,269	-	-	1,269	(1,269)	-
Debt service	-	426,868	-	426,868	(426,868)	-
Capital projects	-	-	43,210	43,210	(43,210)	-
Unassigned	<u>131,097</u>	<u>-</u>	<u>-</u>	<u>131,097</u>	<u>(131,097)</u>	<u>-</u>
Total Fund Balances	<u>132,366</u>	<u>426,868</u>	<u>43,210</u>	<u>602,444</u>	<u>(602,444)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 176,065</u>	<u>\$ 603,908</u>	<u>\$ 43,210</u>	<u>\$ 823,183</u>		
Net Position:						
Restricted for:						
Emergencies					1,269	1,269
Debt service					148,268	148,268
Capital projects					43,210	43,210
Unrestricted					<u>(4,340,014)</u>	<u>(4,340,014)</u>
Total Net Position					<u>\$ (4,147,267)</u>	<u>\$ (4,147,267)</u>

The notes to the financial statements are an integral part of these statements.

Salisbury Heights Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES

GOVERNMENTAL FUNDS

For the Year Ended December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Accounting and audit	\$ 9,892	\$ -	\$ -	\$ 9,892	\$ -	\$ 9,892
Election expense	1,954	-	-	1,954	-	1,954
Insurance	6,318	-	-	6,318	-	6,318
Legal	19,623	-	-	19,623	-	19,623
Management	7,226	-	-	7,226	-	7,226
Miscellaneous expenses	45	-	-	45	-	45
Treasurer's fees	623	2,658	-	3,281	-	3,281
Bond principal	-	25,000	-	25,000	(25,000)	-
Bond interest expense	-	127,325	-	127,325	55,779	183,104
Trustee fees	-	5,500	-	5,500	-	5,500
Interest expense - developer advance	-	-	-	-	92,020	92,020
Total Expenditures	<u>45,681</u>	<u>160,483</u>	<u>-</u>	<u>206,164</u>	<u>122,799</u>	<u>328,963</u>
GENERAL REVENUES						
Property taxes	41,487	177,150	-	218,637	-	218,637
Specific ownership taxes	3,669	15,665	-	19,334	-	19,334
Interest income	3,174	3,952	375	7,501	-	7,501
Total General Revenues	<u>48,330</u>	<u>196,767</u>	<u>375</u>	<u>245,472</u>	<u>-</u>	<u>245,472</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES						
	2,649	36,284	375	39,308	(122,799)	(83,491)
NET CHANGES IN FUND BALANCES						
	2,649	36,284	375	39,308	(39,308)	
CHANGE IN NET POSITION						
					(83,491)	(83,491)
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	<u>129,717</u>	<u>390,584</u>	<u>42,835</u>	<u>563,136</u>	<u>(4,626,912)</u>	<u>(4,063,776)</u>
END OF YEAR	<u>\$ 132,366</u>	<u>\$ 426,868</u>	<u>\$ 43,210</u>	<u>\$ 602,444</u>	<u>\$ (4,749,711)</u>	<u>\$ (4,147,267)</u>

The notes to the financial statements are an integral part of these statements.

Salisbury Heights Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND

For the Year Ended December 31, 2022

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 41,487	\$ 41,487	\$ -
Specific ownership taxes	2,489	3,669	1,180
Interest income	<u>1,000</u>	<u>3,174</u>	<u>2,174</u>
Total Revenues	<u>44,976</u>	<u>48,330</u>	<u>3,354</u>
EXPENDITURES			
Accounting and audit	9,500	9,892	(392)
Election expense	5,000	1,954	3,046
Insurance	3,700	6,318	(2,618)
Legal	15,000	19,623	(4,623)
Management	5,000	7,226	(2,226)
Miscellaneous expenses	1,000	45	955
Treasurer's fees	622	623	(1)
Contingency	135,851	-	135,851
Emergency reserve	<u>1,195</u>	<u>-</u>	<u>1,195</u>
Total Expenditures	<u>176,868</u>	<u>45,681</u>	<u>131,187</u>
NET CHANGE IN FUND BALANCE	(131,892)	2,649	134,541
FUND BALANCE:			
BEGINNING OF YEAR	<u>131,892</u>	<u>129,717</u>	<u>(2,175)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 132,366</u>	<u>\$ 132,366</u>

The notes to the financial statements are an integral part of these statements.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Salisbury Heights Metropolitan District (the "District"), located in the Town of Parker in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on July 15, 2014 as a quasi-municipal corporation established under the State of Colorado Special District Act. The District was established to finance and construct certain public infrastructure improvements that benefit the citizens of the District. The District's primary revenues are property taxes. 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 the GASB pronouncements which provide 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. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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 instead as *general revenues*.

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The 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 appropriation is at the total fund expenditures level and lapses at year end. The District amended its total appropriations in the debt service fund due to an expected increase in interest expense.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2022, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand. 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.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, sidewalks, and similar items), are reported in the applicable governmental activities columns 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 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

The District has conveyed all of the capital improvements of the District to other entities. As a result, the capital improvements owned by the District have been removed from the District's assets.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Developer Advances

Developer advances are not considered liabilities until the funds are actually received by the District.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,269 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$426,868 is restricted for the payment of the debt service costs associated with Series 2017 Bonds (see Note 3).

The restricted fund balance in the Capital Projects Fund in the amount of \$43,210 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 134,045
Cash and investments - Restricted	<u>470,223</u>
Total	<u>\$ 604,268</u>

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

Deposits with financial institutions	\$ 8,023
COLOTRUST	131,120
Investments – Fidelity Investments Money Market Treasury Portfolio – Class IV Fund	<u>465,125</u>
	<u>\$ 604,268</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

Investments

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. Their investment values are calculated using the net asset value ("NAV") per share.

Credit Risk

The District's investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2022, the District had \$131,120 invested in COLOTRUST PLUS+.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

Fidelity Investments Money Market Treasury Portfolio – Class IV Fund

The District’s funds that were included in the trust accounts at UMB Bank were invested in the Fidelity Investments Money Market Treasury Portfolio – Class IV Fund (“Portfolio”). This Portfolio is a money market fund and each share is equal in value to \$1.00. All investments within the Portfolio are recorded at fair value and the District records its investment in the Portfolio at NAV. The Portfolio is AAAM rated and invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The maturity of the underlying securities is 32 days or less. On December 31, 2022, the District has \$465,125 invested in the fund, all of which was restricted for the repayment of bond principal and interest.

Note 3: Long-Term Debt

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

	1/1/2022	Additions	Deletions	12/31/2022	Portion
<u>General Obligation Debt</u>					
Series 2017A Bonds	\$ 2,315,000	\$ -	\$ 25,000	\$ 2,290,000	\$ 25,000
Series 2017B Bonds	509,000	-	-	509,000	-
<u>Other</u>					
Developer Advance - Capital	1,150,245	-	-	1,150,245	-
Interest on Developer Advance - Capital	429,846	92,020	-	521,866	-
Total	<u>\$ 4,404,091</u>	<u>\$ 92,020</u>	<u>\$ 25,000</u>	<u>\$ 4,471,111</u>	<u>\$ 25,000</u>

A description of the long-term obligations as of December 31, 2022, is as follows:

\$2,345,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A and \$509,000 Subordinate General Obligation Limited Tax Bonds, Series 2017B

On May 3, 2017, the District issued \$2,345,000 of General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A (“Series 2017A Bonds”), and \$509,000 of Subordinate General Obligation Limited Tax Bonds, Series 2017B (“Series 2017B Bonds”), for the purpose of funding and reimbursing a portion of the costs of certain Public Improvements and paying the cost of issuance of the Bonds, and, with respect to the Series 2017A Bonds only, funding the Senior Reserve Fund and funding a portion of interest to accrue on the Series 2017A Bonds. The Series 2017A Bonds bear interest at the rate of 5.500%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017. The Series 2017B Bonds bear interest at the rate of 7.75%, payable annually on December 15, commencing on December 15, 2017, to the extent that Pledged Revenue is available. The Series 2017A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2020 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on December 1, 2022, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

The Series 2017A Bonds are secured by the Senior Required Mill Levy, the Capital Fees, if any, the portion of the Specific Ownership Tax which is collected as a result of the Senior Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2017A Bonds are also secured by the Senior Reserve Fund and the Senior Surplus Fund. The Series 2017B Bonds are secured by the Subordinate Required Mill Levy, the Subordinate Capital Fee Revenue, if any, the portion of the Specific Ownership Tax which is collected as a result of the Subordinate Required Mill Levy, and any other legally available moneys as determined by the District.

The indenture for the Series 2017A Bonds (the “Senior Indenture”) provides that the occurrence of any one or more of the following events or the existence of any one or more of the following conditions is to constitute an Event of Default under the Senior Indenture: (a) Before the Unlimited Tax Receipt Date, the District fails or refuses to impose the Senior Required Mill Levy or to apply the Senior Pledged Revenue as required by the Senior Indenture; (b) On and after the Unlimited Tax Receipt Date, the District fails to pay the principal of, premium if any, or interest on the Series 2017A Bonds when due; (c) The District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Senior Indenture or the Bond Resolution, other than as described in paragraph (a) or (b) above, and fails to remedy the same after notice thereof pursuant to the Senior Indenture; or (d) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Series 2017A Senior Bonds.

The subordinate indenture for the Series 2017B Bonds (the “Subordinate Indenture”) provides that the occurrence of any one or more of the following events or the existence of any one or more of the following conditions is to constitute an Event of Default under the Subordinate Indenture (whatever the reason for such event or condition and whether it is voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree, rule, regulation, or order of any court or any administrative or governmental body), and there is to be no default or Event of Default thereunder except as provided in the Subordinate Indenture: (a) The District fails or refuses to impose the Subordinate Required Mill Levy or to apply the Subordinate Pledged Revenue as required by the Subordinate Indenture; (b) The District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Subordinate Indenture or the Bond Resolution, other than as described in paragraph (a) above, and fails to remedy the same after notice thereof pursuant to the Subordinate Indenture; or (c) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Series 2017B Bonds. Acceleration of the Series 2017 Bonds is not an available remedy for an Event of Default.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2017A Bonds. Due to the uncertainty in the timing of principal and interest payments on the 2017B Bonds no summary is presented.

	Principal	Interest	Total
2023	\$ 25,000	\$ 125,950	\$ 150,950
2024	30,000	124,575	154,575
2025	30,000	122,925	152,925
2026	35,000	121,275	156,275
2027	40,000	119,350	159,350
2028-2032	255,000	559,900	814,900
2033-2037	375,000	477,125	852,125
2038-2042	545,000	356,675	901,675
2043-2047	955,000	184,525	1,139,525
	\$ 2,290,000	\$ 2,192,300	\$ 4,482,300

Debt Authorization

As of December 31, 2022, the District had remaining voted debt authorization of approximately \$40,501,000. The District has not budgeted to issue any new debt during 2023. Per the District's Service Plan, the District can not issue debt in excess of \$3,335,000.

Note 4: Agreements

Facilities Funding and Acquisition Agreement.

Pursuant to the Facilities Funding and Acquisition Agreement between the District and Century at Salisbury Heights, LLC (the "Developer"), effective December 4, 2014, (the "FFA Agreement"), the District agreed to reimburse the Developer for advances made for District organization expenses, construction related expenses (up to \$4,687,997), and/or acquisition of Public Improvements plus additional amounts advanced by the Developer pursuant to the terms therein. For organization expenses and construction related expenses, simple interest accrues at the rate of 8% per annum until paid. The FFA Agreement provides that payments to the Developer will apply first to accrued and unpaid interest and then to principal amounts owed. The term of the FFA Agreement will expire on December 31, 2044, and any principal and accrued interest then outstanding shall be deemed forever discharged and satisfied in full.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

The Developer has agreed to design, construct, and complete certain Public Improvements in accordance with the provisions of the FAA Agreement for District acquisition upon completion. The Public Improvements will be constructed in full conformance with the design standards and specifications as established and in use by the District or other appropriate jurisdiction and in accordance with the provisions of the FAA Agreement and the District's Service Plan. For construction related costs incurred by the Developer, the FAA Agreement requires an independent engineer to verify that such Public Improvements have been constructed or installed in accordance with approved plans and specifications and that the costs incurred by the Developer for construction of the subject Public Improvements are market reasonable prior to the District's acceptance of such costs and the obligation to reimburse the Developer for such costs.

Additionally, the District's obligations to reimburse the Developer for any and all funds advanced or otherwise payable to the Developer under and pursuant to the FFA Agreement (whether the Developer has already advanced or otherwise paid such funds or intends to make such advances or payments in the future) will terminate automatically upon certain events as described in the FFA Agreement. The termination of the District's reimbursement obligations as set forth in this paragraph are absolute and binding upon the Developer, its successors and assigns.

No payment was required of the District unless and until the District issued bonds in an amount sufficient to reimburse the Developer for all or a portion of the Organization Expenses, Developer Advances and/or Verified Costs. In addition, the District agrees to utilize any available moneys not otherwise pledged to payment of bonds, used for operation and maintenance expenses, or otherwise encumbered, to reimburse the Developer. Reimbursement of the Developer is subject to annual appropriation of funds by the District. The District's obligation to reimburse the Developer pursuant to the FAA Agreement does not represent a debt or indebtedness of the District or multiple fiscal year obligation of the District. During 2017, the District issued the Series 2017A and the Series 2017B bonds in an aggregate amount of \$2,854,000, the net proceeds were used to repay the Developer. At December 31, 2022, the District owes the Developer \$1,672,111 under this agreement including principal of \$1,150,245 and \$521,866 in accrued interest.

Note 4: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2022

On May 6, 2014 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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'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.

Note 5: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 6: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

SALISBURY HEIGHTS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2022

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
- 2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

Salisbury Heights Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND

For the Year Ended December 31, 2022

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Property taxes	\$ 177,151	\$ 177,100	\$ 177,150	\$ 50
Specific ownership taxes	10,628	12,000	15,665	3,665
Interest income	<u>388</u>	<u>100</u>	<u>3,952</u>	<u>3,852</u>
Total Revenues	<u>188,167</u>	<u>189,200</u>	<u>196,767</u>	<u>7,567</u>
EXPENDITURES				
Bond principal	25,000	25,000	25,000	-
Bond interest expense	155,010	351,318	127,325	223,993
Trustee fees	5,500	5,500	5,500	-
Treasurer's fees	<u>2,657</u>	<u>2,566</u>	<u>2,658</u>	<u>(92)</u>
Total Expenditures	<u>188,167</u>	<u>384,384</u>	<u>160,483</u>	<u>223,901</u>
NET CHANGE IN FUND BALANCE	-	(195,184)	36,284	231,468
FUND BALANCE:				
BEGINNING OF YEAR	<u>189,562</u>	<u>390,584</u>	<u>390,584</u>	<u>-</u>
END OF YEAR	<u>\$ 189,562</u>	<u>\$ 195,400</u>	<u>\$ 426,868</u>	<u>\$ 231,468</u>

The notes to the financial statements are an integral part of these statements.

Salisbury Heights Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2022

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Interest income	\$ -	\$ 375	\$ 375
Total Revenues	-	375	375
EXPENDITURES			
Repay developer note	-	-	-
Total Expenditures	-	-	-
 NET CHANGE IN FUND BALANCE	 -	 375	 375
 FUND BALANCE:			
BEGINNING OF YEAR	43,030	42,835	(195)
END OF YEAR	\$ 43,030	\$ 43,210	\$ 180

The notes to the financial statements are an integral part of these statements.

Salisbury Heights Metropolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED

December 31, 2022

For Collection Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2016	\$ 896,200	42.827	0.000	\$ 38,382	\$ 38,382	100.00%
2017	\$ 1,716,670	42.827	0.000	\$ 73,520	\$ 73,520	100.00%
2018	\$ 2,437,150	15.204	29.775	\$ 109,621	\$ 109,620	100.00%
2019	\$ 3,319,210	11.764	35.583	\$ 157,155	\$ 157,154	100.00%
2020	\$ 4,297,570	9.047	38.631	\$ 204,900	\$ 204,899	100.00%
2021	\$ 4,426,500	9.047	38.631	\$ 211,047	\$ 211,047	100.00%
2022	\$ 4,585,700	9.047	38.631	\$ 218,638	\$ 218,637	100.00%
Estimated for year ending December 31, 2023	\$ 4,475,350	9.047	39.559	\$ 217,528		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

Salisbury Heights Metropolitan District
TEN LARGEST OWNERS OF TAXABLE PROPERTY
WITHIN THE DISTRICT

UNAUDITED

<u>Taxpayer Name</u>	<u>2022 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Homeowner #1	\$ 44,710	1.0%
Homeowner #2	44,360	1.0%
Homeowner #3	42,940	1.0%
Homeowner #4	42,670	0.9%
Homeowner #5	42,560	0.9%
Homeowner #6	41,120	0.9%
Homeowner #7	40,270	0.9%
Homeowner #8	40,170	0.9%
Homeowner #9	39,970	0.9%
Homeowner #10	<u>39,780</u>	<u>0.9%</u>
 Total	 <u>\$ 418,550</u>	 <u>9.3%</u>

SALISBURY HEIGHTS METROPOLITAN DISTRICT
 ASSESSED AND ACTUAL VALUATION OF CLASSES
 OF PROPERTY IN THE DISTRICT
 12/31/2022

UNAUDITED

<u>Class</u>	<u>Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>Actual Valuation</u>	<u>Percent of Actual Valuation</u>
State Assessed	\$ 39,900	0.89%	\$ 137,413	0.21%
Residential	<u>4,435,450</u>	<u>99.11%</u>	<u>63,817,175</u>	<u>99.79%</u>
Total	<u>\$ 4,475,350</u>	<u>100.00%</u>	<u>\$ 63,954,588</u>	<u>100.00%</u>

NOTE

Percentage is based on a 2022 certified assessed valuation of \$4,475,350