

COTTON RANCH METROPOLITAN DISTRICT  
FINANCIAL STATEMENTS AND REPORT OF  
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2021

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors  
Cotton Ranch Metropolitan District

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Cotton Ranch Metropolitan District (the District) as of and for the year ended December 31, 2021, 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, the business-type activities, and each major fund of Cotton Ranch Metropolitan District, and the general fund budgetary schedule as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from



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error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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.

#### **Required Supplementary Information**

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

#### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The budgetary comparison



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schedules for the debt service fund and the proprietary fund are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedules for the debt service fund and the proprietary fund are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the Summary of Assessed Valuation, Mill Levy and Proprietary Tax Collections but 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 any form of 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.

*Chadwick, Steinkirchner, Davis & Co., P.C.*

Chadwick, Steinkirchner, Davis & Co., P.C.  
June 29, 2022

Cotton Ranch Metropolitan District  
Management Discussion and Analysis  
December 31, 2021

This management's discussion and analysis of the Cotton Ranch Metropolitan District's financial statements provides an overview of the District's financial activities for the fiscal year ended December 31, 2021. The intent of this discussion and analysis is to look at the District's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the District's overall financial performance.

### ***Using the Basic Financial Statements***

This annual report consists of three parts – *management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two types of information on the same statement that present different views of the District:

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the District's *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the District government, reporting the District's operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the reader's understanding of the financial statements.

### ***Government-wide Financial Statements***

The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities. These statements report information about the District as a whole and include *all* assets, liabilities, and deferred inflows of resources using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's *net position* and changes in net position. The District's net position – the difference between assets, deferred outflows, liabilities, and deferred inflows – is one way to measure the District's financial health, or *financial position*. Over time, *increases or decreases* in the District's net position is one indicator of whether its *financial health* is improving or deteriorating. Other non-financial factors, however, such as changes in the District's property tax base and the condition of the infrastructure, are needed to assess the *overall health* of the District.

### ***Fund Financial Statements***

The fund financial statements provide more detailed information about the District's *funds*, focusing on its most significant funds – not the District as a whole. The District's major governmental funds include the General Fund and the Debt Service Fund. Unlike government-wide financial statements, the focus of the fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the General Fund, a

Cotton Ranch Metropolitan District  
Management Discussion and Analysis  
December 31, 2021

specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

*Governmental funds* – The District’s activity is reported as a governmental fund, which focuses on how money flows into and out of those funds and the balances left at year-end that are available for spending in future periods. The funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund financial statements provide a detailed *short-term view* of the District’s general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the District’s programs. The relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* is provided in reconciliations following the fund financial statements.

**Reporting on the District as a Whole**

*Statement of Net Position*

The perspective of the Statement of Net Position is of the District as a whole. Following is a summary of the District’s net position for fiscal years 2021 and 2020.

	2021			2020		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Assets:						
Current assets	944,597	224,899	1,169,496	1,017,901	197,759	1,215,660
Capital and non-current assets	0	565,582	565,582	0	582,643	582,643
<b>Total Assets</b>	<b>944,597</b>	<b>790,481</b>	<b>1,735,078</b>	<b>1,017,901</b>	<b>780,402</b>	<b>1,798,303</b>
Deferred Outflow of Resources: 2017 Not	45,694	0	45,694	49,849	0	49,849
<b>Total Deferred Outflows of Resources</b>	<b>45,694</b>	<b>0</b>	<b>45,694</b>	<b>49,849</b>	<b>0</b>	<b>49,849</b>
Liabilities:						
Current Liabilities	19,712	7,500	27,212	38,446	17,080	55,526
Long-term liabilities (including current port	<b>7,335,000</b>	<b>0</b>	7,335,000	<b>8,967,297</b>	<b>0</b>	8,967,297
<b>Total Liabilities</b>	<b>7,354,712</b>	<b>7,500</b>	<b>7,362,212</b>	<b>9,005,743</b>	<b>17,080</b>	<b>9,022,823</b>
Deferred Inflows of Resources						
Deferred Gain on Refunding	1,282,314	0	1,282,314	0		0
Property Taxes	615,006	0	615,006	693,935	0	693,935
<b>Total Deferred Inflows of Resources</b>	<b>1,897,320</b>	<b>0</b>	<b>1,897,320</b>	<b>693,935</b>	<b>0</b>	<b>693,935</b>
Net Position:						
Net investment in capital assets	0	565,582	565,582	0	582,643	582,643
Restricted for emergencies	662	0	662	656	0	656
Restricted conservation trust activities	48,967	0	48,967	45,378	0	45,378
Restricted debt service	184,213	0	184,213	171,178	0	171,178
Unrestricted	(8,495,583)	217,399	(8,278,184)	(8,849,140)	180,679	(8,668,461)
<b>Total Net Position</b>	<b>(8,261,741)</b>	<b>782,981</b>	<b>(7,478,760)</b>	<b>(8,631,928)</b>	<b>763,322</b>	<b>(7,868,606)</b>

Cotton Ranch Metropolitan District  
Management Discussion and Analysis  
December 31, 2021

The District shows a substantial negative balance in net position. This deficit balance is the result of the District issuing bonds to pay for infrastructure and then conveying that infrastructure to the Town of Gypsum for the Town's ongoing operation and maintenance for the benefit of the District's and Town's constituents. The most significant items on the statement of net position are the long-term liabilities and these are described in more depth in *Note C*.

*Statement of Activities*

The perspective of the Statement of Activities is of the District as a whole. The statement of activities reflects the cost of program services and the charges for services and sales, grants and contributions offsetting those services. The following detail reflects the total cost of services supported by program revenues and general property taxes, as well as other general revenues, resulting in the overall change in net position for the fiscal years 2021 and 2020.

	2021			2020		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
<b>REVENUES:</b>						
Program revenues:						
Charges for services	0	160,526	160,526	0	139,481	139,481
Grants and contributions	3,589	2,750	6,339	8,288	21,750	30,038
General revenues:						
Taxes	731,963	0	731,963	697,702	0	697,702
Interest and other revenue	2,695	73	2,768	5,111	1,154	6,265
<b>Total revenues</b>	<b>738,247</b>	<b>163,349</b>	<b>901,596</b>	<b>711,101</b>	<b>162,385</b>	<b>873,486</b>
<b>EXPENSES:</b>						
General Government	58,252	0	58,252	52,133	0	52,133
Water Activity operations	0	143,690	143,690	0	154,571	154,571
Interest on General Long Term Debt	241,492	0	241,492	282,481	0	282,481
Debt Issuance Costs	68,316	0	68,316	18,733	0	18,733
<b>Total expenses</b>	<b>368,060</b>	<b>143,690</b>	<b>511,750</b>	<b>353,347</b>	<b>154,571</b>	<b>507,918</b>
Increase in net position before transfers	370,187	19,659	389,846	357,754	7,814	365,568
Transfers	0	0	0	0	0	0
<b>Change in net position</b>	<b>370,187</b>	<b>19,659</b>	<b>389,846</b>	<b>357,754</b>	<b>7,814</b>	<b>365,568</b>
Net position January 1	<b>(8,631,928)</b>	<b>763,322</b>	<b>(7,868,606)</b>	<b>(8,989,682)</b>	<b>755,508</b>	<b>(8,234,174)</b>
Net position December 31	<b>(8,261,741)</b>	<b>782,981</b>	<b>(7,478,760)</b>	<b>(8,631,928)</b>	<b>763,322</b>	<b>(7,868,606)</b>

The District's primary source of revenues is property taxes, while secondary revenue sources are water user fees (which are reflected as charges for services) and tap fees (which are reflected as capital grants and contributions). These revenues are used to pay the cost of the general government, the cost of the irrigation water activity expenses, and to pay the District's debt service.



Cotton Ranch Metropolitan District  
Management Discussion and Analysis  
December 31, 2021

The District operated at a surplus of revenues over expenses in 2021. This surplus is primarily the result of levying property taxes that are used to repay debt service principal which is not treated as an expense and results in a surplus of revenues over expenses.

### ***The District's Funds***

The fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. The fund level financial statements are reported on the modified accrual basis of accounting.

At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a source of funds while outflows for capital outlay and debt service payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The General Fund experienced a moderate increase in fund balances in the Governmental Funds because revenues during the year exceeded expenditures. The Debt Service Fund experienced a decrease in the fund balance for debt issuance costs resulting from refinancing the District's debt, netting an overall decrease in the Governmental Funds. The District experienced a moderate increase in Proprietary Funds for 2021 due to revenues exceeding expenditures. This surplus will be retained in a reserve to be used for future years' expenditures.

### ***General Fund Budgetary Highlights***

The District's procedures in establishing budgetary data reflected in the financial statements are summarized in *Note A* of the financial statements. Details of the General Fund budget can be seen on Page 15 of the financial statements.

### ***General Fund Resources (Inflows)***

The District's final General Fund actual revenues and other financing sources in the amount of \$28,888 were \$478 less than the final budget of \$26,366.

### ***General Fund Charges to Appropriations (Outflows)***

The District's final budgetary expenditures and other financing uses of \$17,871 were \$275 less than the final appropriated balance of \$18,146.

### ***Capital Assets***

At the end of 2021, the District didn't have any funds invested in governmental activities capital assets and had \$565,582 invested in business-type activities capital assets. See *Note D, Capital Assets*.

### ***Debt Administration***

In 2021 the District issued \$7,335,000 in bonds to refund all of its prior outstanding bonds including unpaid interest outstanding in the amount of \$8,967,296. This bond refunding reduced the District's debt service payments over the next 15 years by approximately \$1,276,000 resulting in a present value savings \$989,895.

Cotton Ranch Metropolitan District  
Management Discussion and Analysis  
December 31, 2021

At December 31, 2021, the District had \$7,335,000 of long-term obligations outstanding. See *Note C, Long-term Debt* for a detail of the terms and annual requirements to amortize the District's long-term debt.

*Economic Factors and Next Year's Budget*

During 2021 there was a worldwide pandemic from the Coronavirus. It is anticipated COVID-19 will have impacts on the economy as a whole which will include financial impacts to the District, however the extent of such impact is unknown at this time.

*Contacting the District's Financial Management*

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact the:

Cotton Ranch Metropolitan District Manager  
C/o Marchetti & Weaver, LLC  
28 Second Street, Suite 213  
Edwards, CO 81632  
Tel: (970) 926-6060  
Fax: (970) 926-6040

Cotton Ranch Metropolitan District

STATEMENT OF NET POSITION

December 31, 2021

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Equity in pooled cash and investments	\$ 302,566	\$ 205,467	\$ 508,033
Receivables			
Property taxes receivable	615,006	-	615,006
Water fees receivable	-	13,338	13,338
Tap fees receivable	-	3,600	3,600
Other receivables	26,128	2,494	28,622
Prepaid expenses	897	-	897
Capital assets (net of accumulated depreciation)			
Non-potable water system, net	-	251,547	251,547
Water rights	-	314,035	314,035
Total Assets	<u>944,597</u>	<u>790,481</u>	<u>1,735,078</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount on refunding - 2017 Note	45,694	-	45,694
Total Deferred Outflows of Resources	<u>45,694</u>	<u>-</u>	<u>45,694</u>
Total Assets and Deferred Outflows of Resources	<u>990,291</u>	<u>790,481</u>	<u>1,780,772</u>
<b>LIABILITIES</b>			
Accounts payable	5,103	7,500	12,603
Accrued interest payable	14,609	-	14,609
Non-current liabilities, due within one year			
Bonds and note payable	400,000	-	400,000
Non-current liabilities			
Bonds and note payable	6,935,000	-	6,935,000
Total Liabilities	<u>7,354,712</u>	<u>7,500</u>	<u>7,362,212</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred gain on refunding	1,282,314	-	1,282,314
Property taxes	615,006	-	615,006
Total Deferred Inflows of Resources	<u>1,897,320</u>	<u>-</u>	<u>1,897,320</u>
Total Liabilities and Deferred Inflows of Resources	<u>9,252,032</u>	<u>7,500</u>	<u>9,259,532</u>
<b>NET POSITION</b>			
Net investment in capital assets	-	565,582	565,582
Restricted for emergencies	662	-	662
Restricted for conservation trust activities	48,967	-	48,967
Restricted for debt service	184,213	-	184,213
Unrestricted	(8,495,583)	217,399	(8,278,184)
Total Net Position	<u>\$ (8,261,741)</u>	<u>\$ 782,981</u>	<u>\$ (7,478,760)</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

STATEMENT OF ACTIVITIES

Year ended December 31, 2021

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets		Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	
<b>Governmental activities:</b>							
General government	\$ 58,252	\$ -	\$ 3,589	\$ -	\$ (54,663)		\$ (54,663)
Debt issuance costs	68,316	-	-	-	(68,316)		(68,316)
Interest on long-term debt	241,492	-	-	-	(241,492)		(241,492)
Total governmental activities	<u>368,060</u>	<u>-</u>	<u>3,589</u>	<u>-</u>	<u>(364,471)</u>		<u>(364,471)</u>
<b>Business-type activities:</b>							
Irrigation	143,690	160,526	-	2,750		\$ 19,586	19,586
Total business-type activities	<u>143,690</u>	<u>160,526</u>	<u>-</u>	<u>2,750</u>	<u>-</u>	<u>19,586</u>	<u>19,586</u>
Total	<u>\$ 511,750</u>	<u>\$ 160,526</u>	<u>\$ 3,589</u>	<u>\$ 2,750</u>	<u>(364,471)</u>	<u>19,586</u>	<u>(344,885)</u>
<b>General revenues:</b>							
Property taxes					731,963	-	731,963
Interest earnings					2,463	73	2,536
Miscellaneous revenue					232	-	232
Total general revenues					<u>734,658</u>	<u>73</u>	<u>734,731</u>
Change in net position					370,187	19,659	389,846
Net position - beginning					<u>(8,631,928)</u>	<u>763,322</u>	<u>(7,868,606)</u>
Net position - ending					<u>\$ (8,261,741)</u>	<u>\$ 782,981</u>	<u>\$ (7,478,760)</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2021

	General	Debt Service	Total Governmental Funds
ASSETS			
Equity in pooled cash and investments	\$ 120,771	\$ 181,795	\$ 302,566
Receivables			
Due from other governments	75	2,418	2,493
Property taxes receivable	22,150	592,856	615,006
Due from escrow	23,635	-	23,635
Prepaid expenses	897	-	897
Total Assets	<u>167,528</u>	<u>777,069</u>	<u>944,597</u>
LIABILITIES			
Accounts payable	5,103	-	5,103
Total Liabilities	<u>5,103</u>	<u>-</u>	<u>5,103</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	22,150	592,856	615,006
Total Deferred Inflows of Resources	<u>22,150</u>	<u>592,856</u>	<u>615,006</u>
Total Liabilities and Deferred Inflows of Resources	<u>27,253</u>	<u>592,856</u>	<u>620,109</u>
FUND EQUITY			
Nonspendable	897	-	897
Restricted for emergencies	662	-	662
Restricted for conservation trust activities	48,967	-	48,967
Restricted for debt service	-	184,213	184,213
Unassigned	89,749	-	89,749
Total Fund Equity	<u>\$ 140,275</u>	<u>\$ 184,213</u>	<u>\$ 324,488</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION

December 31, 2021

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Amounts reported for governmental activities in the Statement of Net Position are different because:

Total fund balance - governmental funds	\$ 324,488
Deferred amount on refunding is not a financial resource and, therefore, is not reported in the funds.	
	Deferred loss on refunding 45,694
	Deferred gain on refunding (1,282,314)
Long-term liabilities such as bonds and notes are not due and payable in the current period and, therefore, are not reported in the funds.	(7,335,000)
Accrued interest and fees are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(14,609)</u>
Net Position of Governmental Activities	<u>\$ (8,261,741)</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year ended December 31, 2021

	General	Debt Service	Total Governmental Funds
Revenues			
Taxes	\$ 21,920	\$ 710,043	\$ 731,963
Interest	147	2,316	2,463
Intergovernmental	3,589	-	3,589
Miscellaneous revenue	232	-	232
Total revenues	<u>25,888</u>	<u>712,359</u>	<u>738,247</u>
Expenditures			
General government	17,871	38,131	56,002
Debt service			
Principal repayment	-	480,000	480,000
Interest	-	184,713	184,713
Debt issuance costs	-	68,316	68,316
Financial fees	-	2,250	2,250
Total expenditures	<u>17,871</u>	<u>773,410</u>	<u>791,281</u>
Excess of Revenues Over (Under) Expenditures	8,017	(61,051)	(53,034)
Other financing sources			
Proceeds of refunding note	-	7,335,000	7,335,000
Bond redemption	-	(7,260,914)	(7,260,914)
Total other financing sources	<u>-</u>	<u>74,086</u>	<u>74,086</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures	8,017	13,035	21,052
Fund Balance - beginning	<u>132,258</u>	<u>171,178</u>	<u>303,436</u>
Fund Balance - ending	<u>\$ 140,275</u>	<u>\$ 184,213</u>	<u>\$ 324,488</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year ended December 31, 2021

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

Net Change in Fund Balances - Governmental Funds \$ 21,052

Governmental funds report the the repayment of principal on long-term debt as expenditures.  
However, these repayments are not reported as expenses in the Statement of Activities,  
but rather a reduction of debt in the Statement of Net Position. This amount is the difference  
in the treatment of these repayments. 7,740,914

Governmental funds report the the proceeds from debt as revenues. However, they are not  
reported as revenues in the Statement of Activities, but rather as additions of debt in the  
Statement of Net Position. This amount is the difference in the treatment of these proceeds. (7,335,000)

Governmental funds do not record the amount of interest and fees on long-term debt that has  
accrued since the end of the year. However, these liabilities are reported in the Statement  
of Net Position and the related expense is reported in the Statement of Activities. This is  
the amount by which accrued interest and fees increased over the prior year. (56,779)

Change in Net Position of Governmental Activities \$ 370,187

The accompanying notes are an integral part of this statement.



Cotton Ranch Metropolitan District

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

Year ended December 31, 2021

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
Property taxes	\$ 20,781	\$ 20,781	\$ 20,781	\$ -
Specific ownership taxes	935	935	1,139	204
Intergovernmental	9,000	4,000	3,589	(411)
Interest earnings	1,996	400	147	(253)
Miscellaneous revenue	-	250	232	(18)
Total revenues	<u>32,712</u>	<u>26,366</u>	<u>25,888</u>	<u>(478)</u>
<b>Expenditures</b>				
Accounting and auditing	38,368	38,210	41,038	(2,828)
Insurance	4,337	4,237	4,237	-
Legal	1,500	3,500	3,043	457
Treasurer's fees	623	623	625	(2)
Other	4,827	5,367	4,670	697
Allocation of overhead	(36,437)	(36,291)	(35,742)	(549)
Contingency	5,000	2,500	-	2,500
Total expenditures	<u>18,218</u>	<u>18,146</u>	<u>17,871</u>	<u>275</u>
Excess of Revenues Over (Under) Expenditures	14,494	8,220	8,017	(203)
Fund Balance - beginning	<u>133,050</u>	<u>132,258</u>	<u>132,258</u>	<u>-</u>
Fund Balance - ending	<u>\$ 147,544</u>	<u>\$ 140,478</u>	<u>\$ 140,275</u>	<u>\$ (203)</u>

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

STATEMENT OF REVENUES, EXPENSES AND CHANGES  
IN FUND NET POSITION - PROPRIETARY FUND

Year ended December 31, 2021

	Business-type Activities- Irrigation Enterprise Fund
Revenues	
Water service fees	\$ 160,526
Total revenues	160,526
Expenses	
Repairs and maintenance	105,436
Depreciation	17,061
Legal and engineering	1,714
Augmentation water contract and lease	1,607
Allocation of overhead	17,872
Total expenses	143,690
Operating income (loss)	16,836
Interest income	73
Capital contributions - tap fees	2,750
	2,823
Change in net position	19,659
Total net position - beginning	763,322
Total net position - ending	\$ 782,981

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District

STATEMENT OF CASH FLOWS  
 PROPRIETARY FUND

Year ended December 31, 2021

	Business-type Activities- Irrigation Enterprise Fund
Cash flows from operating activities	
Cash received from customers and users	\$ 157,126
Cash paid to suppliers	(136,209)
Net cash provided (used) by operating activities	20,917
Cash flows from capital and related financing activities	
Tap fees received (refunded)	2,750
Net cash provided (used) by capital and related financing activities	2,750
Cash flows from investing activities	
Interest income	73
Net cash provided (used) by investing activities	73
Net increase (decrease) in cash	23,740
Cash - beginning	181,727
Cash - ending	\$ 205,467
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 16,836
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	17,061
(Increase) decrease in accounts receivable	(3,400)
Increase (decrease) in accounts payable	(9,580)
Total adjustments	4,081
Net cash provided (used) by operating activities	\$ 20,917

The accompanying notes are an integral part of this statement.

Cotton Ranch Metropolitan District  
NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

1. Organization

Cotton Ranch Metropolitan District (the District) is a quasi-municipal corporation and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Eagle County, Colorado. The District was established to provide roads, drainage, landscaping, water, sewer and recreation. The District will retain the assets and provide service for the non-potable irrigation system. Roads, drainage, potable water system, sewer system and landscaping assets have been deeded to and maintained by the Town of Gypsum.

The District has no employees except for the members of the board of directors who the Internal Revenue Service considers to be employees for income tax purposes, and all operations and administrative functions are contracted.

2. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

3. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. Currently, the District has both governmental and business-type activities.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities column is reported on a full accrual, economic resource basis, which recognizes all long-term assets, receivables and deferred outflows of resources as well as long-term debt, obligations and deferred inflows of resources. The District's net position is reported in four parts: net position restricted for debt service, net position restricted for emergencies, net investment in capital assets, and unrestricted. The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures/expenses.

The fund focus is on current available resources and budget compliance.

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. At this time the District uses governmental funds and a proprietary fund.

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, deferred outflows of resources, liabilities and deferred inflows of resources is reported as fund equity.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado and the bylaws of the District.

Debt Service Fund – The Debt Service Fund accounts for the servicing of long-term debt including long-term contractual obligations approved by the District’s electorate and revenues generated by property taxes that are required to be used in payment of such long-term debt and contractual obligations.

Proprietary Fund

Enterprise Fund – The Enterprise Fund accounts for operations that are financed and operated in a manner where the intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the District has decided that periodic determination of revenue earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. Operating revenues and expenses for enterprise funds are those that result from providing services. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

For purposes of the statement of cash flows, the District considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

5. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or within 60 days of year-end. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

The accrual basis of accounting is utilized in the proprietary fund type. Revenue is recognized when earned and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense and expenditures for property and equipment are shown as increases in assets.

When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the District's policy is to first apply the expense toward restricted resources and then toward unrestricted resources. In governmental funds, the District's policy is to first apply the expenditure toward restricted fund balance and then to other, less-restrictive classifications—committed and then assigned fund balances before using unassigned fund balances.

6. Government-wide Net Position

- *Net investment in capital assets*—consist of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets plus deferred outflows of resources less deferred inflows of resources related to those assets.
- *Restricted net position*—consist of assets that are restricted by the District's creditors (for example, through debt covenants), by the state enabling legislation (through restrictions on shared revenues), by grantors (both federal and state), and by other contributors (those who may donate to the District less related liabilities and deferred inflows of resources).
- *Unrestricted*—all other net position is reported in this category.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

7. Governmental Fund Balances

In the governmental fund financial statements, fund balances are classified as follows:

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board of Directors, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

8. Intergovernmental Revenues

For governmental funds, intergovernmental revenues, such as contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available.

9. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

10. Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers. Nonrecurring or non-routine permanent transfers of equity and other interfund transfers are reported as transfers.



Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

11. Property Taxes

Property taxes are not due and payable until after the assessment year has ended, and are not included in the budget or Statement of Revenues, Expenditures, and Changes in Fund Balance of the assessment year. Property taxes are recorded as deferred inflow of resources in the year they are levied and measurable. Property tax revenues are recorded as revenue in the year they are available or collected. Property taxes are levied on or before December 15 of each year and attach as an enforceable lien on the property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15.

12. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles ("GAAP"). As required by the Colorado statutes, the District followed by the following timetable in approving and enacting a budget for the ensuing years:

- (1) For the 2021 budget year, prior to August 23, 2020, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.
- (2) On or before October 15, 2020, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) The Board held a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.
- (4) For the 2021 budget, prior to December 15, 2020, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (5) For the 2021 budget, the final budget and appropriating resolution was adopted prior to December 31, 2020.
- (6) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end. There was one supplemental appropriation for 2021.

Cotton Ranch Metropolitan District  
NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

13. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities columns in the government-wide financial statements. The District defines capital assets 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 estimated fair market value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

Depreciation is computed using the straight-line method over estimated useful lives, as follows:

	<u>Estimated Lives</u>
Buildings and improvements	20 to 40 years
Infrastructure	30 to 40 years
Equipment and machinery	5 to 15 years

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS**

The District maintains a cash pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position as "Equity in pooled cash."

Deposits

As of December 31, 2021, the carrying amount of the District's deposits was \$39,238 and the bank balance was \$38,900. All of the bank balance was covered by federal depository insurance.

Statutes require that any public depository which accepts and holds public funds maintain, as security for public deposits accepted and held by it, not insured by federal depository insurance, eligible collateral having a market value, at all times, equal to at least 102 percent of the amount of public deposits. Banking institutions are monitored by the State of Colorado Banking Commission and must report monthly on all public deposits held. Pledged collateral must be held in joint custody of the bank and of the Public Deposit Protection Act in a safekeeping account held by a third party, usually the Federal Reserve Bank. The pledge collateral cannot be released unless approval is obtained by the banking commission. Savings and Loan institutions are monitored by the State of Colorado Commissioner of Savings and Loan Associations and must report quarterly on all public deposits held. Pledged collateral, usually in the form of mortgages, must be held by a third party institution for the benefit of the commissioner.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS – CONTINUED**

Investments

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in their name, or in custody of a third party on behalf of the local government.

The District had invested \$468,795 in the Colorado Local Governmental Liquid Asset Trust, (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. A designated custodial bank provides safekeeping and depository services to Colotrust in connection with the direct investment and withdrawal functions of Colotrust. Substantially all securities owned by Colotrust are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by Colotrust. Colotrust funds carry a Standard & Poor's AAAM rating. There is no custodial, interest rate or foreign currency risk exposure. Colotrust operates like a 2a-7 external investment pool and investments in the pool are valued at \$1 net asset value (NAV) per share. The underlying investments held by Colotrust are valued at fair value.

A reconciliation of the carrying value of deposits and investments reported above to the Statement of Net Position as of December 31, 2021 is as follows:

Deposits	\$ 39,238
Investments	<u>468,795</u>
Total cash and investments	<u>\$ 508,033</u>

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

**NOTE C – LONG-TERM DEBT**

	Balance at January 1, <u>2021</u>	<u>Additions</u>	<u>Payments</u>	Balance at December 31, <u>2021</u>	<u>Due within one year</u>
By Classification					
2002A Subordinate Junior General Obligation Limited Tax Refunding Bonds	\$ 950,000	\$ —	\$ 950,000	\$ —	\$ —
Unpaid interest	2,607,296	—	2,607,296	—	—
2017 Refunding General Obligation Note	3,875,000	—	3,875,000	—	—
2019 Refunding General Obligation Note	805,000	—	805,000	—	—
2020 Refunding General Obligation Note	730,000	—	730,000	—	—
2021 Refunding General Obligation Note	<u>—</u>	<u>7,335,000</u>	<u>—</u>	<u>7,335,000</u>	<u>400,000</u>
	<u>\$ 8,967,296</u>	<u>\$ 7,335,000</u>	<u>\$ 8,967,296</u>	<u>\$ 7,335,000</u>	<u>\$ 400,000</u>

The detail of the District’s governmental activities long-term obligations is as follows:

**\$3,485,000 Subordinate Junior General Obligation Limited Tax Refunding Bonds, Series 2002A**, dated December 24, 2002, with interest of 2.9% to 5.95% consist of term bonds due December 15, 2035. During 2002, these bonds were exchanged for the tender and cancellation of the District’s 1999B Bonds. These bonds were refunded on December 1, 2021 by the General Obligation Refunding Note, Series 2021.

**\$5,130,000 General Obligation Refunding Note, Series 2017**, dated August 1, 2017, with interest of 3.45%. Principal and interest payments are due December 31 of each year commencing December 31, 2018 through December 31, 2032. These bonds were refunded on December 1, 2021 by the General Obligation Refunding Note, Series 2021.

**\$805,000 General Obligation Refunding Note, Series 2019**, dated December 27, 2019, with interest of 3.45%. Principal and interest payments are due December 1 of each year commencing June 1, 2020 through December 1, 2035. These bonds were refunded on December 1, 2021 by the General Obligation Refunding Note, Series 2021.

**\$730,000 General Obligation Refunding Note, Series 2020**, dated December 29, 2020, with interest of 3.45%. Principal and interest payments are due December 1 of each year commencing June 1, 2020 through December 1, 2035. These bonds were refunded on December 1, 2021 by the General Obligation Refunding Note, Series 2021.

Cotton Ranch Metropolitan District  
 NOTES TO FINANCIAL STATEMENTS

December 31, 2021

**NOTE C – LONG-TERM DEBT – CONTINUED**

**\$7,335,000 General Obligation Refunding Note, Series 2021**, dated December 1, 2021, with interest rate of 2.39% and principal and interest payments are due semiannually on June 1st and December 1st, commencing on June 1, 2022 with the final payment on December 1, 2035.

The General Obligation Refunding Note, Series 2021 was issued for the purpose of refunding the Districts outstanding 2002A Subordinate Junior General Obligation Bonds, 2017 Refunding General Obligation Note, and 2020 Refunding General Obligation Note. Certain property taxes levied by the District are pledged for the payment of the loan. The total amount of bonds issued were \$7,335,000 and the total paid to escrow, including contribution from the District, was \$7,908,577. This refunding reduced total debt service payments over the next 15 years by approximately \$1,276,000. This results in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$989,895.

The District’s Series 2021 General Obligation Refunding Note will mature as follows:

**General Obligation Refunding Note, Series 2021**

Year	\$7,335,000 General Obligation Refunding Note, Series 2021		
	Principal	Interest	Total
2022	\$ 400,000	\$ 115,676	\$ 515,676
2023	400,000	106,116	506,116
2024	440,000	96,556	536,556
2025	450,000	86,040	536,040
2026	480,000	75,285	555,285
2027-2031	2,670,000	196,219	2,866,219
2032-2035	2,495,000	201,477	2,696,477
Total	\$ 7,335,000	\$ 877,369	\$ 8,212,369

**Remaining Authorized but Unissued Indebtedness and Obligation to Issue Future Bonds.** The District held elections in 1994, 1996, 1998, and 2006 at which a majority of the qualified electors of the District authorized the issuance of indebtedness. A portion of the debt authorized in the 1994 election was rescinded in the 1998 election. And while the 2006 election increased the maximum repayment cost of the indebtedness under the 1994 election, it did not authorize any new indebtedness. Bonds were issued in 1998 that fully used the remaining debt authorized in the 1994 election.

The 1996 election authorized the issuance of \$5.5 million of debt. Bonds were issued using \$3.126 million of this authorization. In the 1998 election the electors of the District authorized the issuance of \$3.8 million of debt to be used for streets improvements and \$500,000 for sewage facilities, total \$4.3 million. The District has used \$359,000 of the 1998 amount authorized for street improvements, but hasn’t used any of the 1998 authorization for sewage facilities. The District’s legal counsel has advised that the remaining voter authorized debt from the 1996 and 1998 elections has become stale and is likely unusable.

Cotton Ranch Metropolitan District  
NOTES TO FINANCIAL STATEMENTS

December 31, 2021

**NOTE D – CAPITAL ASSETS**

Capital asset activity for business-type activities for the year ended December 31, 2021 follows:

	<u>Balance at January 1, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at December 31, 2021</u>
Business-type Activities				
Capital assets not being depreciated				
Water rights	\$ 314,035	\$ –	\$ –	\$ 314,035
Capital assets being depreciated				
Non-potable water system	483,358	–	–	483,358
Vehicle	11,161	–	–	11,161
Accumulated depreciation	<u>(225,911)</u>	<u>(17,061)</u>	<u>–</u>	<u>(242,972)</u>
Total capital assets being depreciated, net	<u>268,608</u>	<u>(17,061)</u>	<u>–</u>	<u>251,547</u>
Business-type activity capital assets, net	<u>\$ 582,643</u>	<u>\$ (17,061)</u>	<u>\$ –</u>	<u>\$ 565,582</u>

Depreciation expense for the year ended December 31, 2021 was \$17,061.

**NOTE E – RELATED PARTY TRANSACTIONS**

A company owned by a current board member was paid \$54,114 in 2021 for services provided in relation to the irrigation system. \$589 was owed to this board member’s company as of December 31, 2021.

The 2002A bonds were originally issued to the Cotton Ranch developers to reimburse them for infrastructure costs which they incurred in developing Cotton Ranch. One of the Developers owned a \$745,000 bond that was a portion of the 2002A bonds and was interested in selling this bond in 2017. The District’s accountant and administrator, Ken Marchetti, purchased that bond from the developer including all prior unpaid interest associated with the bond. Mr. Marchetti also purchased the prior unpaid interest associated with a portion of the 2010 Converted Bonds from another developer during 2017. As a subordinate bond, no interest was being paid on the \$745,000 bond, but the bond interest (and principal when applicable) would be payable when the District had funds available from property taxes collected from the debt service mill levy after all required payments for unlimited tax bonds have been paid. This bond was convertible to unlimited tax status when the ratio of general obligation debt to certified assessed value of the District became less than or equal to thirty-five percent. In 2020 \$295,000 of principal on this bond was converted to unlimited tax status and was redeemed. In 2021 the remaining \$450,000 of this bond was converted to unlimited tax status and was also redeemed. Additionally, during 2021 the District paid \$443,822 to Mr. Marchetti in full payment of the prior unpaid interest owed to him in the amount of \$887,644. Following these transactions, no further bonds or interest are payable to Mr. Marchetti.

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE F – COMMITMENTS AND CONTINGENCIES**

During the normal courses of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and their legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2021.

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God. The District has elected to participate in the Colorado Special District Property and Liability Pool (the Pool), which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions. 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. During the year ended December 31, 2021 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool as of December 31, 2020 (latest information available) is as follows:

	<u>Colorado Special Districts Property and Liability Pool</u>
Assets	\$ <u>59,612,386</u>
Liabilities	\$ 37,710,994
Surplus	<u>21,901,392</u>
	\$ <u>59,612,386</u>
Revenue	\$ 22,950,296
Investment income and other	<u>903,033</u>
Total revenue	23,853,329
Expenses	<u>23,825,575</u>
Excess of revenues over (under) expenses	\$ <u>27,754</u>

**NOTE H – TABOR AMENDMENT**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing

Cotton Ranch Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

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**NOTE H – TABOR AMENDMENT – CONTINUED**

pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocable and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2021, the District had the required 3% reserve of \$662, restricted for emergencies.

Under Tabor, the initial base for local government spending and revenue limits is December 31, 1992 fiscal year spending. The District's first year of operations ended December 31, 1995. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

On November 8, 1994, a majority of the District's electors authorized the District to collect and spend or retain all revenues through 1998 without regard to any limitations under TABOR.

On November 8, 1994, a majority of the District's electors authorized the District to increase taxes \$50,000 annually in 1996 and thereafter by the imposition of an ad valorem property tax levy which shall not exceed a total of 30 mills for the general operations of the District.

On May 5, 1998, a majority of the District's electors authorized the District to collect, keep and expend all District revenues received in 1998 and each year thereafter without regard to limitations under TABOR.

On May 5, 1998, a majority of the District's electors authorized the District to increase taxes \$12,500 annually in the first full fiscal year, upon real property proposed to be included into the District.

**NOTE I – CONSERVATION TRUST RESTRICTED FUNDS**

The District receives lottery funds from the State of Colorado, which are restricted to recreational and related activities. The balance of these funds at December 31, 2020 was \$45,378. During 2021, the District received an additional \$3,589, but has not expended any of the funds, leaving funds available at December 31, 2021 of \$48,967 for future spending. This amount is presented in the General fund as fund balance restricted for conservation trust activities.



**SUPPLEMENTARY INFORMATION**

Cotton Ranch Metropolitan District

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

Year ended December 31, 2021

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
Property taxes	\$ 673,154	\$ 673,154	\$ 673,152	\$ (2)
Specific ownership taxes	30,292	30,292	36,891	6,599
Interest income	3,366	1,000	2,316	1,316
Total revenues	<u>706,812</u>	<u>704,446</u>	<u>712,359</u>	<u>7,913</u>
<b>Expenditures</b>				
Treasurer's fees	20,195	20,195	20,259	(64)
Principal	480,000	480,000	480,000	-
Interest	186,473	186,473	184,713	1,760
Debt issuance costs	50,000	133,000	68,316	64,684
Allocation of overhead	8,218	10,145	17,872	(7,727)
Other - Paying Agent Fees	2,600	2,600	2,250	350
Contingency	20,000	18,000	-	18,000
Total expenditures	<u>767,486</u>	<u>850,413</u>	<u>773,410</u>	<u>77,003</u>
Excess of Revenues Over (Under) Expenditures	(60,674)	(145,967)	(61,051)	84,916
<b>Other financing sources (uses)</b>				
Proceeds of refunding note	950,000	7,335,000	7,335,000	-
Bond redemption	(950,000)	(7,215,000)	(7,260,914)	(45,914)
Total other financing sources	<u>-</u>	<u>120,000</u>	<u>74,086</u>	<u>(45,914)</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures	(60,674)	(25,967)	13,035	39,002
Fund Balance - beginning	<u>156,343</u>	<u>171,178</u>	<u>171,178</u>	<u>-</u>
Fund Balance - ending	<u>\$ 95,669</u>	<u>\$ 145,211</u>	<u>\$ 184,213</u>	<u>\$ 39,002</u>

Cotton Ranch Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN NET  
POSITION - BUDGET AND ACTUAL - PROPRIETARY FUND

Year ended December 31, 2021

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
Water service fees	\$ 142,914	\$ 157,332	\$ 160,526	\$ 3,194
Tap fees	11,000	2,750	2,750	-
Interest income	930	100	73	(27)
Total revenues	<u>154,844</u>	<u>160,182</u>	<u>163,349</u>	<u>3,167</u>
<b>Expenses</b>				
Repairs and maintenance	102,460	114,159	105,436	8,723
Augmentation water contract and lease	1,705	1,705	1,607	98
Legal and engineering	3,000	3,000	1,714	1,286
Allocation of overhead	18,218	18,146	17,872	274
Capital Outlay	-	-	-	-
Contingency	20,000	18,000	-	18,000
Total expenses	<u>145,383</u>	<u>155,010</u>	<u>126,629</u>	<u>28,381</u>
Change in net position budgetary basis	<u>\$ 9,461</u>	<u>\$ 5,172</u>	<u>36,720</u>	<u>\$ 31,548</u>
<b>Reconciliation to GAAP basis</b>				
Depreciation			<u>(17,061)</u>	
Change in net position GAAP basis			<u>(17,061)</u>	
Total net position - beginning			<u>763,322</u>	
Total net position - ending			<u>\$ 782,981</u>	

## **OTHER INFORMATION**

Cotton Ranch Metropolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAX COLLECTIONS

December 31, 2021

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2002	\$ 8,110,670	38.060	\$ 308,692	\$ 308,388	100.0%
2003	8,381,140	42.016	352,143	352,122	99.9%
2004	8,112,638	42.016	340,808	340,808	100.0%
2005	8,238,870	45.231	372,652	371,354	99.65%
2006	9,046,300	45.345	410,204	410,204	100.0%
2007	10,018,350	39.074	391,457	391,457	100.0%
2008	14,612,390	38.414	561,321	557,720	99.36%
2009	15,966,210	39.092	624,152	623,518	99.90%
2010	19,787,380	39.067	773,034	772,568	99.94%
2011	18,548,230	39.274	728,463	721,431	99.03%
2012	11,283,210	63.166	712,715	686,456	96.32%
2013	11,328,190	62.246	705,134	747,232	105.97%
2014	6,724,490	48.345	325,095	325,529	100.13%
2015	6,898,380	48.345	333,502	333,500	100.00%
2016	9,985,260	48.345	482,737	482,726	100.00%
2017	10,139,440	41.23	418,050	419,031	100.23%
2018	12,526,290	44.394	556,092	555,318	99.89%
2019	13,215,680	44.533	588,534	588,530	100.00%
2020	14,830,750	44.822	664,744	664,693	100.00%
2021	15,450,650	44.913	693,935	693,933	100.00%
2022	16,468,230	37.345	615,006		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years. Information received from the County Treasurer does not permit identification of specific year of assessment.