

Tablerock Metropolitan District  
Financial Statements  
Year Ended December 31, 2022  
with  
Independent Auditor's Report

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# HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Tablerock Metropolitan District  
Jefferson County, Colorado

### **Opinion**

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

### **Basis for Opinion**

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 opinion.

### **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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

Management has not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 opinion on the basic financial statements is not affected by the missing information.

#### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Information as listed in the table of contents is presented for the purpose of additional analysis and was not a required part of the financial statements.

The Supplemental Information is the responsibility of management and is derived from and related 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 the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

#### **Unaudited Information**

The Continuing Disclosure Annual Financial Information – Unaudited 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.

*Hiratsuka & Associates, LLP*

September 14, 2023  
Wheat Ridge, Colorado

## Tablerock Metropolitan District

### BALANCE SHEET/STATEMENT OF NET POSITION -

#### GOVERNMENTAL FUNDS

December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 95,916	\$ -	\$ 95,916	\$ -	\$ 95,916
Cash and investments - restricted	1,998	228,633	230,631	-	230,631
Receivable county treasurer	300	1,767	2,067	-	2,067
Property taxes receivable	66,230	382,667	448,897	-	448,897
Capital assets	-	-	-	679,798	679,798
Prepaid bond insurance - net	-	-	-	19,732	19,732
Total Assets	<u>164,444</u>	<u>613,067</u>	<u>777,511</u>	<u>699,530</u>	<u>1,477,041</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	321,407	321,407
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>321,407</u>	<u>321,407</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 164,444</u>	<u>\$ 613,067</u>	<u>\$ 777,511</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 2,483	\$ -	\$ 2,483	-	2,483
Accrued interest on bonds	-	-	-	17,123	17,123
Long-term liabilities					
Due within one year	-	-	-	235,000	235,000
Due in more than one year	-	-	-	6,023,503	6,023,503
Total Liabilities	<u>2,483</u>	<u>-</u>	<u>2,483</u>	<u>6,275,626</u>	<u>6,278,109</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	66,230	382,667	448,897	-	448,897
Total Deferred Inflows of Resources	<u>66,230</u>	<u>382,667</u>	<u>448,897</u>	<u>-</u>	<u>448,897</u>
<b>FUND BALANCE</b>					
Restricted:					
Emergencies	1,998	-	1,998	(1,998)	-
Debt service	-	230,400	230,400	(230,400)	-
Unassigned	93,733	-	93,733	(93,733)	-
Total Fund Balances	<u>95,731</u>	<u>230,400</u>	<u>326,131</u>	<u>(326,131)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 164,444</u>	<u>\$ 613,067</u>	<u>\$ 777,511</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				1,998	1,998
Debt service				213,277	213,277
Unrestricted:					
Total Net Position (Deficit)				<u>(5,143,833)</u>	<u>(5,143,833)</u>
				<u>\$ (4,928,558)</u>	<u>\$ (4,928,558)</u>

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

**Tablerock 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>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 10,131	\$ -	\$ 10,131	\$ -	\$ 10,131
Insurance	3,587	-	3,587	-	3,587
Legal	12,786	-	12,786	-	12,786
Miscellaneous expenses	149	-	149	-	149
Treasurer's fees	1,018	5,996	7,014	-	7,014
Landscape repairs	19,597	-	19,597	-	19,597
Tree replacement	23,840	-	23,840	-	23,840
Bond principal	-	225,000	225,000	(225,000)	-
Bond interest expense	-	214,475	214,475	19,377	233,852
Paying agent fees	-	400	400	-	400
Election Expense	2,817	-	2,817	-	2,817
Amortize prepaid bond insurance	-	-	-	1,910	1,910
Total Expenditures	<u>73,925</u>	<u>445,871</u>	<u>519,796</u>	<u>(203,713)</u>	<u>316,083</u>
<b>GENERAL REVENUES</b>					
Property taxes	67,853	399,579	467,432	-	467,432
Specific ownership taxes	4,658	27,430	32,088	-	32,088
Interest income	28	8,465	8,493	-	8,493
Total General Revenues	<u>72,539</u>	<u>435,474</u>	<u>508,013</u>	<u>-</u>	<u>508,013</u>
CHANGE IN FUND BALANCE	(1,386)	(10,397)	(11,783)	11,783	
CHANGE IN NET POSITION				191,930	191,930
<b>FUND BALANCE/NET POSITION</b>					
BEGINNING OF YEAR - RESTATED	<u>97,117</u>	<u>240,797</u>	<u>337,914</u>	<u>(5,458,402)</u>	<u>(5,120,488)</u>
END OF YEAR	<u>\$ 95,731</u>	<u>\$ 230,400</u>	<u>\$ 326,131</u>	<u>\$ (5,254,689)</u>	<u>\$ (4,928,558)</u>

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

## Tablerock Metropolitan District

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

For the Year Ended December 31, 2022

	Original and Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 67,853	\$ 67,853	\$ -
Specific ownership taxes	4,295	4,658	363
Interest income	50	28	(22)
Total Revenues	72,198	72,539	341
<b>EXPENDITURES</b>			
Accounting and audit	10,000	10,131	(131)
Insurance	3,800	3,587	213
Legal	10,000	12,786	(2,786)
Miscellaneous expenses	100	149	(49)
Election Expense	15,000	2,817	12,183
Treasurer's fees	1,018	1,018	-
Landscape repairs	20,000	19,597	403
Tree replacement	55,000	23,840	31,160
Contingency	60,978	-	60,978
Emergency reserve	2,848	-	2,848
Total Expenditures	178,744	73,925	104,819
<b>CHANGE IN FUND BALANCE</b>	(106,546)	(1,386)	105,160
<b>FUND BALANCE - BEGINNING OF YEAR - RESTATED</b>	106,546	97,117	(9,429)
<b>FUND BALANCE - END OF YEAR</b>	\$ -	\$ 95,731	\$ 95,731

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

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Tablerock Metropolitan District (the “District”), located in Jefferson 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 in 2002, as a quasi-municipal organization 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 GASB pronouncements which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. 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.

Tablerock 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 in 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.

## Tablerock 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.

#### Budgetary Accounting

Budgets are adopted on a 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.

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

##### 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.

##### 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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

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 only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of 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.

Prepaid Bond Insurance, Original Issue Premium and Deferred Loss on Refunding

Bond insurance costs, Original Issue Premium and Deferred Loss on Refunding from the Series 2017 Bonds are being amortized over the term of the bonds using the effective interest method. Accumulated amortization of bond insurance costs, original issue premium and deferred loss on refunding amounted to \$10,463, \$60,186 and \$170,429, respectively at December 31, 2022.

Capital Assets

Capital assets, which includes property, plant, equipment and infrastructure assets (e.g. roads, bridges, 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 fixed 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. No depreciation expense was recognized during 2022.

Tablerock 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 30 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 inflow 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.

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.

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 \$1,998 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 \$230,400 is restricted for the payment of the debt service costs associated with General Obligation Refunding Bonds, Series 2017 (see Note 4).

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

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.

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.

Restated Fund Balance

Beginning fund balance in the general fund was restated to included operating expenses that were not recognized in the correct period.

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 or resources related to those assets. At December 31, 2022, the District did not have any amount to report in this category.

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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

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	\$ 95,916
Cash and investments – Restricted	<u>230,631</u>
Total	\$ <u>326,547</u>

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

Deposits with financial institutions	\$ 11,395
Investments - COLOTRUST	<u>315,152</u>
	\$ <u>326,547</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.

Investments

Investment Valuation

Certain investments are measured at fair value 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 investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

Credit Risk

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

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

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 ventures 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. The trusts operate similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST operates shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2022, the District had \$315,152 invested in COLOTRUST.

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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

Note 3: Capital Assets

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

	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2022
<u>Governmental Type Activities:</u>				
Capital assets not being depreciated:				
Parks, landscaping	\$ 679,798	\$ -	\$ -	\$ 679,798
Total capital assets not being depreciated:	<u>679,798</u>	<u>-</u>	<u>-</u>	<u>679,798</u>
Government type assets, net	<u>\$ 679,798</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 679,798</u>

The Service Plan requires the district to convey the streets, water, sanitation and storm drainage improvements to Jefferson County for ownership and maintenance. These amounts have been properly conveyed in prior years. The HOA is maintaining the landscape improvements which are not depreciated.

Note 4: Long Term Debt

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

General Obligation Refunding Bonds, Series 2017

On September 21, 2017 the District issued \$7,205,000 of General Obligation Refunding Bonds, Series 2017 (“Series 2017 Bonds”). The Series 2017 Bonds bear interest rates ranging from 2.00% to 4.00% and is payable semiannually on each June 1 and December 1, commencing on December 1, 2017. Principal on the Series 2017 Bonds is payable upon maturity beginning December 1, 2018 and are subject to a mandatory sinking fund redemption commencing on December 1, 2032. Proceeds of the Series 2017 Bonds were used to refund the Series 2007 Bonds and to pay the cost of issuing the Series 2017 Bonds. The Series 2017 Bonds maturing on and after December 1, 2026 are subject to redemption prior to maturity at the option of the District, in whole on any date, or in part on any interest payment date, at any time after December 1, 2025, at the redemption price equal to the principal amount of each Series 2017 Bond or portion thereof redeemed plus accrued interest to the date of redemption. The Series 2017 Bonds are to be paid from the Required Mill Levy and Specific Ownership Taxes. Concurrently with the issuance of the Series 2017 Bonds, Assured Guaranty Municipal Corp (“AGM”) issued a Municipal Bond Insurance Policy guaranteeing the scheduled payment of principal and interest payments when due. AGM’s financial strength is rated “AA” (stable outlook) by S& P Global Ratings.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

As a result of the issuance of the Series 2017 Bonds, the Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2007 were considered to be defeased and the liabilities were removed from the governmental activities column of the Statement of Net Position. The reacquisition price of the old debt exceeded the net carrying value by \$491,836. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the refunded bonds. The refunding resulted in an economic gain of \$1,143,733 due to the average interest rate of the Series 2017 Bonds being lower than the refunded bonds.

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

	<u>Balance</u> <u>1/1/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2022</u>	<u>Current</u> <u>Portion</u>
General Obligation Bonds					
Series 2017	\$6,370,000	\$ -	\$ 225,000	\$6,145,000	\$ 235,000
Issue premium - 2017	<u>124,492</u>	<u>-</u>	<u>10,989</u>	<u>113,503</u>	<u>-</u>
	<u>\$6,494,492</u>	<u>\$ -</u>	<u>\$ 235,989</u>	<u>\$6,258,503</u>	<u>\$ 235,000</u>

The following is a summary of the annual long-term debt principal and interest requirements of the Series 2017 Bonds.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 235,000	\$ 205,475	\$ 440,475
2024	245,000	196,075	441,075
2025	255,000	186,275	441,275
2026	265,000	176,075	441,075
2027	270,000	170,775	440,775
2028 - 2032	1,485,000	710,990	2,195,990
2033 - 2037	1,765,000	435,469	2,200,469
2038 - 2041	<u>1,625,000</u>	<u>134,226</u>	<u>1,759,226</u>
	<u>\$ 6,145,000</u>	<u>\$ 2,215,360</u>	<u>\$ 8,360,360</u>

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

As of December 31, 2022, the District had remaining voted debt authorization of approximately \$11,866,701 for capital projects, \$13,653,299 for refunding purposes, \$1,000,000 for operations, \$20,565,000 for Reimbursement Agreements and \$10,000,000 for Mortgages. The District has not budgeted to issue any additional debt in 2023. Per the District's Service Plan, the District may expend funds for improvements as it deems necessary in its discretion. The combined total estimated cost of improvements anticipated to be necessary for the development of Tablerock is approximately \$12,430,100, inclusive of contingencies. The District may finance all or a portion of such improvements. This amount may increase as the needs of the development evolve.

Note 5: 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.

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 6: 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 Colorado Special Districts Property and Liability Pool (the "Pool") 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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2022

The District pays annual premiums to the Pool for auto, public official's 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 7: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds;
- 2) 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; and
- 3) bond insurance costs are reported as deferred charges and amortized over the term of the related debt in the government-wide financial statements.

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

- 1) Governmental funds report bond insurance costs as an expenditure, however, in the statement of activities, the bond issuance costs are amortized over the term of the related debt;
- 2) 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
- 3) 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

**Tablerock 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 & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 399,579	\$ 399,579	\$ -
Specific ownership taxes	25,973	27,430	1,457
Interest income	<u>3,500</u>	<u>8,465</u>	<u>4,965</u>
 Total Revenues	 <u>429,052</u>	 <u>435,474</u>	 <u>6,422</u>
 <b>EXPENDITURES</b>			
Bond interest	214,476	214,475	1
Bond principal	225,000	225,000	-
Paying agent fees	5,000	400	4,600
Treasurers' fees	<u>5,997</u>	<u>5,996</u>	<u>1</u>
 Total Expenditures	 <u>450,473</u>	 <u>445,871</u>	 <u>4,602</u>
 CHANGE IN FUND BALANCE	 (21,421)	 (10,397)	 11,024
 FUND BALANCE - BEGINNING OF YEAR	 <u>246,362</u>	 <u>240,797</u>	 <u>(5,565)</u>
 FUND BALANCE - END OF YEAR	 <u>\$ 224,941</u>	 <u>\$ 230,400</u>	 <u>\$ 5,459</u>

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

## Tablerock Metropolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2022

<u>Year Ended</u> <u>December 31,</u>	<u>Prior</u> <u>Year Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2004	\$ 1,684,200	5.000	52.475	\$ 96,799	\$ 96,798	100.00%
2005	\$ 3,945,340	5.000	52.475	\$ 226,759	\$ 226,612	99.94%
2006	\$ 6,485,720	5.000	52.475	\$ 372,767	\$ 371,284	99.60%
2007	\$ 9,025,090	5.000	52.475	\$ 518,717	\$ 517,035	99.68%
2008	\$ 11,098,010	5.000	52.475	\$ 637,858	\$ 638,253	100.06%
2009	\$ 11,128,020	5.000	52.475	\$ 639,583	\$ 636,830	99.57%
2010	\$ 12,034,760	5.000	52.475	\$ 691,698	\$ 692,611	100.13%
2011	\$ 12,150,910	5.000	47.000	\$ 631,847	\$ 633,458	100.25%
2012	\$ 11,554,614	5.000	46.000	\$ 589,285	\$ 589,285	100.00%
2013	\$ 11,591,727	5.000	46.000	\$ 591,178	\$ 591,178	100.00%
2014	\$ 11,821,833	5.000	46.000	\$ 602,913	\$ 602,914	100.00%
2015	\$ 11,845,721	5.000	45.000	\$ 592,286	\$ 592,286	100.00%
2016	\$ 13,057,244	5.000	40.500	\$ 594,105	\$ 594,106	100.00%
2017	\$ 13,053,388	5.000	40.500	\$ 593,929	\$ 593,929	100.00%
2018	\$ 12,379,807	5.000	34.000	\$ 482,812	\$ 482,814	100.00%
2019	\$ 12,358,760	5.000	32.000	\$ 457,274	\$ 457,274	100.00%
2020	\$ 13,435,502	4.500	29.500	\$ 456,807	\$ 456,807	100.00%
2021	\$ 13,460,188	4.500	29.500	\$ 457,646	\$ 457,647	100.00%
2022	\$ 15,078,438	4.500	26.500	\$ 467,432	\$ 467,432	100.00%
Estimated for year ending December 31, 2023	\$ 14,717,947	4.500	26.000	\$ 448,897		

**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

**TABLEROCK METROPOLITAN DISTRICT**

**SELECTED DEBT RATIOS**

December 31, 2022

UNAUDITED

General Obligation Debt Outstanding	\$ 6,145,000
District Assessed Value	\$ 14,717,947
Ratio of Debt to Assessed Value	41.75%