

**CANTERBERRY CROSSING
METROPOLITAN DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS
December 31, 2017**

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Office of the State Auditor

July 31, 2018

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Board of Directors
Canterberry Crossing Metropolitan District
Douglas County, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of the Canterbury Crossing Metropolitan District, as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 Canterbury Crossing Metropolitan District as of December 31, 2017, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other-Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Canterbury Crossing Metropolitan District's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

Simmons & Wheeler P.C.

Englewood, CO
July 18, 2018

BASIC FINANCIAL STATEMENTS

CANTERBERRY CROSSING METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2017

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 159,072
Cash and investments - Restricted	729,007
Receivable - County Treasurer	5,874
Property taxes receivable	866,379
Prepaid Insurance	3,301
Total assets	<u>1,763,633</u>
DEFERRED OUTFLOWS OF RESOURCES	
Cost of refunding	389,630
Total deferred outflows of resources	<u>389,630</u>
LIABILITIES	
Accounts payable	3,137
Directors Fees Payable	92
Accrued interest	24,647
Due to other Districts	17,334
Noncurrent liabilities	
Due within one year	325,000
Due in more than one year	9,055,891
Total liabilities	<u>9,426,101</u>
DEFERRED INFLOWS OF RESOURCES	
Property tax revenue	866,379
Total deferred inflows of resources	<u>866,379</u>
NET POSITION	
Restricted	
Emergency reserves	2,600
Debt service	618,981
Conservation Trust	33,586
Unrestricted	(8,794,384)
Total net position	<u>\$ (8,139,217)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
December 31, 2017**

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>	
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Government activities:					
General government	\$ 193,460	\$ -	\$ -	\$ 19,954	\$ (173,506)
Interest and related costs on long-term debt	348,918	-	-	-	(348,918)
	<u>\$ 542,378</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,954</u>	<u>(522,424)</u>
General revenues:					
Property taxes					800,543
Specific ownership taxes					87,695
Interest income					12,963
Total general revenues					<u>901,201</u>
Change in net position					378,777
Net position - Beginning					(8,517,994)
Net position - Ending					<u>\$ (8,139,217)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2017**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and investments	\$ 159,072	\$ -	\$ -	\$ 159,072
Cash and investments - Restricted	2,600	637,754	88,653	729,007
Receivable - County Treasurer	-	5,874	-	5,874
Property taxes receivable	89,207	777,172	-	866,379
Prepaid insurance	3,301	-	-	3,301
TOTAL ASSETS	\$ 254,180	\$ 1,420,800	\$ 88,653	\$ 1,763,633
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 3,137	\$ -	\$ -	\$ 3,137
Director fees payable	92	-	-	92
Due to other districts	-	-	17,334	17,334
Total liabilities	3,229	-	17,334	20,563
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	89,207	777,172	-	866,379
Total deferred inflows of resources	89,207	777,172	-	866,379
FUND BALANCES				
Restricted, for:				
Emergency reserves	2,600	-	-	2,600
Debt service	-	643,628	-	643,628
Conservation Trust	-	-	33,586	33,586
Capital projects	-	-	37,733	37,733
Unassigned	159,144	-	-	159,144
Total fund balances	161,744	643,628	71,319	876,691
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 254,180	\$ 1,420,800	\$ 88,653	

Amounts reported for governmental activities in the statement of net position are different because:
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued interest payable	(24,647)
Bonds payable	(9,380,891)
Cost of refunding	389,630
Net position of governmental activities	\$ (8,139,217)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
December 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
REVENUES				
Property taxes	\$ 82,456	\$ 718,087	\$ -	\$ 800,543
Specific ownership taxes	-	87,695	-	87,695
Conservation trust entitlement	-	-	19,954	19,954
Interest income	2,265	9,031	1,667	12,963
Total revenues	<u>84,721</u>	<u>814,813</u>	<u>21,621</u>	<u>921,155</u>
EXPENDITURES				
Accounting	27,591	-	-	27,591
Audit	3,800	-	-	3,800
County Treasurer's fees	1,237	10,776	-	12,013
Directors' fees	500	-	-	500
District management	19,762	-	-	19,762
Dues and licenses	319	-	-	319
Insurance	3,551	-	-	3,551
Legal	10,297	4,000	-	14,297
Payroll tax	38	-	-	38
Debt service	-	615,597	-	615,597
Miscellaneous	1,272	-	-	1,272
CTF Project	-	-	121,093	121,093
Total expenditures	<u>68,367</u>	<u>630,373</u>	<u>121,093</u>	<u>819,833</u>
NET CHANGE IN FUND BALANCES	16,354	184,440	(99,472)	101,322
FUND BALANCES - BEGINNING OF YEAR	<u>145,390</u>	<u>459,188</u>	<u>170,791</u>	<u>775,369</u>
FUND BALANCES - END OF YEAR	<u>\$ 161,744</u>	<u>\$ 643,628</u>	<u>\$ 71,319</u>	<u>\$ 876,691</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
December 31, 2017**

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

Net change in fund balances - Total governmental funds	\$ 101,322
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond principal payment	305,000
Amortization of cost of refunding	(34,851)
Accretion of bond premium	6,528
Accrued interest - Change in liability	<u>778</u>
Changes in net position of governmental activities	<u><u>\$ 378,777</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
December 31, 2017**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Property taxes	\$ 82,428	\$ 82,456	\$ 28
Interest income	1,850	2,265	415
Total revenues	<u>84,278</u>	<u>84,721</u>	<u>443</u>
EXPENDITURES			
Accounting	18,000	27,591	(9,591)
Audit	4,200	3,800	400
County Treasurer's fees	1,236	1,237	(1)
Directors' fees	1,000	500	500
District management	20,000	19,762	238
Dues and licenses	400	319	81
Insurance	3,500	3,551	(51)
Legal	14,500	10,297	4,203
Payroll tax	100	38	62
Miscellaneous	2,000	1,272	728
Contingency	5,064	-	5,064
Total expenditures	<u>70,000</u>	<u>68,367</u>	<u>1,633</u>
NET CHANGE IN FUND BALANCES	14,278	16,354	2,076
FUND BALANCES - BEGINNING OF YEAR	<u>137,384</u>	<u>145,390</u>	<u>8,006</u>
FUND BALANCES - END OF YEAR	<u>\$ 151,662</u>	<u>\$161,744</u>	<u>\$ 10,082</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 1 - DEFINITION OF REPORTING ENTITY

Canterberry Crossing Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County on May 20, 1996, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Parker on March 4, 1996, as modified in 1997 and 2001 (Modified Service Plan). The District's service area is located in the Town of Parker, Colorado. The District was established to provide for construction and financing for street, safety control, water, sanitation and park and recreation facilities and improvements. Upon completion and expiration of a warranty period, the street and safety control improvements were dedicated to and are being maintained by the Town of Parker. Water and sanitation improvements were dedicated to and are being maintained by the Parker Water and Sanitation District. Other improvements were dedicated to and are being maintained by the Canterbury Crossing Master Association (HOA).

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

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

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year ended December 31, 2017.

Pooled Cash and Investments

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

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cost of Bond Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports 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 and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *cost of refunding*, is being amortized using the interest method over the life of the bonds.

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

Equity

Net Position

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

Fund Balance

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

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above.

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

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2017, are classified in the accompanying financial statements as follows:

Statement of net position and balance sheet:

Cash and investments	\$ 159,072
Cash and investments - Restricted	<u>729,007</u>
Total cash	<u><u>\$ 888,079</u></u>

Cash and investments as of December 31, 2017, consist of the following:

Deposits with financial institutions	\$ 5,655
Investments	<u>882,424</u>
Total cash and investments	<u><u>\$ 888,079</u></u>

Deposits with Financial Institutions

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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

At December 31, 2017, the District's cash deposits had a bank balance of \$8,023 and a carrying balance of \$5,655.

Investments

The District's formal investment policy is to follow State statutes regarding investments.

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

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

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

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

As of December 31, 2017, the District had the following investments:

Investment	Maturity	Amount
UMB		\$ 41
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	882,383
		<u>\$ 882,424</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities 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 any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 - LONG-TERM OBLIGATIONS

The following is an analysis of the changes in long-term obligations for the year ended December 31, 2017:

	<u>Balance at December 31, 2016</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at December 31, 2017</u>	<u>Due Within One Year</u>
General obligation bonds payable:					
2016A Bonds	\$ 1,320,000	\$ -	\$ -	\$ 1,320,000	\$ -
2016B Bonds	8,245,000	-	305,000	7,940,000	325,000
Bond Premium - 2016A	127,419	-	6,528	120,891	-
Total bonds payable	<u>\$ 9,692,419</u>	<u>\$ -</u>	<u>\$ 311,528</u>	<u>\$ 9,380,891</u>	<u>\$ 325,000</u>

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 4 - LONG-TERM OBLIGATIONS (CONTINUED)

The details of the District's long-term obligations are as follows:

\$1,320,000 of General Obligation Refunding Bonds (Series 2016A) dated February 4, 2016. Series 2016A Bonds bear interest of 4.00% per annum payable, on June 1 and December 1. Mandatory principal payments are due on December 1, commencing on December 1, 2035, with final payment due on December 1, 2036. The Series 2016A Bonds are subject to optional redemption on December 1, 2025, and any date thereafter at a redemption price equal to the par amount of the Bonds plus accrued interest.

The Series 2016A Bonds are general obligations of the District, secured by a pledge of the full faith and credit of the District and payable from general ad valorem taxes which may be levied without limitation of rate and in an amount necessary to pay the bonds when due against all taxable property within the District.

\$8,245,000 of General Obligation Refunding Bonds (Series 2016B) dated February 4, 2016. Series 2016B bear interest of 3.06% annum on and after the Tax-Exempt Reissuance Date and 4.70% prior to that date, payable on June 1 and December 1. Mandatory principal payments are due on December 1, with final payment due on December 1, 2034. The Series 2016B Bonds are subject to optional redemption commencing June 1, 2026 at a price equal to par plus accrued interest. Prior to June 1, 2026, the Series 2016B bonds are subject to redemption at a price equal to the par amount, plus accrued interest, plus a Prepayment Fee. The Prepayment Fee is equal to the present value of the difference between (a) the amount that would have been realized by the Owner on the prepaid amount for the remaining term of the Bonds at the then-applicable interest rate and (b) the amount that would be realized but the Owner of the 2016B Bonds by reinvesting funds for the remainder term of the Series 2016B Bonds at the (i) then-current market swap rate plus (ii) a spread of 1.10%, in effect the time of prepayment as determined by the Owner, both (a) and (b) discounted at the then-current market swap rate excluding the spread. If the present value is zero or negative, there is no Prepayment Fee.

The Series 2016 Bonds are general obligations of the District, secured by a pledge of the full faith and credit of the District and payable from general ad valorem taxes which may be levied without limitation of rate and in an amount necessary to pay the bonds when due against all taxable property within the District.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 4 - LONG-TERM OBLIGATIONS (CONTINUED)

The District's long-term obligations will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 325,000	\$ 295,764	\$ 620,764
2019	335,000	285,819	620,819
2020	355,000	275,568	630,568
2021	365,000	264,705	629,705
2022	390,000	253,536	643,536
2023-2027	2,195,000	1,079,337	3,274,337
2028-2032	2,725,000	712,596	3,437,596
2033-2036	2,570,000	243,634	2,813,634
	<u>\$ 9,260,000</u>	<u>\$ 3,410,959</u>	<u>\$ 12,670,959</u>

On May 7, 1996, a majority of the qualified electors of the District authorized the issuance of \$5,500,000 in bonds for the purpose of constructing new improvements and \$7,000,000 in bonds for the purpose of refunding. An additional \$5,500,000 in bonds for the purpose of constructing new improvements and \$5,500,000 in bonds for the purpose of refunding were approved at an election of the District held November 5, 1996. At December 31, 2017, the District had no remaining authorized but unissued indebtedness for the purpose of constructing new improvements and \$2,725,000 of authorized but unissued debt for the purpose of refunding bonds.

Pursuant to the Modified Service Plan, the District is subject to a limitation of \$11,000,000 in outstanding debt at any given point, not including debt issued for refunding of bonds. Additionally, the Modified Service Plan limited the District's debt service mill levy to 35 mills, as adjusted for changes in methodology for determining valuation of taxable property for so long as the ratio of the District's debt to assessed valuation exceeded fifty percent (50%). The Modified Service Plan provides that general obligation debt which is less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the maximum debt service mill levy shall be such amount necessary to pay debt service, without limitation. Accordingly, there is no limitation on the District's debt service mill levy for the outstanding bonds.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - NET POSITION

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

Restricted net position includes net position that is restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2017, as follows:

	Governmental Activities
Restricted net position:	
Emergency reserves	\$ 2,600
Debt service	618,981
Conservation Trust	33,586
Total restricted net position	\$ 655,167

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 6 - RELATED PARTY

The original Developer of the property which constitutes the District is Canterbury Development Company, LLC. A member of the Board of Directors is an employee, owner or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District. However, this director resigned from the Board of Directors prior to year end.

NOTE 7 - AGREEMENT

Management Agreement

On May 21, 2002, the District entered into an agreement with Canterbury Crossing Metropolitan District II (CCMD II), a separate and distinct quasi-municipal corporation and political subdivision of the State of Colorado, and the HOA, whereby the HOA will manage and maintain the operation of the Community Center and pool owned by CCMD II (Management Agreement). The Management Agreement was amended on May 15, 2007, to clarify certain administrative functions and responsibilities of the HOA. The District imposes a fee on all users of the Community Center and the pool pursuant to a resolution adopted on October 15, 2002, as amended. This fee is charged to the residents via the monthly fees that they pay to the HOA. Upon the repayment of the District's general obligation debt, including any refundings thereof, and the repayment of any CCMD II Bonds, CCMD II will convey the Community Center and pool to the HOA.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 7 - AGREEMENT (CONTINUED)

On November 4, 2016, the District adopted a Resolution Ratifying Home Owner Fees Set by the Villages at Parker Master Association, Inc., d/b/a Canterbury Crossing Master Association and Used to Offset Certain Expenses for the Canterbury Crossing Metropolitan District, Douglas County, Colorado, for the 2017 Calendar and Fiscal Year ("2017 Resolution"), pursuant to which the District ratified the HOA' s imposition of homeowner recreation fees in the amount of \$600 per year for 2017.

On November 4, 2017, the District adopted a Resolution Ratifying Home Owner Fees Set by the Villages at Parker Master Association, Inc., d/b/a Canterbury Crossing Master Association and Used to Offset Certain Expenses for the Canterbury Crossing Metropolitan District, Douglas County, Colorado, for the 2017 Calendar and Fiscal Year ("2018 Resolution"), pursuant to which the District ratified the I-IOA's imposition of homeowner recreation fees in the amount of \$672 per year for 2018.

NOTE 8 - 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 is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 9 - TAX, SPENDING AND DEBT LIMITATIONS

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

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

CANTERBERRY CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 9 - TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

At elections held on May 7, 1996 and November 5, 1996, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all ad valorem property taxes and fees of the District without regard to any limitations under TABOR.

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.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
December 31, 2017**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Property taxes	\$ 718,112	\$ 718,112	\$ 718,087	\$ (25)
Specific ownership taxes	72,000	72,000	87,695	15,695
Interest income	2,500	2,500	9,031	6,531
Total revenues	<u>792,612</u>	<u>792,612</u>	<u>814,813</u>	<u>22,201</u>
EXPENDITURES				
County Treasurer's fees	10,772	10,772	10,776	(4)
Bond interest - 2016A	52,800	52,800	52,800	-
Bond interest - 2016B	252,297	252,297	252,297	-
Bond principal - 2016B	305,000	305,000	305,000	-
Paying agent fees	500	500	5,500	(5,000)
Legal Services	-	-	4,000	(4,000)
Miscellaneous	1	1	-	1
Contingency	3,641	18,630	-	18,630
Total expenditures	<u>625,011</u>	<u>640,000</u>	<u>630,373</u>	<u>9,627</u>
NET CHANGE IN FUND BALANCES	167,601	152,612	184,440	31,828
FUND BALANCES - BEGINNING OF YEAR	<u>450,722</u>	<u>450,722</u>	<u>459,188</u>	<u>8,466</u>
FUND BALANCES - END OF YEAR	<u>\$ 618,323</u>	<u>\$ 603,334</u>	<u>\$ 643,628</u>	<u>\$ 40,294</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
December 31, 2017**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Conservation trust entitlement	\$ 18,000	\$ 19,954	\$ 1,954
Interest income	850	1,667	817
Total revenues	<u>18,850</u>	<u>21,621</u>	<u>2,771</u>
EXPENDITURES			
Capital outlay			
CTF project	<u>180,000</u>	<u>121,093</u>	<u>58,907</u>
Total expenditures	<u>180,000</u>	<u>121,093</u>	<u>58,907</u>
NET CHANGE IN FUND BALANCES	(161,150)	(99,472)	61,678
FUND BALANCES - BEGINNING OF YEAR	<u>165,100</u>	<u>170,791</u>	<u>5,691</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 3,950</u></u>	<u><u>\$ 71,319</u></u>	<u><u>\$ 67,369</u></u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2017**

Bonds and Interest Maturing in the Year Ending December 31,	\$1,320,000			\$8,245,000		
	General Obligation Refunding Bonds, Series 2016A			General Obligation Refunding Bonds, Series 2016B		
	Issued February 4, 2016			Issued February 4, 2016		
	Principal Due Annually December 1			Principal Due Annually December 1		
	Interest at 4.00%			Interest at 3.06%		
	Due June 1 and December 1			Due June 1 and December 1		
	Principal⁽¹⁾	Interest	Total	Principal⁽¹⁾	Interest	Total
2018	\$ -	\$ 52,800	\$ 52,800	\$ 325,000	\$ 242,964	\$ 567,964
2019	-	52,800	52,800	335,000	233,019	568,019
2020	-	52,800	52,800	355,000	222,768	577,768
2021	-	52,800	52,800	365,000	211,905	576,905
2022	-	52,800	52,800	390,000	200,736	590,736
2023	-	52,800	52,800	400,000	188,802	588,802
2024	-	52,800	52,800	425,000	176,562	601,562
2025	-	52,800	52,800	435,000	163,557	598,557
2026	-	52,800	52,800	460,000	150,246	610,246
2027	-	52,800	52,800	475,000	136,170	611,170
2028	-	52,800	52,800	500,000	121,635	621,635
2029	-	52,800	52,800	520,000	106,335	626,335
2030	-	52,800	52,800	545,000	90,423	635,423
2031	-	52,800	52,800	565,000	73,746	638,746
2032	-	52,800	52,800	595,000	56,457	651,457
2033	-	52,800	52,800	610,000	38,250	648,250
2034	-	52,800	52,800	640,000	19,584	659,584
2035	635,000	52,800	687,800	-	-	-
2036	685,000	27,400	712,400	-	-	-
	<u>\$ 1,320,000</u>	<u>\$ 977,800</u>	<u>\$ 2,297,800</u>	<u>\$ 7,940,000</u>	<u>\$ 2,433,159</u>	<u>\$ 10,373,159</u>

⁽¹⁾ The principal amounts shown assume mandatory sinking fund payments are made, but assume that no optional redemptions will be made prior to maturity.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
 FIVE YEAR SUMMARY OF ASSESSED VALUATION,
 MILL LEVY AND PROPERTY TAXES COLLECTED
 December 31, 2017**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Increase (Decrease)	Mills Levied for		Total Property Taxes		Percent Collected to Levied
			General	Debt Service	Levied	Collected	
2012	\$ 23,594,350	-7.24%	5.795	27.850	\$ 793,832	\$ 793,626	99.9%
2013	24,042,930	1.90%	4.795	26.850	760,839	760,917	100.0%
2014	23,815,582	-0.95%	4.795	26.850	753,644	753,655	100.0%
2015	24,148,430	1.40%	2.795	28.850	764,176	764,179	100.0%
2016	29,103,440	20.52%	2.795	28.850	920,978	920,982	100.0%
2017	29,491,290	1.33%	2.795	24.350	800,541	800,543	100.0%

Estimated for
 calendar year ending
 December 31,

2018	\$ 31,916,720	9.67%	2.795	24.350	\$ 866,379		
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Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
 SELECTED DEBT RATIOS OF THE DISTRICT
 (UNAUDITED)
 December 31, 2017**

Direct debt	<u>\$ 9,260,000</u>
2017 District assessed valuation	\$ 31,916,720
Direct debt to assessed valuation	29.01%
2017 District estimated statutory "actual" value (1)	\$ 439,985,552
Direct debt to estimated statutory "actual" value	2.10%

- (1) Statutory "actual" value has been calculated using a statutory formula under which assessed valuation is calculated as 7.96% of the statutory "actual" value of residential property and 29% of the statutory "actual" value of all other classes of property (with certain specific exceptions). Statutory "actual" value is not intended to represent market value.

ANNUAL DISCLOSURE

**CANTERBERRY CROSSING METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
Total Mill Levy
Table V**

	<u>2017</u>
Cherry Creek Basin Water Quality Authority	0.453
Douglas County	19.774
Douglas Country School District Re-1	38.996
Douglas County Soil Conservation District	0.000
Douglas Public Library District	4.021
Parker (Town of)	2.602
Parker Fire Protection District	0.000
South Metro Fire Rescue Protection District	9.250
Parker Water and Sanitation District	9.145
Regional Transportation District	0.000
Urban Drainage and Flood Control District	0.500
Urban Drainage and Flood Control District - South Platt	<u>0.057</u>
Overlapping Mill Levy	84.798
The District	<u>27.145</u>
Total Mill Levy	<u><u>111.943</u></u>

CANTERBERRY CROSSING METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
General Fund Statement of Revenues, Expenditures, and Changes in Fund Balance
Table VI

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Revenues								
Property taxes	\$ 147,460	\$ 147,369	\$ 136,662	\$ 115,279	\$ 114,179	\$ 67,477	\$ 81,323	\$ 82,456
Interest income	365	280	739	546	575	738	2,481	2,265
Total	<u>147,825</u>	<u>147,649</u>	<u>137,401</u>	<u>115,825</u>	<u>114,754</u>	<u>68,215</u>	<u>83,804</u>	<u>84,721</u>
Expenditures								
Accounting	14,685	14,157	13,083	12,416	11,322	15,412	22,247	27,591
Audit	3,600	3,600	3,769	3,800	3,800	3,800	3,800	3,800
Country treasurer's fees	2,216	2,213	2,051	1,730	1,714	1,013	1,221	1,237
Directors' fees	800	800	700	600	800	1,100	969	500
District management	17,087	23,648	17,576	21,292	16,628	27,101	16,969	19,762
Dues and subscriptions	300	340	309	321	326	329	380	319
Election expense	1,355	-	1,751	-	1,669	-	1,457	-
Insurance	2,271	2,269	2,773	2,849	3,003	3,003	3,252	3,551
Legal	9,363	7,261	8,691	10,587	11,963	11,797	9,221	10,297
Payroll tax	-	-	54	46	61	84	107	38
Repayment of developer prepaid facility fees	65,120	-	-	-	56,240	-	-	-
Miscellaneous	232	-	761	373	502	390	1,019	1,272
Total	<u>117,029</u>	<u>54,288</u>	<u>51,518</u>	<u>54,014</u>	<u>108,028</u>	<u>64,029</u>	<u>60,642</u>	<u>68,367</u>
Excess of revenues over (under) expenditures	30,796	93,361	85,883	61,811	6,726	4,186	23,162	16,354
Other financing sources (uses)								
Transfer in (out)	(18,401)	(50,000)	(11,613)	-	-	-	(275,000)	-
Total	<u>(18,401)</u>	<u>(50,000)</u>	<u>(11,613)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(275,000)</u>	<u>-</u>
Net change in fund balance	12,395	43,361	74,270	61,811	6,726	4,186	(251,838)	16,354
Beginning fund balance	194,479	206,874	250,235	324,505	386,316	393,042	397,228	145,390
Ending fund balance	<u>\$ 206,874</u>	<u>\$ 250,235</u>	<u>\$ 324,505</u>	<u>\$ 386,316</u>	<u>\$ 393,042</u>	<u>\$ 397,228</u>	<u>\$ 145,390</u>	<u>\$ 161,744</u>

CANTERBERRY CROSSING METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
General Fund Budget Summary and Comparison
Table VII

	2016 Budget (final)	2016 Actual (Unaudited)	2017 Budget (final)	2017 Actual (Unaudited)
Revenues				
Property taxes	\$ 81,344	\$ 81,323	\$ 82,428	\$ 82,456
Interest income	650	2,481	1,850	2,265
Total	<u>81,994</u>	<u>83,804</u>	<u>84,278</u>	<u>84,721</u>
Expenditures				
Accounting	14,500	22,247	18,000	27,591
Audit	4,000	3,800	4,200	3,800
Country treasurer's fees	1,200	1,221	1,236	1,237
Directors' fees	800	969	1,000	500
District management	20,000	16,969	20,000	19,762
Dues and subscriptions	350	380	400	319
Election expense	2,000	1,457	-	-
Insurance	3,100	3,252	3,500	3,551
Legal	14,500	9,221	14,500	10,297
Payroll tax	60	107	100	38
Repayment of developer prepaid facility fees	-	-	-	-
Miscellaneous	2,090	1,019	2,000	1,272
Webpage	2,000	-	-	-
Contingency	5,400	-	5,064	-
Total	<u>70,000</u>	<u>60,642</u>	<u>70,000</u>	<u>68,367</u>
Excess of revenues over (under) expenditures	11,994	23,162	14,278	16,354
Other financing sources (uses)				
Transfer in (out)	<u>(275,000)</u>	<u>(275,000)</u>	<u>-</u>	<u>-</u>
Total	<u>(275,000)</u>	<u>(275,000)</u>	<u>-</u>	<u>-</u>
Net change in fund balance	(263,006)	(251,838)	14,278	16,354
Beginning fund balance	395,236	397,228	137,384	145,390
	<u>\$ 132,230</u>	<u>\$ 145,390</u>	<u>\$ 151,662</u>	<u>\$ 161,744</u>