

**WRIGHT FARMS METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2020**

**WRIGHT FARMS METROPOLITAN DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2020**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENTS OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>CONVERSATION TRUST FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>19</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>20</b>

## Independent Auditor's Report

Board of Directors  
Wright Farms Metropolitan District  
Adams County, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Wright Farms Metropolitan District (the "District") as of and for the year ended December 31, 2020, 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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards general 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 from 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 entity'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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

## Opinion

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 Wright Farms Metropolitan District as of December 31, 2020, 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

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.

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

Sincerely,



Wipfli LLP  
March 10, 2021

## **BASIC FINANCIAL STATEMENTS**

**WRIGHT FARMS METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Cash and Investments	\$ 2,467,005
Cash and Investments - Restricted	14,000
Receivable - County Treasurer	3,161
Property Taxes Receivable	406,874
Prepaid Expenses	16,154
Capital Assets not Being Depreciated	453,248
Capital Assets, Net	<u>1,254,945</u>
Total Assets	<u>4,615,387</u>
<b>LIABILITIES</b>	
Accounts Payable	<u>35,944</u>
Total Liabilities	35,944
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>406,874</u>
Total Deferred Inflows of Resources	<u>406,874</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	1,708,193
Restricted for:	
Emergency Reserves	14,000
Unrestricted	<u>2,450,376</u>
Total Net Position	<u><u>\$ 4,172,569</u></u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

<b>FUNCTIONS/PROGRAMS</b>	Expenses	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenue Expense and Change in Net Position
					Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 423,887	\$ -	\$ -	\$ 21,667	\$ (402,220)
Total Governmental Activities	\$ 423,887	\$ -	\$ -	\$ 21,667	(402,220)
<b>GENERAL REVENUES</b>					
Property Taxes					404,700
Specific Ownership Taxes					29,721
Net Investment Income					17,789
Other					2,590
Total General Revenues					454,800
<b>CHANGE IN NET POSITION</b>					52,580
Net Position - Beginning of Year					4,119,989
<b>NET POSITION - END OF YEAR</b>					\$ 4,172,569

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

	General	Conservation Trust	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 2,467,005	\$ -	\$ 2,467,005
Cash and Investments - Restricted	14,000	-	14,000
Prepaid Expenses	16,154	-	16,154
Accounts Receivable - County Treasurer	3,161	-	3,161
Property Taxes Receivable	406,874	-	406,874
Total Assets	\$ 2,907,194	\$ -	\$ 2,907,194
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 35,944	\$ -	\$ 35,944
Total Liabilities	35,944	-	35,944
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	406,874	-	406,874
Total Deferred Inflows of Resources	406,874	-	406,874
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Amounts	16,154	-	16,154
Restricted for:			
Emergencies (TABOR)	14,000	-	14,000
Assigned to:			
Subsequent Year's Expenditures	177,625	-	177,625
Unassigned:			
General Government	2,256,597	-	2,256,597
Total Fund Balances	2,464,376	-	2,464,376
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,907,194	\$ -	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	1,708,193
Net Position of Governmental Activities	\$ 4,172,569

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2020**

	General	Conservation Trust	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 404,700	\$ -	\$ 404,700
Specific Ownership Tax	29,721	-	29,721
Conservation Trust Proceeds	-	21,667	21,667
Net Investment Income	17,766	23	17,789
Grant Revenue	-	-	-
Other Revenue	2,590	-	2,590
Total Revenues	<u>454,777</u>	<u>21,690</u>	<u>476,467</u>
<b>EXPENDITURES</b>			
Accounting	33,207	-	33,207
Audit	4,000	-	4,000
Community Relations	-	-	-
Conferences/Seminars	-	-	-
County Treasurer's Fee	6,074	-	6,074
Directors' Fees	5,000	-	5,000
Dues and Licenses	703	-	703
Election Costs	755	-	755
Fence and Sign Maintenance	-	-	-
Fence Staining	24,667	-	24,667
Insurance and Bonds	12,752	-	12,752
Repairs and Maintenance	35,943	-	35,943
Legal	32,768	-	32,768
District Management	2,614	-	2,614
Miscellaneous	469	-	469
Newsletter	1,344	-	1,344
Landscape - Upkeep	67,965	-	67,965
Locates	98	-	98
Payroll Taxes	383	-	383
Snow Removal	1,365	-	1,365
Tree Maintenance	-	-	-
Utilities	69,961	-	69,961
Website Design	543	-	543
East Side Fence Project	-	-	-
Capital Improvement Project	48,188	-	48,188
Conservation Trust Funds Projects	-	-	-
Tennis Court Renovation	-	-	-
Total Expenditures	<u>348,799</u>	<u>-</u>	<u>348,799</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	105,978	21,690	127,668
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from (to) Other Funds	21,690	(21,690)	-
Total Other Financing Sources (Uses)	<u>21,690</u>	<u>(21,690)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	127,668	-	127,668
Fund Balances - Beginning of Year	<u>2,336,708</u>	<u>-</u>	<u>2,336,708</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 2,464,376</u>	<u>\$ -</u>	<u>\$ 2,464,376</u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

Net Changes in Fund Balances - Governmental Funds	\$	127,668
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay, the conveyance of capital assets to other governments, and depreciation expense in the current period are as follows:

Capital Outlay		48,188
Depreciation		(123,276)
Net Cost of Disposal of Fixed Assets		<u>-</u>

Change in Net Position of Governmental Activities	\$	<u>52,580</u>
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**WRIGHT FARMS METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 404,982	\$ 404,700	\$ (282)
Specific Ownership Tax	32,399	29,721	(2,678)
Net Investment Income	32,500	17,766	(14,734)
Other Revenue	1,000	2,590	1,590
Total Revenues	<u>470,881</u>	<u>454,777</u>	<u>(16,104)</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	43,000	33,207	9,793
Audit	4,000	4,000	-
Community Relations	5,000	-	5,000
Conferences and Seminars	2,500	-	2,500
County Treasurer's Fee	6,075	6,074	1
Directors' Fees	6,000	5,000	1,000
Dues and Licenses	1,250	703	547
Election Costs	20,000	755	19,245
Fence and Sign Maintenance	15,000	-	15,000
Fence Staining	15,000	24,667	(9,667)
Insurance and Bonds	13,500	12,752	748
Repairs and Maintenance	50,000	35,943	14,057
Legal	50,000	32,768	17,232
District Management	4,000	2,614	1,386
Miscellaneous	2,000	469	1,531
Newsletter	5,000	1,344	3,656
Landscape - Upkeep	80,000	67,965	12,035
Locates	-	98	(98)
Payroll Taxes	459	383	76
Snow Removal	-	1,365	(1,365)
Tree Maintenance	10,000	-	10,000
Utilities	55,000	69,961	(14,961)
Website Design	1,000	543	457
Contingency	11,016	-	11,016
Capital:			
East Side Fence Project	200,000	-	200,000
Capital Improvement Projects	50,000	48,188	1,812
Conservation Trust Fund Projects	25,200	-	25,200
Tennis Court Renovation	10,000	-	10,000
Total Expenditures	<u>685,000</u>	<u>348,799</u>	<u>336,201</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(214,119)	105,978	320,097
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from (to) Other Funds	25,200	21,690	(3,510)
Total Other Financing Sources (Uses)	<u>25,200</u>	<u>21,690</u>	<u>(3,510)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	(188,919)	127,668	316,587
Fund Balance - Beginning of Year	2,267,543	2,336,708	69,165
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 2,078,624</u>	<u>\$ 2,464,376</u>	<u>\$ 385,752</u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Wright Farms 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 of Adams County, on January 3, 1986, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide parks and recreational facilities, flood and surface drainage facilities, storm sewer facilities and safety protection facilities within its boundaries. The District's service area is located entirely in Adams County, Colorado.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is 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.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Government-Wide and Fund Financial Statements (Continued)**

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property 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 Conservation Trust Fund (a Capital Projects Fund) is used to account for the lottery proceeds received from the state. This revenue is restricted for parks and recreational purposes under state statutes.

**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 and other financing uses level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**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 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 inflows of resources in the year they are levied and measurable. The uncollected property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include property, plant and equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Pedestrian Bridge/Trails	30 Years
Irrigation System	20 Years
Fencing/Signs	10 to 20 Years
Playground and Park Equipment	10 to 20 Years
Lighting	10 Years
Tennis Courts/Basketball Courts	10 Years

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net 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 District'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.

*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.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Equity (Continued)**

Fund Balance (Continued)

*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, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 2,467,005
Cash and Investments - Restricted	14,000
Total Cash and Investments	\$ 2,481,005

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 121,715
Investments	2,359,290
Total Cash and Investments	\$ 2,481,005

**Deposits with Financial Institutions**

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

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

At December 31, 2020, the District’s cash deposits had a bank balance of \$149,197 and a carrying balance of \$121,715.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Investments**

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

The District generally limits its concentration of investments to those 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, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	<u>\$ 2,359,290</u>

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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 at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2020 follows:

	Balance at December 31, 2019	Additions	Retirements/ Reclassifications	Balance at December 31, 2020
Capital Assets, Not Being Depreciated:				
Landscape Improvements	\$ 443,000	\$ -	\$ -	\$ 443,000
East Side Fence Project-CIP	10,248	-	-	10,248
Total Capital Assets Not Being Depreciated	<u>453,248</u>	<u>-</u>	<u>-</u>	<u>453,248</u>
Capital Assets Being Depreciated:				
Pedestrian Bridge/Trail	606,727	-	-	606,727
Storm Drainage Improvements	58,180	-	-	58,180
Irrigation System	217,322	-	-	217,322
Entryway Monuments and Fencing	816,511	-	-	816,511
Picnic Pavilion/Gazebos	213,127	13,229	-	226,356
Playground and Park Equipment	267,817	-	-	267,817
Lighting	11,133	-	-	11,133
Basketball Court	44,573	11,240	-	55,813
Sidewalks	-	23,719	-	23,719
Tennis Courts	249,631	-	-	249,631
Total Historical Cost	<u>2,485,021</u>	<u>48,188</u>	<u>-</u>	<u>2,533,209</u>
Less Accumulated Depreciation For:				
Pedestrian Bridge/Trail	(111,234)	(20,224)	-	(131,458)
Storm Drainage Improvements	(16,727)	(2,909)	-	(19,636)
Irrigation System	(199,369)	(3,475)	-	(202,844)
Entryway Monuments and Fencing	(479,047)	(52,117)	-	(531,164)
Picnic Pavilion/Gazebos	(87,643)	(11,455)	-	(99,098)
Playground and Park Equipment	(146,197)	(16,964)	-	(163,161)
Lighting	(11,133)	-	-	(11,133)
Basketball Court	(40,333)	(820)	-	(41,153)
Sidewalks	-	(147)	-	(147)
Tennis Courts	(63,305)	(15,165)	-	(78,470)
Total Accumulated Depreciation	<u>(1,154,988)</u>	<u>(123,276)</u>	<u>-</u>	<u>(1,278,264)</u>
Total Capital Asset Being Depreciated	<u>1,330,033</u>	<u>(75,088)</u>	<u>-</u>	<u>1,254,945</u>
Total Capital Assets, Net	<u>\$ 1,783,281</u>	<u>\$ (75,088)</u>	<u>\$ -</u>	<u>\$ 1,708,193</u>

In prior years, the County accepted ownership of roads and storm drainage improvements constructed by the District. The District's cost of these improvements has been removed from the District's general fixed asset listing. The District is responsible for maintenance of the storm drainage improvements owned by the County.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities:	
General Government	\$ 123,276
Total Depreciation Expense - Governmental Activities	\$ 123,276

**NOTE 5 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2020, the District had net investments in capital assets in the amount of \$1,708,193.

The restricted component of net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. At December 31, 2020, the District had a restricted net position as follows:

Restricted Net Position:	
Emergency Reserves	\$ 14,000
Total Restricted Net Position	\$ 14,000

The unrestricted component of net position is the net amount of the assets, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

**NOTE 6 INTERGOVERNMENTAL AGREEMENTS**

On April 19, 2001, the District entered into an agreement with Adams County School District 12 (Adams 12) for the design, construction, and maintenance, and financing of tennis facilities for joint use by Adams 12 and the District.

The District leased the property underlying the Tennis Facilities for a period of 10 years, for the price of \$1.00 a year. The lease shall automatically be extended on the same terms for two subsequent terms of ten (10) years each unless either party provides written notice to the other party of its intention not to extend the lease no later than six months prior to termination of the initial term of any subsequent term.

In 2011 the lease was automatically extended to 2021.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 INTERFUND TRANSFERS**

The transfer of \$21,690 from the Conservation Trust Fund to the General Fund was to pay for park and playground improvements eligible to be paid with lottery proceeds which are restricted for recreation purposes under state statutes.

**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 (the 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.

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.

**WRIGHT FARMS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

On May 3, 1994, the voters within the District authorized an increase in property taxes generated from an operations and maintenance mill levy of up to \$100,000 annually.

The \$100,000 annual increase is considered to be in addition to any other limitation, provided that the operations and maintenance mill levy does not exceed 23 mills.

On November 6, 2012, voters within the District approved an election question allowing the District to receive grant revenues without regard to any spending, revenue-raising, or other limitation contained within TABOR.

**SUPPLEMENTARY INFORMATION**

**WRIGHT FARMS METROPOLITAN DISTRICT  
CONVERSATION TRUST FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Conservation Trust Proceeds	\$ 25,000	\$ 21,667	\$ (3,333)
Net Investment Income	200	23	(177)
Total Revenues	<u>25,200</u>	<u>21,690</u>	<u>(3,510)</u>
<b>EXPENDITURES</b>			
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	25,200	21,690	(3,510)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from (to) Other Funds	(25,200)	(21,690)	3,510
Total Other Financing Sources (Uses)	<u>(25,200)</u>	<u>(21,690)</u>	<u>3,510</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WRIGHT FARMS METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2020**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General Operations		Levied	Collected	
2016	\$ 21,083,400	18.000		\$ 379,501	\$ 380,435	100.25%
2017	21,068,140	18.000		379,227	379,227	100.00
2018	26,405,730	16.000		422,492	422,492	100.00
2019	26,691,700	15.000		400,376	400,375	100.00
2020	31,152,450	13.000		404,982	404,700	99.93
Estimated for the Year Ending December 31, 2021	\$ 31,298,000	13.000		\$ 406,874		

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