CANTERBERRY CROSSING
METROPOLITAN DISTRICT II
Douglas County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2021

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2021

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

Independent Auditors' Report

Board of Directors
Canterberry Crossing Metropolitan District II
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund, and the aggregate remaining fund information of the Canterberry Crossing Metropolitan District II (the "District") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Canterberry Crossing Metropolitan District II as of December 31, 2021, and the respective changes in financial position, and where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

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

Supplementary Information

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

Simmons & Wheeler P.C.

Englewood, CO
May 6, 2022

BASIC FINANCIAL STATEMENTS

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	$ 93,574	$ 32,376	$ 125,950
Cash and Restricted Investments	757,136	-	757,136
Receivable - County Treasurer	5,891	-	5,891
Prepaid Insurance	450	-	450
Property Taxes Receivable	897,749	-	897,749
Community Center, Pool and Equipment	-	411,647	411,647
Total Assets	1,754,800	444,023	2,198,823
LIABILITIES			
Accounts Payable	5,365	323	5,688
Bond Interest Payable	31,948	-	31,948
Noncurrent Liabilities:			
Due Within One Year	315,000	-	315,000
Due in More Than One Year	8,519,902	-	8,519,902
Total Liabilities	8,872,215	323	8,872,538
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	897,749	-	897,749
Total Deferred Inflows of Resources	897,749	-	897,749
NET POSITION			
Net Investment in Capital Assets	-	411,647	411,647
Restricted for:			
Emergency Reserve	2,600	-	2,600
Debt Service	668,084	-	668,084
Capital Projects	5,773	-	5,773
Conservation Trust	54,086	-	54,086
Unrestricted	(8,745,707)	32,053	(8,713,654)
Total Net Position	$ (8,015,164)	$ 443,700	$ (7,571,464)

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

		Program Revenues			Net Revenues (Expenses) and Changes Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
FUNCTIONS/PROGRAMS							
Primary Government:							
Governmental Activities:							
General Government	$ 59,516	$ -	$ -	$ 18,565	$ (40,951)	$ -	$ (40,951)
Interest and Related Costs on Long-Term Debt	342,531	-	-	-	(342,531)	-	(342,531)
Total Governmental Activities	$ 402,047	$ -	$ -	$ 18,565	(383,482)	-	(383,482)
Business-Type Activities:							
Community Center and Pool	$ 249,284	$ 190,354	$ -	$ -	-	(58,930)	(58,930)
Total Business-Type Activities	$ 249,284	$ 190,354	$ -	$ -	-	(58,930)	(58,930)
GENERAL REVENUES							
Property Taxes					865,195	-	865,195
Specific Ownership Taxes					83,438	-	83,438
Net Investment Income					429	-	429
Total General Revenues					949,062	-	949,062
CHANGE IN NET POSITION					565,580	(58,930)	506,650
Net Position - Beginning of Year					(8,580,744)	502,630	(8,078,114)
NET POSITION - END OF YEAR					$ (8,015,164)	$ 443,700	$ (7,571,464)

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	$ 93,574	$ -	$ -	$ 93,574
Cash - Restricted	2,600	694,677	59,859	757,136
Receivable - County Treasurer	536	5,355	-	5,891
Prepaid Insurance	450	-	-	450
Property Taxes Receivable	81,614	816,135	-	897,749
Total Assets	$ 178,774	$ 1,516,167	$ 59,859	$ 1,754,800
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 5,365	$ -	$ -	$ 5,365
Total Liabilities	5,365	-	-	5,365
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	81,614	816,135	-	897,749
Total Deferred Inflows of Resources	81,614	816,135	-	897,749
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	450	-	-	450
Restricted for:				
Emergencies (TABOR)	2,600	-	-	2,600
Debt Service	-	700,032	-	700,032
Conservation Trust	-	-	54,086	54,086
Assigned to:				
Subsequent Year's Expenditures	12,857	-	-	12,857
Capital Projects	-	-	5,773	5,773
Unassigned	75,888	-	-	75,888
Total Fund Balances	91,795	700,032	59,859	851,686
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 178,774	$ 1,516,167	$ 59,859	
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 as liabilities in the funds.				
Bonds Payable				(8,210,000)
Bond Premium				(624,902)
Accrued Bond Interest Payable				(31,948)
Net Position of Governmental Activities				$ (8,015,164)

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 78,654	$ 786,541	$ -	$ 865,195
Specific Ownership Taxes	7,585	75,853	-	83,438
Interest and Other Income	26	403	-	429
Conservation Trust Entitlement	-	-	18,565	18,565
Total Revenues	86,265	862,797	18,565	967,627
EXPENDITURES				
Accounting	24,106	-	-	24,106
Audit	5,200	-	-	5,200
County Treasurer's Fees	1,180	11,802	-	12,982
Directors' Fees	700	-	-	700
District Management	8,059	-	-	8,059
Dues and Subscriptions	512	-	-	512
Paying Agent Fees	-	3,500	-	3,500
Insurance	11,303	-	-	11,303
Legal	7,899	-	-	7,899
Miscellaneous	519	-	-	519
Payroll Tax	38	-	-	38
Debt Service	-	682,625	-	682,625
Total Expenditures	59,516	697,927	-	757,443
NET CHANGE IN FUND BALANCES	26,749	164,870	18,565	210,184
Fund Balances - Beginning of Year	65,046	535,162	41,294	641,502
FUND BALANCES - END OF YEAR	$ 91,795	$ 700,032	$ 59,859	$ 851,686

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

Net Change in Fund Balances - Governmental Funds	$ 210,184
Amounts reported for governmental activities in the statement of activities are different because:	
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. The net effect of these differences in the treatment of long-term debt and related items is as follows;	
Current Year Bond Principal	285,000
Amortization of Bond Premium	69,209
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest on Bond - Change in Liability	1,187
Change in Net Position of Governmental Activities	$ 565,580

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 78,654	$ 78,654	$ -
Specific Ownership Tax	6,292	7,585	1,293
Interest Income	-	26	26
Total Revenues	84,946	86,265	1,319
EXPENDITURES			
Current:			
Accounting	26,000	24,106	1,894
Auditing	5,000	5,200	(200)
County Treasurer's Fee	1,180	1,180	-
Directors' Fees	1,000	700	300
District Management	20,000	8,059	11,941
Dues and Subscriptions	600	512	88
Insurance and Bonds	13,500	11,303	2,197
Legal Services	15,000	7,899	7,101
Miscellaneous	1,000	519	481
Payroll Taxes	75	38	37
Contingency	3,645	-	3,645
Total Expenditures	87,000	59,516	27,484
NET CHANGE IN FUND BALANCE	(2,054)	26,749	28,803
Fund Balance - Beginning of Year	55,242	65,046	9,804
FUND BALANCE - END OF YEAR	$ 53,188	$ 91,795	$ 38,607

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

ASSETS	
CURRENT ASSETS	
Cash - Insurance Escrow Account	$ 32,376
Total Current Assets	32,376
CAPITAL ASSETS, NET	
Community Center	388,676
HOA Furniture, Fixtures and Equipment	22,971
Total Capital Assets	411,647
Total Assets	444,023
LIABILITIES	
Accounts Payable	323
Total Liabilities	323
NET POSITION	
Net Investment in Capital Assets	411,647
Unrestricted	32,053
Total Net Position	$ 443,700

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

OPERATING REVENUES	
HOA Fees	$ 190,323
Other Fee Income	31
Total Operating Revenues	190,354
OPERATING EXPENSES	
Chemicals	11,415
Depreciation	58,776
Management Contract	90,000
Miscellaneous	6,048
Pool Security	8,520
Electricity	7,953
Water	7,835
Pool Tags	1,660
Pool Equipment	437
Payroll	34,994
Pool Enhancements	339
Gas	6,434
Repairs and Maintenance	11,568
Storm Water	1,132
Telephone	2,173
Total Operating Expenses	249,284
CHANGE IN NET POSITION	(58,930)
Total Net Position - Beginning of Year	502,630
TOTAL NET POSITION - END OF YEAR	$ 443,700

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF CASH FLOWS –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers	$	190,354
Payments to Suppliers		(190,185)
Net Cash Provided by Operating Activities		169
NET INCREASE IN CASH AND CASH EQUIVALENTS		169
Cash and Cash Equivalents - Beginning of Year		32,207
CASH AND CASH EQUIVALENTS - END OF YEAR	$	32,376
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY		
Operating Loss	$	(58,930)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Depreciation Expense		58,776
Increase in Accounts Payable		323
Net Cash Provided by Operating Activities	$	169

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Canterberry Crossing Metropolitan District II (District), a quasi-municipal corporation and political subdivision of the State of Colorado, located entirely in the Town of Parker, Douglas County, Colorado, was organized on January 9, 2001, 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 July 17, 2000, as modified in 2001 (Modified Service Plan). The District was established to provide for construction and financing of street, safety control, water, sanitation and park and recreation facilities and improvements. 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 Villages of Parker Master Association, Inc. d/b/a Canterberry 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. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business-type activities, which rely to a significant extent on fees and charges for support.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (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 and proprietary funds. Major individual governmental and enterprise 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, as are the proprietary fund financial statements. 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 and Proprietary Funds are reported using the current financial economic 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

The District reports the following major proprietary fund:

> The Enterprise Fund accounts for the Community Center and pool operations that are financed and operated in a manner where the intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. Operating revenues consist of charges to customers for service provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

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 has amended its annual budget for the year ended December 31, 2021.

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 and investments.

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. 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:

Infrastructure

Community Center and Pool	25 Years
Pool and Park Structures	25 Years
Electronic Equipment	10 Years
Computers	5 Years

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:		
Cash	$	125,950
Cash - Restricted		757,136
Total Cash	$	883,086

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	$	201,115
Investments		681,971
Total Cash	$	883,086

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, 2021, the District's cash deposits had a bank balance of $201,297 and a carrying balance of $201,115.

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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, 2021, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	$ 681,971

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE is rated AAAmmf by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

	Balance at December 31, 2020	Additions	Retirements	Balance at December 31, 2021
Business-Type Activities:				
Capital Assets, Not Being Depreciated:				
HOA Furniture and Fixtures	$ 6,532	$ -	$ -	$ 6,532
Total Capital Assets, Not Being Depreciated	6,532	-	-	6,532
Capital Assets, Being Depreciated:				
Community Center and Pool	1,368,072	-	-	1,368,072
HOA Equipment	63,801	-	-	63,801
Total Capital Assets, Being Depreciated	1,431,873	-	-	1,431,873
Less Accumulated Depreciation for:				
Community Center and Pool	(924,673)	(54,723)	-	(979,396)
HOA Equipment	(43,309)	(4,053)	-	(47,362)
Total Accumulated Depreciation	(967,982)	(58,776)	-	(1,026,758)
Business-Type Activities Capital Assets, Net	$ 470,423	$ (58,776)	$ -	$ 411,647

All improvements, other than the Community Center and pool, have been dedicated to the Town of Parker, Parker Water and Sanitation District, and/or the HOA. When the property is dedicated, the District removes the cost of construction from capital assets. The District anticipates costs, if any, associated with the warranty will be insignificant.

On January 1, 2004, Canterberry Crossing Metropolitan District (CCMD), a separate and distinct quasi-municipal corporation and political subdivision of the State of Colorado, transferred the Community Center and pool to the District for ownership. The Community Center and pool are maintained and managed by the HOA. The District will retain ownership and depreciate the Community Center and pool until they are later dedicated to the HOA.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

	Balance December 31, 2020	Additions	Deletions	Balance December 31, 2021	Due Within One Year
Refunding Tax Free					
2018 Bonds	$ 8,495,000	$ -	$ 285,000	$ 8,210,000	$ 315,000
Bond Premium	694,111	-	69,209	624,902	-
Total Long-Term Obligations	$ 9,189,111	$ -	$ 354,209	$ 8,834,902	$ 315,000

Series 2018 Bonds

On October 10, 2018, the District issued $9,255,000 in General Obligation Refunding Bonds Series 2018. Bonds in the amount of $7,085,000 bear interest at 5.00% per annum and mature on December 1, 2034. Bonds in the amount of $2,170,000 bear interest at 3.750% and mature on December 1, 2037. The Series 2018 bonds are payable semiannually on June 1 and December 1 of each year commencing December 1, 2018. They are subject to optional and mandatory sinking fund redemption prior to maturity. Proceeds from the sale of the Bonds were used for the purposes of refunding the 2013 Loan and paying costs incidental to the issuance of the Bonds and the refunding of the 2013 Loan.

The Series 2018 Bonds are secured by the District's covenant to impose an ad valorem tax to pay the Series 2018 Bonds, without limitation of rate and in amount sufficient to pay the Series 2018 Bonds when due.

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $5,000, in any order of maturity and in whole or partial maturities, on December 1, 2028, and on any date thereafter, upon payment of par plus accrued interest to the redemption date (with no redemption premium).

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

For Year Ending December 31,	Principal	Interest	Total
2022	$ 315,000	$ 383,375	$ 698,375
2023	330,000	367,625	697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027-2031	2,405,000	1,242,875	3,647,875
2032-2036	3,260,000	569,438	3,829,438
2037	755,000	28,312	783,312
Total	$ 8,210,000	$ 3,590,250	$ 11,800,250

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $26,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 7, 2000	Authorization Used				Authorized But Unissued
		Series 2002 and 2005 Bonds	2008 Loan	2013 Loan	Series 2018 Bonds	
Streets and Safety Protection	$ 7,047,000	$ 7,014,075	$ 32,925	$ -	$ -	$ -
Parks and Recreation	1,553,000	1,418,850	134,150	-	-	-
Water Supply	1,445,000	1,205,780	239,220	-	-	-
Sanitary Sewer and Storm Drainage	2,955,000	1,711,295	1,243,705	-	-	-
Debt Refunding	13,000,000	-	195,000	-	9,255,000	3,550,000
Total	$ 26,000,000	$ 11,350,000	$ 1,845,000	$ -	$ 9,255,000	$ 3,550,000

According to the Modified Service Plan, the District is limited to issuing $13,000,000 in debt (except for bonds issued for refunding purposes). The Modified Service Plan limits the District's debt service mill levy to 35 mills, provided, however, such mill levy may be adjusted for changes in the methodology for determining valuation of taxable property, for so long as the ratio of the District's debt to assessed valuation exceeds 50% reduced by the number of mills necessary to pay unlimited mill levy general obligation debt, if any, and any amount necessary to pay operation and maintenance expenses. The debt service mill levy imposed by the District in 2020 for collection in 2021 was 30.000 mills.

In the future, the District may issue a portion of all of the remaining authorized, but unissued general obligation debt for the purpose of providing public improvements, to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any debt issuance is not determinable.

NOTE 6 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, 2021, the District had a net investment in capital assets of $411,647.

NOTE 6 NET POSITION (CONTINUED)

Restricted assets include 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, 2021, as follows:

Restricted Net Position:		
Emergency Reserve	$	2,600
Debt Service		668,084
Capital Projects		5,773
Conservation Trust		54,086
Total Restricted Net Position	$	730,543

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 7 AGREEMENTS

Management Agreement

On May 21, 2002, the District entered into an Agreement with CCMD and the HOA, whereby the HOA will manage and maintain the operation of the Community Center and pool owned by the District and CCMD (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. On October 26, 2020 the District adopted a Resolution adopting the Recreation Center Fees and approving the Recreation Center Budget for the 2021 calendar and fiscal year. This resolution replaces all of the prior resolutions regarding Recreation Center Fees. This fee is charged to the residents via the monthly fees that they pay to the HOA. Upon the repayment of the general obligation debt, including any refundings thereof, the District will convey the Community Center and pool over to the HOA.

Intergovernmental Agreement with Parker Properties Metropolitan District No. 1

On November 15, 2011, the District entered into an intergovernmental agreement with Parker Properties Metropolitan District No. 1 (Parker Properties) where they agreed to transfer certain monies available after their dissolution to the District for use in funding the operation and maintenance or capital improvements to the Recreation Center.

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.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes a significant portion of its operations qualifies for this exclusion.

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.

On November 7, 2000, the District voters passed an election question to increase property taxes $500,000 annually, without limitation of rate, to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue, other than ad valorem taxes, without regard to any limitation under TABOR.

During this election, the voters of the District also authorized the issuance of $26,000,000 in debt, of which $13,000,000 is for debt refunding. Additionally, the voters authorized all revenue used to pay such debt to be collected and spent without regard to any limitations under TABOR.

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

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.

SUPPLEMENTARY INFORMATION

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 786,540	$ 786,541	$ 1
Specific Ownership Tax	62,923	75,853	12,930
Interest Income	1,000	403	(597)
Total Revenues	850,463	862,797	12,334
EXPENDITURES			
Paying Agent Fees	5,000	3,500	1,500
County Treasurer's Fee	11,798	11,802	(4)
Bond Interest - Series 2018	397,625	397,625	-
Bond Principal - Series 2018	285,000	285,000	-
Contingency	5,577	-	5,577
Total Expenditures	705,000	697,927	7,073
NET CHANGE IN FUND BALANCE	145,463	164,870	19,407
Fund Balance - Beginning of Year	526,398	535,162	8,764
FUND BALANCE - END OF YEAR	$ 671,861	$ 700,032	$ 28,171

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
CTF Proceeds	$ 15,000	$ 18,565	$ 3,565
Total Revenues	15,000	18,565	3,565
EXPENDITURES			
Conservation Trust Project	56,010	-	56,010
Total Expenditures	56,010	-	56,010
NET CHANGE IN FUND BALANCE	(41,010)	18,565	59,575
Fund Balance - Beginning of Year	41,010	41,294	284
FUND BALANCE - END OF YEAR	$ -	$ 59,859	$ 59,859

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE – BUDGET AND ACTUAL (BUDGETARY BASIS)
YEAR ENDED DECEMBER 31, 2021

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final Budget	Amounts	(Negative)
REVENUES				
User Fees	$ 188,800	$ 188,800	$ 190,323	$ 1,523
Other Revenue	-	11,200	31	(11,169)
Total Revenues	188,800	200,000	190,354	(9,646)
EXPENDITURES				
Chemicals	13,000	13,000	11,415	1,585
Electricity	10,000	10,000	7,953	2,047
Gas	5,600	5,600	6,434	(834)
Kitchen Supplies	500	500	-	500
License and Permits	100	100	-	100
Management Contract	90,000	90,000	90,000	-
Miscellaneous	1,000	1,000	6,048	(5,048)
Office Supplies	800	800	-	800
Payroll	31,600	31,600	34,994	(3,394)
Pool Enhancements	1,000	1,000	339	661
Pool Equipment	-	-	437	(437)
Pool Security	9,600	9,600	8,520	1,080
Pool Tags	2,000	2,000	1,660	340
Repairs and Maintenance	12,000	12,000	11,568	432
Storm Water	1,400	1,400	1,132	268
Telephone	2,200	2,200	2,173	27
Water	8,000	8,000	7,835	165
Contingency	-	11,200	-	11,200
Total Expenditures	188,800	200,000	190,508	9,492
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	$ -	$ -	(154)	$ (154)
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Depreciation Expense			(58,776)	
CHANGE IN NET ASSETS			(58,930)	
Net Position - Beginning of Year			502,630	
NET POSITION - END OF YEAR			$ 443,700	

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021

Year Ending December 31,	9,255,000 General Obligation Refunding Bonds Series 2018 Dated October 10, 2018 Principal Due Annually December 1 Interest at 3.75% to 5.00% Payable June 1 and December 1		
	Principal	Interest	Total
2022	$ 315,000	$ 383,375	$ 698,375
2023	330,000	367,625	697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028	450,000	272,375	722,375
2029	475,000	249,875	724,875
2030	510,000	226,125	736,125
2031	540,000	200,625	740,625
2032	580,000	173,625	753,625
2033	610,000	144,625	754,625
2034	655,000	114,125	769,125
2035	685,000	81,375	766,375
2036	730,000	55,688	785,688
2037	755,000	28,312	783,312
	$ 8,210,000	$ 3,590,250	$ 11,800,250

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
FIVE YEAR SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021

Year Ended December 31,	Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2017	$ 23,122,080	3.000	35.500	$ 890,200	$ 890,201	100.00%
2018	24,118,780	3.000	35.500	928,573	928,574	100.00
2019	24,119,470	3.000	35.500	928,601	928,601	100.00
2020	26,129,400	3.000	30.000	862,270	862,271	100.00
2021	26,218,000	3.000	30.000	865,194	865,195	100.00
Estimated for Calendar Year Ending December 31, 2022	$ 27,204,510	3.000	30.000	$ 897,749		

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