

SAN JUAN RIVER VILLAGE METRO DISTRICT

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED DECEMBER 31, 2021

TABLE OF CONTENTS

	<u>Page</u>
Financial Section	
Independent Auditors' Report	1-2
Management's Discussion and Analysis	4-7
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements	
Balance Sheet – Governmental Funds	11
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement Activities	14
Statement of Net Position – Proprietary Funds	15
Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Funds	16
Statement of Cash Flows – Proprietary Funds	17
Notes to Financial Statements	18-23
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – General Fund – Budget and Actual	25
Supplementary Information	
Schedule of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds – Budget and Actual	
Water Fund	27
Sewer Fund	28



Independent Auditors' Report

To the Board of Directors
San Juan River Village Metro District
Pagosa Springs, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the San Juan River Village Metro District (the District), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the San Juan River Village Metro District as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the San Juan River Village Metro 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 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.

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 San Juan River Village Metro District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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



Board of Directors
San Juan River Village Metro District
Page Two

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the San Juan River Village Metro 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 San Juan River Village Metro 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, amount other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The proprietary funds budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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 proprietary funds budgetary comparison schedules are fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in black ink, appearing to read 'Soronon, Donley, Patterson'.

Soronon, Donley, Patterson CPA's PC
June 21, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

SAN JUAN RIVER VILLAGE METRO DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021

As management of San Juan River Village Metro District, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets and deferred outflows exceeded total liabilities and deferred inflows (net position) by \$3.79 million at the close of the fiscal year.
- Total governmental and business-type net position increased by a combined total of \$220,552.
- The total cost of all District programs for 2021 was \$510,690.
- The general fund unassigned fund balance at the end of 2021 was \$377,452 which is 120% of total General fund expenditures.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements, which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the District as a whole. (2) Fund financial statements which tell how these services were financed in the short-term, as well as what remains for future spending. Fund financial statements also report the District's operation in more detail than government-wide statements by providing information about the District's most significant funds. (3) Notes to the financial statements.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the District's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer these questions. These statements include all assets, deferred outflows, liabilities, and deferred inflows using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes therein. Net position, the difference between assets plus deferred outflows and liabilities plus deferred inflows, are one way to measure the District's financial health, or financial position. Over time, increases or decreases in net position is an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors, such as changes in the condition of the District's roads, to accurately assess the overall health of the District.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the District's basic services are considered to be governmental activities included in general government. Property taxes and charges for services finance most of these activities.
- Proprietary activities/Business-type activities – The District charges a fee to customers to cover most of the cost of the services provided.

Reporting the District's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds and not the District as a whole. Some funds are required to be established by State law and by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The District's two major kinds of funds, governmental and proprietary, use different accounting approaches as explained below.

- Governmental funds – Most of the District’s basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the modified accrual accounting method, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the District’s general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the District’s programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the Basic Financial Statements and in Note B.
- Proprietary funds – Proprietary funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The District has two proprietary funds which account for the water and sewer systems, and their repairs, operations and improvements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District’s financial position. The District’s combined assets plus deferred outflows exceeded liabilities plus deferred inflows by \$3.79 million as of December 31, 2021, as shown in the following condensed statement of net position. Of this amount, \$820,143 is unrestricted and available to meet the District’s ongoing financial obligations. At December 31, 2020, the District’s combined assets plus deferred outflows exceeded liabilities plus deferred inflows by \$3.6 million, of which \$565,377 was unrestricted.

By far the largest portion of net position is the net investment in capital assets of \$2,953,451 (77.86% of total net position), down from \$2,987,665 as of December 31, 2020. This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The District has chosen to account for its water and sewer operations in enterprise funds which are shown as Business-Type Activities. The following table summarized the District’s governmental and business-type net position as of December 31, 2021:

SAN JUAN RIVER VILLAGE METRO DISTRICT Statement of Net Position

	Governmental Activities	Business-Type Activities	Combined Total
	<u>12/31/2021</u>	<u>12/31/2021</u>	<u>12/31/2021</u>
Current and Other Assets	\$ 459,058	\$ 442,691	\$ 901,749
Capital Assets			
Total Assets	<u>1,792,344</u>	<u>1,161,107</u>	<u>2,953,451</u>
Other Liabilities	<u>5,905</u>	<u>0</u>	<u>5,905</u>
Total Liabilities	<u>5,905</u>	<u>0</u>	<u>5,905</u>
Deferred Inflows of Resources	<u>56,097</u>	<u>0</u>	<u>56,097</u>
Net Position:			
Net Investment			
in Capital Assets	1,792,344	1,161,107	2,953,451
Restricted	19,604	0	19,604
Unrestricted	<u>377,452</u>	<u>442,691</u>	<u>820,143</u>
Total Net Position	<u>\$ 2,189,400</u>	<u>\$ 1,603,798</u>	<u>\$ 3,793,198</u>

Governmental Activities

The cost of all Governmental activities this year was \$372,842 as shown in the Changes in Net Position statement below. Of this cost, \$226,313 was paid for by those who directly benefited from the programs. Overall governmental program revenues, including intergovernmental aid and fees for services were \$226,313. For the year ended December 31, 2020, the cost of all Governmental activities was \$342,204.

The District's programs include: General Government, and water and sewer enterprise funds. Each program's revenues and expenses are presented below.

SAN JUAN RIVER VILLAGE METRO DISTRICT			
Changes in Net Position			
	Governmental Activities	Business-Type Activities	Combined Total
	<u>12/31/2021</u>	<u>12/31/2021</u>	<u>12/31/2021</u>
Revenues:			
Program Revenues:			
Charges for Services	\$ 226,313	\$ 222,248	\$ 448,561
General Revenues:			
Taxes	55,502	0	55,502
Investment Earnings	541	419	960
Other Revenue/(Expense)	226,219	0	226,219
Total Revenues	<u>508,575</u>	<u>222,667</u>	<u>731,242</u>
Expenses:			
General Government	372,842	0	372,841
Water	0	94,868	94,868
Sewer	0	42,980	42,980
Total Expenses	<u>372,842</u>	<u>137,848</u>	<u>510,690</u>
Increase (decrease) in Net Position			
Before Transfers	135,733	84,819	220,552
Transfers	0	0	0
Net Position - Beginning of Year	<u>2,053,667</u>	<u>1,518,979</u>	<u>3,572,646</u>
Net Position - End of Year	<u>\$ 2,189,400</u>	<u>\$ 1,603,798</u>	<u>\$ 3,793,198</u>

Total resources available during the year to finance governmental operations were \$2,562,242 consisting of net position at January 1, 2021 of \$2,053,667, program revenues of \$226,313, and General Revenues of \$282,262. Total Governmental Activities expenses during the year were \$372,842. There were no transfers in from the Business Type activities during the year; thus Governmental Net Position increased by \$135,733 to \$2,189,400.

Business Type Activities

Net position of the Business Type activities at December 31, 2021, as reflected in the Statement of Net Position was \$1.6 million. The cost of providing all Proprietary (Business Type) activities this year was \$137,848. As shown in the statement of Changes in Net Position, the amounts paid by users of the system were \$222,248 and there was no amounts subsidized by capital grants and contributions. There were no transfers out of the Business-Type activities into the Governmental-Type activities. General revenues were \$419. The Net Position increased by \$84,819.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: the focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The District has one major governmental fund, the General fund.

The General fund is the primary operating fund for the District. At December 31, 2021, unassigned fund balance in the General fund was \$377,452. As a measure of the General fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 120% of the total General fund expenditures. The fund balance of the District's General fund increased by \$193,387 for the year ended December 31, 2021.

Proprietary funds: the District's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position and changes in net position for the year-ended December 31, 2021, for the District's two enterprise funds (Water and Sewer) are as follows:

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Unrestricted Net Position	\$ 126,955	\$ 315,736	\$ 442,691
Total Net Position	<u>907,639</u>	<u>696,159</u>	<u>1,603,798</u>
Change in Net Position	<u>\$ 41,373</u>	<u>\$ 43,446</u>	<u>\$ 84,819</u>

Budgetary Highlights

General fund revenues of \$508,575 were higher than budgeted revenues of \$278,204 by \$230,371. Actual expenditures were less than budgeted expenditures by \$26,050. The favorable variance for the General fund revenues was due largely to the sale of District lots for \$218,885.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the District are those assets that are used in performance of District functions including infrastructure assets. Capital assets include buildings, land, and infrastructure and system improvements. At the end of 2021, net capital assets of the government activities totaled \$1.79 million and the net capital assets of the business-type activities were \$1.16 million. The most significant governmental capital addition was for the completion of a building for \$356,288. The most significant business-type capital additions during the year were a new water tank and man-hole improvements. Depreciation on capital assets for both government activities and business-type activities is recognized in the Government-Wide financial statements. (See Note E to the financial statements.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the District's Budget for the year 2021, the Board of Directors and management were cautious as to the growth of revenues and expenditures due to a slow economy.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

BASIC FINANCIAL STATEMENTS

SAN JUAN RIVER VILLAGE METRO DISTRICT

STATEMENT OF NET POSITION

DECEMBER 31, 2021

	<u>ASSETS</u>		
	Governmental Activities	Business Type Activities	Total
ASSETS			
Current Assets			
Cash and Cash Equivalents	\$377,750	\$454,976	\$832,726
Receivables (net of allowance)	63,993	5,030	69,023
Internal Balances	17,315	(17,315)	0
Total Current Assets	<u>459,058</u>	<u>442,691</u>	<u>901,749</u>
Capital Assets (net of depreciation)			
Land	159,040	13,753	172,793
Buildings	353,594	0	353,594
Machinery and Equipment	38,711	0	38,711
Improvements and Systems	1,240,999	1,147,354	2,388,353
Net Capital Assets	<u>1,792,344</u>	<u>1,161,107</u>	<u>2,953,451</u>
TOTAL ASSETS	<u>\$2,251,402</u>	<u>\$1,603,798</u>	<u>\$3,855,200</u>
	<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES & NET POSITION</u>		
LIABILITIES			
Current Liabilities			
Accounts Payable and Other Current Liabilities	\$5,905	\$0	\$5,905
Total Current Liabilities	<u>5,905</u>	<u>0</u>	<u>5,905</u>
TOTAL LIABILITIES	5,905	0	5,905
DEFERRED INFLOWS OF RESOURCES			
Deferred Revenue - Property Taxes	56,097	0	56,097
NET POSITION			
Net Investment in Capital Assets	1,792,344	1,161,107	2,953,451
Restricted for:			
Emergency Reserve	19,604	0	19,604
Unrestricted	377,452	442,691	820,143
TOTAL NET POSITION	<u>2,189,400</u>	<u>1,603,798</u>	<u>3,793,198</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>\$2,251,402</u>	<u>\$1,603,798</u>	<u>\$3,855,200</u>

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

DECEMBER 31, 2021

	<u>General Fund</u>
ASSETS	
Cash and Cash Equivalents	\$377,750
Accounts Receivable (net of allowances)	7,896
Property Tax Receivable	56,097
Due from Other Funds	17,315
Prepaid Expenses	0
Inventories	0
TOTAL ASSETS	<u>\$459,058</u>
LIABILITIES:	
Accrued Liabilities	<u>\$5,905</u>
TOTAL LIABILITIES	<u>5,905</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenue - Property Taxes	<u>56,097</u>
FUND BALANCES	
Restricted for:	
Emergency Reserve	19,604
Unassigned	<u>377,452</u>
TOTAL FUND BALANCE	<u>397,056</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$459,058</u>

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2021

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

Total Fund Balances - Governmental Funds		\$ 397,056
--	--	------------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds

	\$ 2,955,196		
Governmental Capital Assets			
Accumulated Depreciation	<u>(1,162,852)</u>		
			1,792,344

Total Net Position - Governmental Activities		<u><u>\$ 2,189,400</u></u>
--	--	----------------------------

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	General Fund
REVENUES	
Taxes	\$ 55,502
Fees	226,313
Interest Income	541
Sale of District Property	218,885
Other Revenues	<u>7,334</u>
TOTAL REVENUES	<u>508,575</u>
EXPENDITURES	
Current:	
General Government	53,906
Personnel	180,057
Roads	19,207
Capital Outlay	<u>62,018</u>
TOTAL EXPENDITURES	<u>315,188</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	193,387
Other Financing Sources (Uses):	
Transfers in	<u>0</u>
Total Other Financing Sources (Uses)	<u>0</u>
Net Change in Fund Balances	193,387
Fund Balance - Beginning of Year	<u>203,669</u>
Fund Balance - End of Year	<u>\$ 397,056</u>

The accompanying notes are an integral part of these statements.

SAN JUAN RIVER VILLAGE METRO DISTRICT
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021**

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

Net Change in Fund Balances - Total Governmental Funds	\$	193,387
--	----	---------

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.

	\$	18,391	
Capital Outlay			
Deprecation Expense		<u>(76,045)</u>	
			(57,654)

Change in Net Position of Governmental Activities	\$	<u>135,733</u>
---	----	----------------

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT

STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2021

ASSETS

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Total</u>
ASSETS			
Current Assets			
Cash and Cash Equivalents	\$143,375	\$311,601	\$454,976
Accounts Receivable (net of allowance)	2,821	2,209	5,030
Due from Other Funds	0	1,926	1,926
Total Current Assets	<u>146,196</u>	<u>315,736</u>	<u>461,932</u>
Capital Assets			
Land	12,377	1,376	13,753
Improvements and Systems	1,440,233	803,246	2,243,479
Accumulated Depreciation	<u>(671,926)</u>	<u>(424,199)</u>	<u>(1,096,125)</u>
Net Capital Assets	<u>780,684</u>	<u>380,423</u>	<u>1,161,107</u>
TOTAL ASSETS	<u>\$926,880</u>	<u>\$696,159</u>	<u>\$1,623,039</u>

LIABILITIES & NET POSITION

LIABILITIES			
Current Liabilities			
Due to Other Funds	<u>\$19,241</u>	<u>\$0</u>	<u>\$19,241</u>
Total Current Liabilities	<u>19,241</u>	<u>0</u>	<u>19,241</u>
TOTAL LIABILITIES	19,241	0	19,241
NET POSITION			
Net Investment in Capital Assets	780,684	380,423	1,161,107
Unrestricted	<u>126,955</u>	<u>315,736</u>	<u>442,691</u>
TOTAL NET POSITION	<u>907,639</u>	<u>696,159</u>	<u>1,603,798</u>
TOTAL LIABILITIES & NET POSITION	<u>\$926,880</u>	<u>\$696,159</u>	<u>\$1,623,039</u>

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Water Fund	Sewer Fund	Total Proprietary Funds Actual
OPERATING REVENUES			
Charges for Services	\$136,109	\$86,139	\$222,248
TOTAL OPERATING REVENUES	136,109	86,139	222,248
OPERATING EXPENSES			
Personnel	2,160	1,836	3,996
Treatment	15,272	18,293	33,565
Repairs and Maintenance	36,821	1,501	38,322
Depreciation	40,615	21,350	61,965
TOTAL OPERATING EXPENSES	94,868	42,980	137,848
OPERATING INCOME (LOSS)	41,241	43,159	84,400
NON-OPERATING REVENUES (EXPENSES)			
Interest Income	132	287	419
TOTAL NON-OPERATING REVENUES (EXPENSES)	132	287	419
INCOME BEFORE TRANSFERS			
Transfers:			
Transfers Out	0	0	0
CHANGE IN NET POSITION	41,373	43,446	84,819
Net Position - Beginning of Year	866,266	652,713	1,518,979
Net Position - End of Year	<u>\$907,639</u>	<u>\$696,159</u>	<u>\$1,603,798</u>

The accompanying notes are an integral part of these statements.

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Water</u> <u>Fund</u>	<u>Sewer</u> <u>Fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash Received from Customers	\$137,415	\$86,459	\$223,874
Cash Paid to Suppliers	(54,254)	(21,628)	(75,882)
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>83,161</u>	<u>64,831</u>	<u>147,992</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Proceeds (payment) of Interfund Loan	(9,119)	11,402	2,283
Transfers from/(to) Other Funds	0	0	0
NET CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	<u>(9,119)</u>	<u>11,402</u>	<u>2,283</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of Capital Assets	(57,668)	(27,738)	(85,406)
NET CASH CLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(57,668)</u>	<u>(27,738)</u>	<u>(85,406)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:			
Interest Income	132	287	419
NET CHANGE IN CASH AND CASH EQUIVALENTS			
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>126,869</u>	<u>262,819</u>	<u>389,688</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$143,375</u>	<u>\$311,601</u>	<u>\$454,976</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:			
Net Operating Income (Loss)	\$41,241	\$43,159	\$84,400
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:			
Depreciation/Amortization	40,615	21,350	61,965
Changes in Operating Assets and Liabilities:			
(Increase)/Decrease in Receivables	1,305	322	1,627
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>\$83,161</u>	<u>\$64,831</u>	<u>\$147,992</u>

The accompanying notes are an integral part of these statements

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The formation of the San Juan River Village Metro District (the District) was approved by the District Court of Archuleta County, Colorado on October 9, 1992, per Colorado State Statutes. The District operates under an elected board form of government and provides the following services as authorized by State Statutes: streets, water, sanitary sewer, and recreation facilities.

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

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

Government-Wide Financial Statements

The government-wide financial statements include the statement of net position and statement of activities which illustrate the District's financial position as a whole to demonstrate operational accountability and sustainability of the District as an entity and the change in the aggregate financial position resulting from activities of the period.

In the statement of net position, financial information is reflected on a full accrual basis of accounting and the economic resource measurement focus. The statement of activities demonstrates the degree to which the direct expenses of a function or a segment are offset by program revenues. This balance identifies the extent to which a government function or business segment is self-funded and the extent to which it draws from general District revenues.

Fund Financial Statements

The fund financial statements provide information about the government's funds. Separate statements for each fund category, governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds. Major individual government and enterprise funds are reported as separate columns in the fund financial statements.

The District reports the following major governmental funds:

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

The District reports the following major enterprise funds.

Water Fund – Accounts for all financial activities related to the District's water system.

Sewer Fund – Accounts for all financial activities related to the District's sewer system.

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The 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 collectively 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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, fees, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash-on-hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition for purposes of this note and the statement of cash flows.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to" or "due from other funds." All trade accounts receivable are shown net of an allowance for uncollectible accounts.

Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has one items that qualify for reporting in this category. Accordingly, the item, deferred revenue – property taxes, is reported in both the governmental funds balance sheet and the statement of net position.

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Capital Assets

The District's property, equipment and infrastructure with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements. The District maintains infrastructure asset records consistent with all other capital assets. Proprietary capital assets are also reported in their respective fund's financial statements. Donated assets are stated at fair value on the date donated. The District generally capitalized assets with cost of \$5,000 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extended useful lives are not capitalized. Capital assets including those of component units are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives in years, for depreciation assets are as follows:

Buildings	40
Improvements, other than buildings	15-39
Machinery, Equipment, and Vehicles	7

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. All taxes, including those dedicated for a specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Property taxes are established by Archuleta County. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on January 1 and are due and payable February 28 and July 31. All unpaid taxes become delinquent on August 1. Property tax revenues are recognized when they become available. Available includes those property tax receivables expected to be collected within sixty days after year-end. Property taxes levied on December 31, are shown as receivable with an offsetting deferred revenue at December 31. Delinquent taxes are considered fully collectible and therefore no allowance for uncollectible taxes is provided.

Proprietary Funds Operating and Non-Operating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating 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. The principal operating revenues of the proprietary funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Use of Estimates

The preparation of financial statements in accordance with U.S. GAAP required the District's management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenditures (expenses). Actual results could differ from the estimates and assumptions used.

Fund Balance

The District reports fund equity in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. The objective of this statement is to enhance the value of fund balance information by providing fund balance classifications which can be more consistently applied and by clarifying the existing governmental fund type definitions. The following classifications describe these categories:

- Nonexpendable – This classification includes resources which cannot be spent because they are non-spendable by form or contractually required to be maintained intact.
- Restricted – This classification includes resources subject to externally enforceable limitations.
- Committed – This classification includes resources constrained by limitations the government imposed upon itself.
- Assigned – This classification included resources that reflect a government's intended uses.
- Unassigned – This classification includes resources which reflect the residual fund balance of the General Fund.

Commitments are created through appropriation by the Board. When determining categories of fund balance, it is assumed that the type of expenditure determines the primary use of fund balance. Once the commitment or assignment is satisfied, unassigned resources are used. The current order of resource use for spending unrestricted funds is: committed, assigned, and unassigned when the object of the expenditures could be funded by either restricted or unrestricted funds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The governmental fund balance sheet includes a reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. These differences primarily result from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation.

NOTE C – BUDGET COMPLIANCE

State law requires a budget for the District. The budget must be balanced; expenditures cannot exceed total available revenues and fund balance. No spending agency may expend, or contract to expend, any monies in excess of the amounts appropriated in the appropriations.

The annual budget serves as the foundation for the District's financial planning and control. The budget is prepared in compliance with state statute. The budget may be amended during the year through supplemental appropriations.

Colorado State statutes require the adoption of a budget for proprietary funds. The budgets for the enterprise funds are prepared essentially on the modified accrual basis of accounting. This basis of accounting is at variance with generally accepted accounting principles for proprietary fund types.

Expenditures may not legally exceed appropriations. Detailed line-item records provide management the capability to monitor the budget.

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2021

NOTE D – CASH AND INVESTMENTS

Deposits

Federal Deposit Insurance Corporation (FDIC) covers up to \$250,000 in balances per depositor, per insured bank, for each account ownership category. Deposit balances above amounts covered by FDIC are collateralized in accordance with provisions of the Colorado Public Deposit Protection Act (PDPA). The collateral is pooled and held in trust for all uninsured deposits as a group.

The total balance of the District's cash deposits as of December 31, 2021, was \$832,726 of which \$250,000 was covered by FDIC and the remaining \$582,726 was covered by PDPA.

The District is required to comply with State statutes which specify investment instruments meeting defined rating, maturity, custodial and concentration risk criteria in which local governments may invest which include:

- Obligations of the United States and certain U.S. Agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptance of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

At December 31, 2021, the District had no investments.

NOTE E – CAPITAL ASSETS, DEPRECIATION AND AMORTIZATION

The following table summarizes the changes to capital assets for governmental activities during the year.

Governmental Activities	12/31/2020	Additions	Deletions	12/31/2021
Capital Assets, Not Being Depreciated				
Land	\$ 159,040	\$ 0	\$ 0	\$ 159,040
Total Capital Assets, Not Being Depreciated	159,040	0	0	159,040
Capital Assets, Being Depreciated:				
Buildings	356,288	6,392	0	362,680
Machinery and Equipment	275,089	12,000	0	287,089
Infrastructure	2,146,388	0	0	2,146,388
Total Capital Assets, Being Depreciated	2,777,765	18,392	0	2,796,157
Less Accumulated Depreciation For:				
Buildings	0	(9,085)	0	(9,085)
Machinery and Equipment	(236,453)	(11,925)	0	(248,378)
Infrastructure	(850,354)	(55,036)	0	(905,390)
Total Accumulated Depreciation	(1,086,807)	(76,046)	0	(1,162,853)
Total Capital Assets, Being Depreciated, Net	1,690,958	(57,654)	0	1,633,304
Total Governmental Activities, Capital Assets, Net	\$ 1,849,998	\$ (57,654)	\$ 0	\$ 1,792,344

SAN JUAN RIVER VILLAGE METRO DISTRICT
NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2021

NOTE E – CAPITAL ASSETS, DEPRECIATION AND AMORTIZATION - continued

The following table summarizes the changes to capital assets for business-type activities during the year.

Business-Type Activities	12/31/2020	Additions	Deletions	12/31/2021
Capital Assets, Not Being Depreciated				
Land	\$ 13,753	\$ 0	\$ 0	\$ 13,753
Total Capital Assets, Not Being Depreciated	13,753	0	0	13,753
Capital Assets, Being Depreciated:				
Improvements and Systems	2,158,074	85,405	0	2,243,479
Total Capital Assets, Being Depreciated	2,158,074	85,405	0	2,243,479
Less Accumulated Depreciation For:				
Improvements and Systems	(1,034,160)	(61,965)	0	(1,096,125)
Total Accumulated Depreciation	(1,034,160)	(61,965)	0	(1,096,125)
Total Capital Assets, Being Depreciated, Net	1,123,914	23,440	0	1,147,354
Business-Type Activities, Capital Assets, Net	\$ 1,137,667	\$ 23,440	\$ 0	\$ 1,161,107

NOTE F – INTER-FUND TRANSACTIONS

Inter-fund receivables and payables for the year ended December 31, 2021, are as follows:

	<u>Due from Other Funds</u>	<u>Due to Other Funds</u>
General Fund	\$ 17,315	\$ 0
Water Fund	0	19,241
Sewer Fund	1,926	0
	<u>\$ 19,241</u>	<u>\$ 19,241</u>

Inter-fund balances resulted from the time lag between the dates that (1) inter-fund goods and services are provide or reimbursable expenditures occur, (2) transactions recorded in the accounting system, and (3) payments between funds are made.

There were no inter-fund transfers for the fiscal year ended December 31, 2021.

NOTE G – TAX, SPENDING, AND DEBT LIMITATIONS

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation.

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending (excluding bonded debt service). A portion of the General Fund’s fund balance is classified as restricted for emergencies as required by the Amendment. The District is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District believes it is in compliance with the requirements of the Amendment. However, the entity has made certain interpretations in the Amendment’s language in order to determine its compliance.

NOTE H – SUBSEQUENT EVENTS

Management has evaluated subsequent events through June 21, 2022, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	Budgeted Amounts		General Fund Actual	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
REVENUES				
Taxes	\$ 52,627	\$ 52,627	\$ 55,502	\$ 2,875
Fees	223,260	223,260	226,313	3,053
Interest Income	400	400	541	141
Other Revenues	1,917	1,917	226,219	224,302
TOTAL REVENUES	<u>278,204</u>	<u>278,204</u>	<u>508,575</u>	<u>230,371</u>
EXPENDITURES				
General Government				
Administrative	67,459	67,459	53,906	13,553
Personnel	180,666	180,666	180,057	609
Roads	32,550	32,550	19,207	13,343
Capital Outlay	60,592	60,592	62,018	(1,426)
TOTAL EXPENDITURES	<u>341,267</u>	<u>341,267</u>	<u>315,188</u>	<u>26,079</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(63,063)	(63,063)	193,387	<u>\$256,450</u>
Other Financing Sources (Uses):				
Transfers in	<u>0</u>	<u>0</u>	<u>0</u>	
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	
Net Change in Fund Balances	(63,063)	(63,063)	193,387	
Fund Balance - Beginning of Year	137,693	137,693	203,669	
Fund Balance - End of Year	<u>\$ 74,630</u>	<u>\$ 74,630</u>	<u>\$ 397,056</u>	

The accompanying notes are an integral part of these statements.

SUPPLEMENTARY INFORMATION

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
BUDGET AND ACTUAL WITH RECONCILIATION TO US GAAP BASIS
WATER FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Budgeted Amounts</u>		<u>Water Fund</u>	Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>		
REVENUES				
Charges for Services	\$ 102,760	\$ 102,760	\$ 136,109	\$ 33,349
Interest Income	200	200	132	(68)
TOTAL REVENUES	<u>102,960</u>	<u>102,960</u>	<u>136,241</u>	<u>33,281</u>
EXPENSES				
Personnel	3,500	3,500	2,160	1,340
Treatment	33,600	33,600	15,272	18,328
Repairs and Maintenance	126,597	126,597	36,821	89,776
Transfers Out	0	0	0	0
TOTAL EXPENSES	<u>163,697</u>	<u>163,697</u>	<u>54,253</u>	<u>109,444</u>
CHANGE IN NET POSITION - BUDGET BASIS	<u>(\$60,737)</u>	<u>(\$60,737)</u>	81,988	<u>\$142,725</u>
GAAP Basis Adjustments				
Depreciation			<u>(40,615)</u>	
CHANGE IN NET POSITION - GAAP BASIS			41,373	
NET POSITION - BEGINNING OF YEAR			<u>866,266</u>	
NET POSITION - END OF YEAR			<u>\$ 907,639</u>	

The accompanying notes are an integral part of these statements.

SAN JUAN RIVER VILLAGE METRO DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
BUDGET AND ACTUAL WITH RECONCILIATION TO US GAAP BASIS
SEWER FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Budgeted Amounts</u>		<u>Sewer Fund</u>	<u>Variance with Final Budget Favorable (Unfavorable)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Charges for Services	\$ 77,443	\$ 77,443	\$ 86,139	\$ 8,696
Interest Income	400	400	287	(113)
TOTAL REVENUES	<u>77,843</u>	<u>77,843</u>	<u>86,426</u>	<u>8,583</u>
EXPENSES				
Personnel	3,000	3,000	1,836	1,164
Treatment	34,720	34,720	18,293	16,427
Repairs and Maintenance	268,781	268,781	1,501	267,280
Transfers Out	0	0	0	0
TOTAL EXPENSES	<u>306,501</u>	<u>306,501</u>	<u>21,630</u>	<u>284,871</u>
CHANGE IN NET POSITION - BUDGET BASIS	<u>(\$228,658)</u>	<u>(\$228,658)</u>	64,796	<u>\$293,454</u>
GAAP Basis Adjustments				
Depreciation			<u>(21,350)</u>	
CHANGE IN NET POSITION - GAAP BASIS			43,446	
NET POSITION - BEGINNING OF YEAR			<u>652,713</u>	
NET POSITION - END OF YEAR			<u>\$ 696,159</u>	

The accompanying notes are an integral part of these statements.