

**GATEWAY VILLAGE GENERAL  
IMPROVEMENT DISTRICT  
City and County of Denver, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2021**

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
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YEAR ENDED DECEMBER 31, 2021**

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Board of Directors  
Gateway Village General Improvement District  
City and County of Denver, Colorado

## Independent Auditor's Report

### **Opinion**

We have audited the accompanying financial statements of the governmental activities and each major fund of Gateway Village General Improvement 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Gateway Village General Improvement District as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

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 them Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date the financial statements are available to be issued.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Gateway Village General Improvement 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.

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

*Wipfli LLP*

*Wipfli LLP*  
*Lakewood, Colorado*

March 16, 2022

## **BASIC FINANCIAL STATEMENTS**

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2021**

|                                      | Governmental<br>Activities |
|--------------------------------------|----------------------------|
| <b>ASSETS</b>                        |                            |
| Cash and Investments                 | \$ 673,390                 |
| Cash and Investments - Restricted    | 20,700                     |
| Receivable - County Treasurer        | 2,462                      |
| Property Taxes Receivable            | 703,546                    |
| Prepaid Expenses                     | 1,148                      |
| Capital Assets, Net                  | 1,652,365                  |
| Total Assets                         | 3,053,611                  |
| <b>LIABILITIES</b>                   |                            |
| Accounts Payable                     | 12,472                     |
| Total Liabilities                    | 12,472                     |
| <b>DEFERRED INFLOWS OF RESOURCES</b> |                            |
| Property Tax Revenue                 | 703,546                    |
| Total Deferred Inflows of Resources  | 703,546                    |
| <b>NET POSITION</b>                  |                            |
| Net Investment in Capital Assets     | 1,652,365                  |
| Restricted For:                      |                            |
| Emergency Reserves                   | 20,700                     |
| Unrestricted                         | 2,316,893                  |
| Total Net Position                   | \$ 2,337,593               |

See accompanying Notes to Basic Financial Statements.



**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

|   | General             | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---|---------------------|---------------------|--------------------------------|
| <b>ASSETS</b>   |                     |                     |                                |
| Cash and Investments  | \$ 673,390          | \$ -                | \$ 673,390                     |
| Cash and Investments - Restricted                                       | 20,700              | -                   | 20,700                         |
| Receivable - County Treasurer   | 2,462               | -                   | 2,462                          |
| Property Taxes Receivable   | 703,546             | -                   | 703,546                        |
| Prepaid Expenses  | 1,148               | -                   | 1,148                          |
| Total Assets  | <u>\$ 1,401,246</u> | <u>\$ -</u>         | <u>\$ 1,401,246</u>            |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES<br/>AND FUND BALANCES</b> |                     |                     |                                |
| <b>LIABILITIES</b>  |                     |                     |                                |
| Accounts Payable  | \$ 12,472           | \$ -                | \$ 12,472                      |
| Total Liabilities   | 12,472              | -                   | 12,472                         |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                    |                     |                     |                                |
| Property Tax Revenue  | 703,546             | -                   | 703,546                        |
| Total Deferred Inflows of Resources                                     | 703,546             | -                   | 703,546                        |
| <b>FUND BALANCES</b>  |                     |                     |                                |
| Nonspendable:   |                     |                     |                                |
| Prepaid Expenses  | 1,148               | -                   | 1,148                          |
| Restricted For:   |                     |                     |                                |
| Emergencies (TABOR)   | 20,700              | -                   | 20,700                         |
| Assigned to:  |                     |                     |                                |
| Subsequent Year's Expenditures  | 554,277             | -                   | 554,277                        |
| Unassigned  | 109,103             | -                   | 109,103                        |
| Total Fund Balances   | 685,228             | -                   | 685,228                        |
| Total Liabilities, Deferred Inflows of Resources,<br>and Fund Balances  | <u>\$ 1,401,246</u> | <u>\$ -</u>         |                                |

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

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

1,652,365

Net Position of Governmental Activities

\$ 2,337,593

See accompanying Notes to Basic Financial Statements.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2021**

|   | General           | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---|-------------------|---------------------|--------------------------------|
| <b>REVENUES</b>   |                   |                     |                                |
| Property Taxes  | \$ 652,442        | \$ -                | \$ 652,442                     |
| Specific Ownership Taxes                                | 35,552            | -                   | 35,552                         |
| Other Revenue   | 998               | -                   | 998                            |
| Net Investment Income                                   | 584               | 19                  | 603                            |
| Total Revenues  | <u>689,576</u>    | <u>19</u>           | <u>689,595</u>                 |
| <b>EXPENDITURES</b>                                     |                   |                     |                                |
| Accounting  | 26,155            | -                   | 26,155                         |
| Audit   | 3,400             | -                   | 3,400                          |
| County Treasurer's Fee                                  | 6,526             | -                   | 6,526                          |
| Insurance and Bonds                                     | 12,050            | -                   | 12,050                         |
| Legal Services  | 18,382            | -                   | 18,382                         |
| Miscellaneous   | 319               | -                   | 319                            |
| Landscape Repairs                                       | 18,091            | -                   | 18,091                         |
| Landscape Maintenance and Improvements                  | 2,289             | -                   | 2,289                          |
| Irrigation Water  | 21,730            | -                   | 21,730                         |
| Electricity   | 282               | -                   | 282                            |
| Snow Removal  | 2,644             | -                   | 2,644                          |
| Irrigation Water - HOA                                  | 13,273            | -                   | 13,273                         |
| Electricity - HOA                                       | 1,059             | -                   | 1,059                          |
| Landscape Contract                                      | 52,512            | -                   | 52,512                         |
| District Management                                     | 12,287            | -                   | 12,287                         |
| Landscape Design  | -                 | 1,264               | 1,264                          |
| Total Expenditures                                      | <u>190,999</u>    | <u>1,264</u>        | <u>192,263</u>                 |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | 498,577           | (1,245)             | 497,332                        |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                   |                     |                                |
| Transfers In (Out)                                      | (1,245)           | 1,245               | -                              |
| Total Other Financing Sources (Uses)                    | <u>(1,245)</u>    | <u>1,245</u>        | <u>-</u>                       |
| <b>NET CHANGE IN FUND BALANCES</b>                      | 497,332           | -                   | 497,332                        |
| Fund Balances - Beginning of Year                       | <u>187,896</u>    | <u>-</u>            | <u>187,896</u>                 |
| <b>FUND BALANCES - END OF YEAR</b>                      | <u>\$ 685,228</u> | <u>\$ -</u>         | <u>\$ 685,228</u>              |

See accompanying Notes to Basic Financial Statements.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
RECONCILIATION OF THE STATEMENT 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 | \$ | 497,332 |
|--|----|---------|

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital related activity in the current period.

|                |  |                 |
|----------------|--|-----------------|
| Capital Outlay |  | 1,264           |
| Depreciation   |  | <u>(67,834)</u> |

|   |    |                       |
|---|----|-----------------------|
| Change in Net Position of Governmental Activities | \$ | <u><u>430,762</u></u> |
|---|----|-----------------------|

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

|   | Original<br>And Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|---|
| <b>REVENUES</b>   |                                 |                   |   |
| Property Taxes  | \$ 652,459                      | \$ 652,442        | \$ (17)   |
| Specific Ownership Taxes                                | 32,623                          | 35,552            | 2,929   |
| Other Revenue   | -                               | 998               | 998   |
| Net Investment Income                                   | 2,500                           | 584               | (1,916)   |
| Total Revenues  | <u>687,582</u>                  | <u>689,576</u>    | <u>1,994</u>  |
| <b>EXPENDITURES</b>                                     |                                 |                   |   |
| Accounting  | 28,000                          | 26,155            | 1,845   |
| Audit   | 3,500                           | 3,400             | 100   |
| County Treasurer's Fee                                  | 6,525                           | 6,526             | (1)   |
| District Management                                     | 12,000                          | 12,287            | (287)   |
| Insurance and Bonds                                     | 15,000                          | 12,050            | 2,950   |
| Legal Services  | 45,000                          | 18,382            | 26,618  |
| Miscellaneous   | 993                             | 319               | 674   |
| Landscape Repairs                                       | 15,000                          | 18,091            | (3,091)   |
| Landscape Maintenance and Improvements                  | 50,000                          | 2,289             | 47,711  |
| Irrigation Water  | 25,000                          | 21,730            | 3,270   |
| Electricity   | 3,000                           | 282               | 2,718   |
| Snow Removal  | 8,000                           | 2,644             | 5,356   |
| Irrigation Water - HOA                                  | 9,000                           | 13,273            | (4,273)   |
| Electricity - HOA                                       | 1,250                           | 1,059             | 191   |
| Landscape Contract                                      | 55,000                          | 52,512            | 2,488   |
| Contingency   | 7,732                           | -                 | 7,732   |
| Total Expenditures                                      | <u>285,000</u>                  | <u>190,999</u>    | <u>94,001</u>   |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | 402,582                         | 498,577           | 95,995  |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                   |   |
| Transfers In (Out)                                      | <u>(435,000)</u>                | <u>(1,245)</u>    | <u>433,755</u>  |
| Total Other Financing Sources (Uses)                    | <u>(435,000)</u>                | <u>(1,245)</u>    | <u>433,755</u>  |
| <b>NET CHANGE IN FUND BALANCE</b>                       | (32,418)                        | 497,332           | 529,750   |
| Fund Balance - Beginning of Year                        | <u>125,618</u>                  | <u>187,896</u>    | <u>62,278</u>   |
| <b>FUND BALANCE - END OF YEAR</b>                       | <u>\$ 93,200</u>                | <u>\$ 685,228</u> | <u>\$ 592,028</u>                                       |

See accompanying Notes to Basic Financial Statements.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Gateway Village General Improvement District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Ordinance 551, Series of 1994 of the City Council of the City and County of Denver (the City Council) and is governed pursuant to provisions of the Improvement District Act. The District is located entirely in the City and County of Denver (the City) and all District services are provided within its boundaries. The City Council constitutes the ex-officio Board of Directors of the District (the Board). The Board established an advisory board (the Advisory Board) to manage the financial and legal affairs of the District. The Advisory Board is comprised of the City's Manager of Public Works (or designated representative), the City Council District member who represents the district that overlaps a majority of the District, and three registered electors of the District.

The District was established to provide financing for construction of streets, drainage, safety, parks and recreation facilities, landscaping, and police or fire facilities improvements.

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

The District is a component unit of the City for financial statement reporting purposes.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**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 the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation 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 Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Budgets**

In accordance with the Charter of the City, the Board 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 Board 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.

**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.

**Property Taxes**

Property taxes are levied by the District's Board. The levy is based on assessed valuations determined by the City Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the Denver City Council to put the tax lien on the individual properties as of January 1 of the following year. The City 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 City Treasurer remits the taxes collected monthly to the District.

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

**Capital Assets**

The land included within the District is subject to a Memorandum of Agreement dated June 30, 1995, related to the annexation of the property to the City. Provisions of the Agreement provide that the City agrees to maintain the streets, storm drainage, and parks within the annexed area at the City's expense. Consequently, the District's costs related to capital assets have been removed from the District's capital asset records. However, the District has budgeted to maintain the storm drainage canal and certain streetscapes within the District.

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.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Capital Assets (Continued)**

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of investment in capital assets.

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 capital assets, as applicable.

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

|                        |          |
|------------------------|----------|
| Landscape Improvements | 20 Years |
|------------------------|----------|

**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.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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 and Investments              | \$ 673,390 |
| Cash and Investments - Restricted | 20,700     |
| Total Cash and Investments        | \$ 694,090 |

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

|                                      |            |
|--------------------------------------|------------|
| Deposits with Financial Institutions | \$ 11,368  |
| Investments                          | 682,722    |
| Total Cash and Investments           | \$ 694,090 |

**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 and carrying balance of \$11,368.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Investments**

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

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

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

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

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

As of December 31, 2021, the District had the following investments:

| <u>Investment</u>  | <u>Maturity</u>                   | <u>Amount</u> |
|--|-----------------------------------|---------------|
| Colorado Local Government Liquid Asset Trust (COLOTRUST) | Weighted Average<br>Under 60 Days | \$ 682,722    |

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**COLOTRUST**

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

**NOTE 4 CAPITAL ASSETS**

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

|  | Balance -<br>December 31,<br>2020 | Increases         | Decreases         | Balance -<br>December 31,<br>2021 |
|--|-----------------------------------|-------------------|-------------------|-----------------------------------|
| Capital Assets, Not Being Depreciated:       |                                   |                   |                   |                                   |
| Construction in Progress                     | \$ 537,735                        | \$ 1,264          | \$ 538,999        | \$ -                              |
| Total Capital Assets, Not Being Depreciated  | <u>537,735</u>                    | <u>1,264</u>      | <u>538,999</u>    | <u>-</u>                          |
| Capital Assets, Being Depreciated:           |                                   |                   |                   |                                   |
| Landscape Improvements                       | 1,221,931                         | 538,999           | -                 | 1,760,930                         |
| Total Capital Assets, Being Depreciated      | 1,221,931                         | 538,999           | -                 | 1,760,930                         |
| Less Accumulated Depreciation For:           |                                   |                   |                   |                                   |
| Landscape Improvements                       | (40,731)                          | (67,834)          | -                 | (108,565)                         |
| Total Accumulated Depreciation               | <u>(40,731)</u>                   | <u>(67,834)</u>   | <u>-</u>          | <u>(108,565)</u>                  |
| Total Capital Assets, Being Depreciated, Net | <u>1,181,200</u>                  | <u>471,165</u>    | <u>-</u>          | <u>1,652,365</u>                  |
| Capital Assets, Net                          | <u>\$ 1,718,935</u>               | <u>\$ 472,429</u> | <u>\$ 538,999</u> | <u>\$ 1,652,365</u>               |

For the year ended December 31, 2021, depreciation expense of \$67,834 was charged to the District's general government activities.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG-TERM OBLIGATIONS**

The District has no long-term obligations for the year ended December 31, 2021.

**Authorized Debt**

On November 8, 1994, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$2,000,000 at an interest rate not to exceed 15% per annum. On November 3, 1998, the electors authorized an additional \$1,000,000 at an effective interest not to exceed 10% per annum. At December 31, 2021, the District has no remaining authorized but unissued indebtedness.

**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 net investment in capital assets calculated as follows:

Net Investment in Capital Assets:

|                     |              |
|---------------------|--------------|
| Capital Assets, Net | \$ 1,652,365 |
|---------------------|--------------|

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2021, as follows:

Restricted Net Position:

|                   |           |
|-------------------|-----------|
| Emergency Reserve | \$ 20,700 |
|-------------------|-----------|

**NOTE 7 RELATED PARTIES**

**City**

Two City employees serve on the Advisory Board. Per rules and regulations adopted by the City in 2019, Title 31 districts are not required to reimburse the City for employee time and expense devoted to the operation of the District.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 8 AGREEMENTS AND COMMITMENTS**

**Landscaping Services Agreement**

On April 1, 2006, the District entered into a landscaping services agreement with Gateway Village Homeowners Association (the HOA) in an effort to consolidate the costs of the landscaping services in order to reduce the financial effect of either assessments or taxes to the homeowners. The HOA will perform, or cause to be performed, the landscaping for certain parks, streetscape and drainage areas. The District will reimburse the HOA for services provided upon the District's behalf.

**Cooperative Landscaping Agreement**

On August 8, 2006, the District entered into a cooperative agreement for landscaping services with the City. The District performs maintenance and landscaping services on behalf of the City for certain streetscape and storm drainage improvements in accordance with all the rules, regulations, and restrictions which may be imposed by the City. Any construction, repair, or modification of the improvements shall be done to the then-current standards of the Department of Public Works. The District pays monthly water utility bills for water used on the landscaping. The City shall cooperate with the District to facilitate the waiver of any water tap development fees. All landscape improvements that are constructed or installed shall be owned by the City.

The Agreement was amended in 2007 to add new landscape improvements to the original agreement.

**Fence Maintenance Agreement**

On September 21, 2015, the District entered into a fence maintenance agreement with the HOA. Prior to this agreement, the District had reimbursed the HOA for replacement of perimeter fencing within the District (the HOA Fence). This Agreement provides funding to the HOA for the maintenance and repair of the HOA Fence. The HOA will be responsible for maintaining and repairing the HOA Fence. The District shall reimburse the HOA for costs associated with the maintenance and repair of the HOA Fence. The maintenance and repair costs may include monies owed to the fence maintenance and repair company, landscaping costs, and other fees and costs associated with the administration of the HOA Fence. Reimbursement of these costs is subject to annual appropriation by the District. Any maintenance and repair costs in excess of the District's annual appropriated amount shall be the responsibility of the HOA.

**NOTE 9 INTERFUND TRANSFERS**

The transfer from the General Fund to the Capital Projects Fund in the amount of \$1,245 was to fund capital expenditures.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 10 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 maintains commercial insurance for these risks of loss. Claims, expenditures, and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There have been no claims in the past four fiscal years.

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

On November 8, 1994, a majority of the District's electors approved the following ballot question:

Shall Gateway Village General Improvement District, City and County of Denver, Colorado's taxes be increased by \$75,000 annually from the imposition of ad valorem property taxes at a rate of 20 mills in 1995 and each year thereafter, for the payment of operational and maintenance expenses of the District, and shall the revenues from such taxes and any earnings from the investment thereof be collected and spent without limitation by any revenue or spending limits, and without affecting the District's ability to collect or spend any other revenues or funds, under Article X, Section 20 of the Colorado Constitution or any other law?

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**

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

|  | Original<br>And Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|--|---------------------------------|-------------------|---|
| <b>REVENUES</b>  |                                 |                   |   |
| Net Investment Income  | \$ 1,000                        | \$ 19             | \$ (981)  |
| Total Revenues   | <u>1,000</u>                    | <u>19</u>         | <u>(981)</u>  |
| <b>EXPENDITURES</b>  |                                 |                   |   |
| Landscape Design   | -                               | 1,264             | (1,264)   |
| Capital Outlay   | 539,016                         | -                 | 539,016   |
| Total Expenditures   | <u>539,016</u>                  | <u>1,264</u>      | <u>537,752</u>  |
| <b>EXCESS OF REVENUES OVER<br/>(UNDER) EXPENDITURES</b>  | (538,016)                       | (1,245)           | 536,771   |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                                 |                   |   |
| Transfers In (Out)   | 435,000                         | 1,245             | (433,755)   |
| Total Other Financing Sources (Uses)   | <u>435,000</u>                  | <u>1,245</u>      | <u>(433,755)</u>  |
| <b>EXCESS OF REVENUES AND OTHER FINANCING<br/>SOURCES OVER (UNDER) EXPENDITURES<br/>AND OTHER FINANCING USES</b> | (103,016)                       | -                 | 103,016   |
| Fund Balance - Beginning of Year   | <u>103,016</u>                  | <u>-</u>          | <u>(103,016)</u>  |
| <b>FUND BALANCES - END OF YEAR</b>   | <u>\$ -</u>                     | <u>\$ -</u>       | <u>\$ -</u>   |

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2021**

| <u>Year Ended December 31,</u>                |                            | Assessed<br>Valuation<br>for<br>Property<br>Tax Levy | Mills<br>Levied | <u>Total Property Taxes</u> |                  | Percent<br>Collected<br>to Levied |
|---|----------------------------|--|-----------------|-----------------------------|------------------|-----------------------------------|
| <u>Assessment<br/>Year</u>                    | <u>Collection<br/>Year</u> |  |                 | <u>Levied</u>               | <u>Collected</u> |                                   |
| 2016  | 2017                       | \$ 22,533,600  | 20.000          | \$ 450,672                  | \$ 445,340       | 98.90 %                           |
| 2017  | 2018                       | 27,885,190   | 20.000          | 557,704                     | 558,317          | 100.20                            |
| 2018  | 2019                       | 27,993,980   | 20.000          | 559,879                     | 559,878          | 100.00                            |
| 2019  | 2020                       | 32,766,700   | 20.000          | 655,334                     | 654,676          | 99.90                             |
| 2020  | 2021                       | 32,622,940   | 20.000          | 652,459                     | 652,442          | 100.00                            |
| Estimated for the Year<br>Ending December 31, |                            |  |                 |                             |                  |                                   |
| 2021  | 2022                       | \$ 35,177,300  | 20.000          | \$ 703,546                  |                  |                                   |

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.