



**COMMERCE CITY
ADAMS COUNTY, COLORADO**



ANNUAL FINANCIAL STATEMENTS

December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Aberdeen Metro District No 2

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 Aberdeen Metro District No 2 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Aberdeen Metro District No 2'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 Aberdeen Metro District No 2 as of December 31, 2022, 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 Aberdeen Metro District No 2 and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Aberdeen Metro District No 2'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.

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 Aberdeen Metro District No 2'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 Aberdeen Metro District No 2'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. 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 Aberdeen Metro District No 2's basic financial statements. The combining and individual non-major fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

BF Borgers CPA PC

BF Borgers CPA PC

Lakewood, Colorado

July 10, 2023

ABERDEEN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
December 31, 2022

	Governmental Activities
ASSETS	
Cash and investments	\$ 502,676
Cash and investments – restricted	578,753
Accounts receivable	2,838
Specific ownership taxes receivable	450
Property taxes receivable	77,076
Prepaid expenses	11,914
Non-depreciable capital assets	17,400
Depreciable capital assets, net	488,999
Total Assets	1,680,106
LIABILITIES	
Accounts payable and accrued liabilities	7,941
Prepaid maintenance fees	407,000
Accrued interest payable	286,900
Current portion of general obligation refunding bonds	-
General obligation refunding bonds	4,832,617
Total Liabilities	5,534,458
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	77,076
NET POSITION (DEFICIT)	
Restricted:	
Emergency reserves	7,300
Debt service	557,359
Capital projects	21,464
Non-spendable	11,914
Unassigned:	(4,529,465)
Net Position (Deficit)	\$ (3,931,428)

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2022

Functions/Programs	Program Revenue				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Government Activities:					
General government activities	\$ (171,285)	\$ 128,307	\$ 2,167	\$ -	\$ (40,811)
Interest and related costs on long-term debt	(297,053)	52,642	-	-	(244,411)
Capital project activities	(25,207)	-	-	-	(25,207)
	\$ (493,545)	\$ 180,949	\$ 2,167	\$ -	(310,429)
General Revenues					
Property taxes					76,366
Specific ownership taxes					5,781
Net investment income					14,224
Total general revenue					96,371
Change in net position					(214,058)
Net Position (Deficit) – Beginning of Year					(3,717,370)
Net Position (Deficit) – End of Year					\$ (3,931,428)

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2022

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
ASSETS				
Cash and investments	\$ 502,676	\$ -	\$ -	\$ 502,676
Cash and investments - Restricted	-	557,289	21,464	578,753
Accounts receivable	2,838	-	-	2,838
Specific ownership tax receivable	380	70	-	450
Property taxes receivable	65,180	11,896	-	77,076
Prepaid expenses	11,914	-	-	11,914
TOTAL ASSETS	\$ 582,988	\$ 569,255	\$ 21,464	\$ 1,173,707
LIABILITIES				
Accounts payable and accrued liabilities	\$ 7,941	\$ -	\$ -	\$ 7,941
Prepaid maintenance fees	407,000	-	-	407,000
Maintenance fee credits	-	-	-	-
TOTAL LIABILITIES	414,941	-	-	414,941
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	65,180	11,896	-	77,076
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	480,121	11,896	-	492,017
FUND BALANCES				
Restricted:				
Emergencies (TABOR)	7,300	-	-	7,300
Debt service	-	557,359	-	557,359
Capital projects	-	-	21,464	21,464
Non-spendable	11,914	-	-	11,914
Unrestricted	83,653	-	-	83,653
TOTAL FUND BALANCES	102,867	557,359	21,464	681,690
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 582,988	\$ 569,255	\$ 21,464	

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

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds		
Land and water rights		17,400
Property, structures and equipment, net		488,999
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:		
General obligation refunding bonds		(4,832,617)
Accrued interest payable		(286,900)
Net position of governmental activities		\$ (3,931,428)

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2022

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
REVENUES				
Property taxes	\$ 64,516	\$ 11,850	\$ -	\$ 76,366
Specific ownership taxes	4,884	897	-	5,781
Maintenance fees	128,307	-	-	128,307
Reimb expenses - collection costs	-	-	-	-
Net investment income	729	13,495	-	14,224
Facility fees	-	18,000	-	18,000
Other income	2,167	34,642	-	36,809
Total Revenues	200,603	78,884	-	279,487
EXPENDITURES				
General and administration	17,878	-	-	17,878
Landscaping maintenance	59,640	-	-	59,640
Pool maintenance and operation	32,704	-	-	32,704
Other district expenses	61,063	-	-	61,063
Debt service				
Direct and indirect collection costs	-	19,178	-	19,178
Bond interest expense	-	-	-	-
Bond principal	-	-	-	-
Bond issuance costs	-	-	-	-
Major capital projects	-	-	-	-
Total Expenditures	171,285	19,178	-	190,463
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	29,318	59,706	-	89,024
OTHER FINANCING SOURCES (USES)				
Fund Transfers In / (Out)	-	-	-	-
Debt proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	29,318	59,706	-	89,024
FUND BALANCES – BEGINNING	73,549	497,653	21,464	592,666
FUND BALANCES – END OF YEAR	\$ 102,867	\$ 557,359	\$ 21,464	\$ 681,690

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

**ABERDEEN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2022**

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

Net change in fund balances – Total government funds	\$	89,024
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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 net capital outlay activity for the year:

Construction of public infrastructure		-
Depreciation expense on property, structures and equipment		(25,207)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Increase in accrued interest payable on Series 2021 bonds		(277,875)
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Changes in net position of governmental activities	\$	(214,058)
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These financial statements should be read only in connection with
the accompanying notes to the financial statements.

ABERDEEN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 64,500	\$ 64,516	\$ 16
Specific ownership taxes	4,900	4,884	(16)
Maintenance fees	137,000	128,307	(8,693)
Reimbursements for legal and collection costs	-	-	-
Net investment income	-	729	729
Other income	300	2,167	1,867
Total Revenues	206,700	200,603	(6,097)
EXPENDITURES			
General and administration	23,700	17,878	5,822
Landscaping maintenance	53,300	59,640	(6,340)
Pool maintenance and operation	29,300	32,704	(3,404)
Other district expenses	95,900	61,063	34,837
Total Expenditures	202,200	171,285	30,915
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	4,500	29,318	24,818
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Total Other Financing Sources (Uses)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	4,500	29,318	24,818
FUND BALANCE – BEGINNING OF YEAR	42,000	73,549	31,549
FUND BALANCE – END OF YEAR	\$ 46,500	\$ 102,867	\$ 56,367

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
District management and accounting fees	\$ 16,000	\$ 15,996	\$ 4
Other management and accounting fees	-	185	(185)
Administrative costs	3,200	2,388	812
Audit fees	6,500	7,150	(650)
Collection fees – County Treasurer	-	968	(968)
Board of Directors’ fees	3,000	2,200	800
Board training and conferences	-	-	-
Insurance	3,500	3,635	(135)
Legal fees	6,000	-	6,000
Indirect Cost Allocation	(15,000)	(15,000)	-
Contingency	500	356	144
Total General and Administration	<u>\$ 23,700</u>	<u>\$ 17,878</u>	<u>\$ 5,822</u>
LANDSCAPING MAINTENANCE			
Ground maintenance fees	13,500	16,655	(3,155)
Tree maintenance & replacement	2,000	3,017	(1,017)
Sprinkler repairs	4,000	4,805	(805)
Sprinklers – water	20,800	24,129	(3,329)
Sprinklers – electricity	2,600	1,982	618
Perimeter fence maintenance	-	-	-
Grounds improvements	5,000	7,603	(2,603)
Monument sign maintenance	-	-	-
Backflow maintenance	-	306	(306)
Miscellaneous landscape costs	5,400	1,143	4,257
Total Landscaping Maintenance	<u>\$ 53,300</u>	<u>\$ 59,640</u>	<u>\$ (6,340)</u>
CLUBHOUSE / POOL MAINTENANCE			
Pool maintenance	6,500	9,815	(3,315)
Pool repairs	5,000	5,935	(935)
Utilities (water)	2,000	1,058	942
Utilities (gas/electric)	5,200	6,674	(1,474)
Pool chemicals	3,600	2,146	1,454
Clubhouse maintenance	6,000	4,321	1,679
Clubhouse internet service	-	783	(783)
Pool furniture maintenance	1,000	665	335
Pool gate keys	-	1,307	(1,307)
Total Pool Maintenance and Operation	<u>\$ 29,300</u>	<u>\$ 32,704</u>	<u>\$ (3,404)</u>
OTHER DISTRICT EXPENSES			
Snow removal	17,000	14,317	2,683
Water utility service - district residents	58,000	35,261	22,739
Condo structure maintenance and repairs	10,000	4,117	5,883
Newsletter publication costs	-	117	(117)
Insurance - property	-	4,334	(4,334)
Other management services	9,900	2,917	6,983
Vandalism	1,000	-	1,000
Total Other District Expenses	<u>\$ 95,900</u>	<u>\$ 61,063</u>	<u>\$ 34,837</u>

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
12-Month Period Ended December 31, 2022

NOTE 1 – DEFINITION OF REPORTING ENTITY

Aberdeen Metropolitan District No. 2 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 21, 2003, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under service plan approved by Commerce City (City) on September 15, 2003. The District's service area comprises approximately 92.2 acres located in Adams County, Colorado entirely within the boundaries of the City. According to its Service Plan, the District has the authority to (1) design, construct, acquire, install, relocate, operate and maintain various facilities including streets, traffic and safety controls, water systems, sanitation systems, parks and recreational facilities, transportation facilities, television relay and translation systems and mosquito control facilities and equipment and (2) provide additional services and exercise powers that are expressly or impliedly granted by Colorado law, and which the District is required to provide or exercise, or in its discretion, may choose to provide or exercise.

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

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

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

On December 3, 2022, approximately 162.8 acres of land (located on the east side of Peoria Street) within the District's boundaries was excluded from the service boundaries of the District. This excluded land remains subject to paying the District's debt mill levy until the District's existing debt is repaid in full or otherwise defeased.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are 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 activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

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

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

Budgets

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

Pooled Cash and Investments

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

Investments are carried at fair value.

Property Taxes

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

On November 06, 2018, District voters authorized the District to assess property taxes at no more than \$4,500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters authorized the District to retain and spend all such revenue without regard to TABOR spending, revenue raising or other limitations.

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. In 2022, the District's share of Specific ownership taxes was equal to approximately 7.6% of the property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Reimbursable Costs

Legal fees and other costs incurred by the District related to any services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(l) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

Facility Fees

On March 05, 2007, the District adopted a resolution, pursuant to 32-1-1001(1)(j)(I) CRS, imposing Facilities Fees upon all real property within the District (Facility Fee Resolution). Specifically, a one-time Facility Fee is payable to the District by the owner of each platted lot that is developed within the District. The Facility Fee imposed on each lot is secured by a perpetual lien. The Facility Fee is \$2,000 per single-family home lot, \$1,000 per multi-family home lot and \$0.50 per square foot for non-residential construction. The Facility Fee is payable to the District upon issuance of a building permit by the City.

All revenue earned from the collection of Facility Fees is Pledged Revenue that is to be deposited into the District's Bond Fund.

Collection Costs

Collection costs incurred by the District related to the collection of property taxes includes all costs incurred by the District that enable and support the District's ability to collect property taxes revenue. Generally, such costs include (a) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (b) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (c) costs related to managing the District's annual property tax assessment process and (d) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

Per the Series 2022 Bond Indenture of Trust Agreement, the District allocates a fixed annual amount of \$15,000 of indirect collection costs to its debt fund. Direct collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

Water and Sewer Expenditures

74 condo units located within 11 separate building are not individually metered for water use. In addition, one sewer line services each building. Water and sewer services are provided to these 74 units by the South Adams County Water and Sanitation District (SACWSD). Because the 74 condo units share water meters and sewer lines, the District has assumed the responsibility for ensuring the shared portions of the water lines and sewer lines are properly maintained and services are timely paid to SACWSD.

Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2022 are comprised of property taxes due from Adams County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

Capital Assets

Capital assets are defined by the District as assets with an initial, individual cost of more than \$1,000. Such assets are recorded at historical costs or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

When purchased or constructed, the District classifies newly acquired property, equipment and structures by functional area. The depreciable lives assigned to each functional area is as follows: Clubhouse (50 years), pool structure and fencing (40 years), pool equipment (7 years), pool furniture (4 years), basketball court (40 years) and monument signage (20 years). The estimated depreciable lives assigned to each asset class are based on the assumption that such assets are reasonably and regularly maintained and used for their intended purpose.

Equity

Net Position

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

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: non-spendable, 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:

- **Non-spendable fund balance** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts) or legally or contractually required to be maintained intact.
- **Restricted fund balance** – The portion of a 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 a fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- **Assigned fund balance** – The portion of a 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 a 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 policy to use the most restrictive classification first.

NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

Statement of net position:	
Cash and investments – unrestricted	\$ 502,676
Cash and investments – restricted	578,753
Total cash and investments	\$ 1,081,429

Cash and investments as of December 31, 2022 consist of the following:

Deposits with financial institutions	\$ 298,936
Investments	782,493
Total cash and investments	\$ 1,081,429

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, 2022, the District's cash deposits had a bank balance of \$302,926 and a carrying balance of \$298,936.

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 listed 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 disclosure requirements or subject to 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. Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2022, the District's investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 782,493

CSAFE

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAM by Standard & Poor's.

NOTE 4 – PROPERTY, STRUCTURES AND EQUIPMENT

Acquisitions and dispositions of District property, structures and equipment are as follows:

	Balance at 12/31/21	Purchases	Disposals	Balance at 12/31/22	Accumulated Depreciation
Clubhouse	\$ 409,081	\$ -	\$ -	\$ 409,081	(\$ 122,722)
Pool structure and fencing	223,087	-	-	223,087	(83,657)
Pool equipment	18,880	-	-	18,880	(3,170)
Pool furniture	5,000	-	-	5,000	(5,000)
Basketball court	50,000	-	-	50,000	(18,750)
Monument signage	65,000	-	-	65,000	(48,750)
	\$ 771,048	\$ -	\$ -	\$ 771,048	(\$ 282,049)

NOTE 5 – LAND AND NON-DEPRECIABLE ASSETS

On June 16, 2006, the District acquired from the Developer a 0.74 land tract located within the District boundaries. Specifically, the District owns and maintains Tract B as designated on the Aberdeen Subdivision Filing No. 1 plat filed with the Adams County Clerk & Recorder’s Office. The land is recorded by the District at a nominal value of \$7,400. The District also owns water rights and one tap used to irrigate the landscaping on these tracts of land. The District’s water rights and taps are recorded at \$10,000, which is the estimated fair value of these assets when they were acquired from the Association.

NOTE 6 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt for the 12-month period ended December 31, 2022:

	<u>Balance at Dec. 31, 2021</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at Dec. 31, 2022</u>	<u>Due within one year</u>
Series 2021 G.O. Bonds	\$ 4,832,617	\$ -	\$ -	\$ 4,832,617	-
Accrued Interest – Series 2021 G.O. Bonds	16,749	270,151	-	286,900	-
Total	\$ 4,849,366	\$ 270,151	\$ -	\$ 5,119,517	\$ -

Details regarding the District's long-term obligations are as follows:

Series 2022 General Obligation Limited Tax Convertible Capital Appreciation Refunding Bonds

On December 6, 2022, the District issued General Obligation Limited Tax Convertible Capital Appreciation Refunding Bonds, Series 2022 in the amount of \$4,832,617 (2022 Bonds). The 2022 Bonds bear compounding interest at the rate of 5.75% per annum, and are payable semi-annually on June 1 and December 1, beginning on June 01, 2026, with principal payable per the mandatory sinking fund payment schedule over 30 years with a final maturity on December 1, 2051 (Maturity Date).

The proceeds from the sale of the 2022 Bonds were used as follows:

Bond proceeds	\$ 4,832,617	100.0%
Less:		
Cash to fund the reserve fund	(483,262)	(10.0%)
Legal, accounting and other costs of issuance	(304,239)	(6.3%)
Net bond proceeds used to repay Series 2005 bonds and related accrued, unpaid interest	\$ 4,045,116	83.7%

The Senior Bonds are secured by and payable solely from Pledged Revenue, net of any costs of collection, which is comprised of the following:

- a) all Property Tax Revenues (generated by the imposition of the Required Mill Levy);
- b) all Specific Ownership Taxes (attributable to the Required Mill Levy); and
- c) any other legally available amounts that the District determines to pledge to the Series 2022 Bonds.

The Required Mill Levy is defined as the mill levy necessary to generate sufficient property tax revenue during the year to fully pay the annual principal and interest payment due on the Series 2022 Bonds. The Required Mill Levy cannot exceed 9.000 mills. Any remaining balance due on the Series 2022 Bonds after the Maturity Date shall be

deemed to be paid, satisfied, and discharged on December 2, 2061 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

The Series 2022 Bonds may be redeemed at the option of the District prior to maturity beginning December 01, 2026 subject to payment of a redemption premium equal to between 1% and 3% of principal redeemed. Beginning December 01, 2029, the Bonds may be redeemed at the option of the District without any redemption premium.

Outstanding bond principal and interest on the Bonds mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	-	-
2026	-	348,163	348,163
2027	-	348,163	348,163
2028 to 2032	415,000	1,704,013	2,119,013
2033 to 2037	730,000	1,544,738	2,274,738
2038 to 2042	1,100,000	1,294,613	2,394,613
2043 to 2047	1,590,000	926,325	2,516,325
2048 to 2051	2,220,000	368,863	2,588,863
Total	\$ 6,055,000	\$ 6,534,875	\$12,589,875

Debt Authorization

Debt Authorization – Service Plan

The District's service plan limits the District's debt service to a maximum mill levy of 50.000 mills, provided, however, that in the event the method of calculating the assessed valuation is changed after the date of the approved service plan (2003), the mill levy limitation applicable to such debt may be increased or decreased to reflect such changes. As of January 1, 2003, the ratio was 7.96%. The ratio for 2022 was 7.15%, which caused the District's Maximum Mill Levy for debt service for 2022 to be 55.664.

Debt Authorization – TABOR

On November 04, 2003, the District's electorate authorized the issuance of indebtedness in an amount not to exceed \$17,200,000 for infrastructure improvements and operations and maintenance at a net effective interest rate not to exceed 18% and \$17,000,000 for refunding the District's debt or other obligations.

The District's authorized but unissued indebtedness in the following amounts allocated for the following purposes is as follows:

	Authorized Nov. 2003 Election	Authorization Used, Series 2005 Bonds	Authorization Remaining at Dec. 31, 2022
Street improvements	\$ 6,915,000	\$ 1,523,000	\$ 5,392,000
Park and recreational facilities	4,110,000	-	4,110,000
Sanitary supply	3,150,000	247,000	2,903,000
Water supply	2,175,000	320,000	1,855,000
Public transportation system	75,000	-	75,000
Operations and maintenance	200,000	-	200,000
Traffic and safety controls	420,000	-	420,000
Television relay and translation system	70,000	-	70,000
Mosquito control	85,000	-	85,000
Subtotal	17,200,000	2,090,000	15,110,000
Refunding of debt	17,000,000	-	17,000,000
Total	\$ 34,200,000	\$ 2,090,000	\$ 32,110,000

Per C.R.S 32-1-1101(2), the remaining, unused debt issuance authorization obtained from the District's electors will expire in November 2023 - 20 years after the original debt authorization election.

NOTE 7 – NET POSITION (DEFICIT)

Restricted Net Position

The District's restricted net position as of December 31, 2022 in the general fund, debt service fund and capital projects fund totaled \$7,300, \$557,359 and \$21,464, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 12 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2021 Bonds. The restricted net position within the capital project fund is comprised of funds restricted for funding the construction and major repairs of public infrastructure.

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2022 in the general fund, debt service fund and capital project fund totaled \$11,914, \$0, and \$0, respectively. These balances were created due to the District prepaying certain 2023 expenses in 2022.

Unassigned Net Position

The District's unassigned net position as of December 31, 2022 totaled (\$4,524,265). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to the City of Commerce City, South Adams County Water & Sanitation District and the District.

NOTE 9 – AGREEMENTS WITH BONNYVIEW AT ABERDEEN HOMEOWNERS ASSOCIATION, INC (ASSOCIATION)

Covenant Enforcement and Architectural Review Services

On March 20, 2019, the District entered into a one-year agreement with the Association to provide covenant enforcement and architectural review services for a 12-month period beginning January 01, 2019. The cost of providing such services will be funded from revenues generated by the District. This agreement automatically renews on January 1st of each calendar year unless cancelled by either party no less than 30 days prior to the renewal date.

Use and Maintenance Agreement

On March 20, 2019, the District entered into a one-year agreement with the Association to use, operate, maintain and improve the Association's common areas and public right-of-way landscaping (as depicted on the Aberdeen Subdivision Filing No 1 plat map filed with the Adams County Clerk and Recorder's Office on March 22, 2005). Such services will be provided by the District at its own expense. This agreement automatically renews on January 1st of each calendar year unless cancelled by either party no less than 30 days prior to the renewal date.

Water Supply Service Agreement

On March 20, 2019, the District entered into a one-year agreement with the Association to provide water services to the condominium units within the Association's boundaries. Such services will be provided by the District at its own expense. This agreement automatically renews on January 1st of each calendar year unless cancelled by either party no less than 30 days prior to the renewal date.

NOTE 10 – RELATED PARTIES

For the 12-month period ended December 31, 2022, none of the directors serving on the District's board reported any conflicts of interest arising from their public service on the District's board.

NOTE 11 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

NOTE 12 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution—referred to 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 06, 2018, District voters authorized the District to assess property taxes at no more than \$4,500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

District management believes the District is in compliance with the provisions of TABOR. However, TABOR is complex and subject to legal interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

SUPPLEMENTARY INFORMATION

ABERDEEN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 11,800	\$ 11,850	\$ 50
Specific ownership taxes	900	897	(3)
Net investment income	-	13,495	13,495
Facility fee income	18,000	18,000	-
Other income	-	34,642	34,642
Total Revenues	<u>30,700</u>	<u>78,884</u>	<u>48,184</u>
EXPENDITURES			
Direct and indirect collection costs	20,200	19,178	1,022
Debt service	-	-	-
Repay Series 2021 Bonds - interest	-	-	-
Repay Series 2021 Bonds - principal	-	-	-
Bond issuance costs	-	-	-
Total Expenditures	<u>20,200</u>	<u>19,178</u>	<u>1,022</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>10,500</u>	<u>59,706</u>	<u>49,206</u>
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>10,500</u>	<u>59,706</u>	<u>49,206</u>
FUND BALANCE – BEGINNING	<u>479,000</u>	<u>497,653</u>	<u>18,653</u>
FUND BALANCE – END OF YEAR	<u>\$ 489,500</u>	<u>\$ 557,359</u>	<u>\$ 67,859</u>

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
COLLECTION COST DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DIRECT AND INDIRECT COLLECTION COSTS			
Collection fees – County Treasurer	\$ 200	\$ 178	\$ 22
Indirect Collection Cost Allocation	15,000	15,000	-
Legal fees	-	-	-
Bond paying agent fees	4,000	4,000	-
Miscellaneous	1,000	-	1,000
Total Direct and Indirect Collection Costs	\$ 20,200	\$ 19,178	\$ 1,022

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	\$ -	\$ -	\$ -
Other income	-	-	-
Total Revenues	-	-	-
EXPENDITURES			
General and administrative fees	-	-	-
Capital projects			
Major capital projects	-	-	-
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	-	-	-
Total Other Financing Sources (Uses)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	-	-	-
FUND BALANCE – BEGINNING OF YEAR	10,300	21,464	11,164
FUND BALANCE – END OF YEAR	\$ 10,300	\$ 21,464	\$ (11,164)

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

ABERDEEN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
 December 31, 2022

The District's repayment schedule for its Series 2022 Bonds is as follows:

Year Ended December 31,	Principal	Accrued Interest	Annual Payments
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	-	-
2026	-	348,163	348,163
2027	-	348,163	348,163
2028	27,934	355,228	383,162
2029	55,868	360,282	416,150
2030	75,821	361,304	437,125
2031	79,812	356,851	436,663
2032	91,784	354,129	445,913
2033	95,774	348,526	444,300
2034	107,746	344,654	452,400
2035	115,727	338,910	454,637
2036	127,699	333,601	461,300
2037	135,680	326,420	462,100
2038	151,643	320,682	472,325
2039	159,624	311,776	471,400
2040	175,586	304,314	479,900
2041	187,558	294,692	482,250
2042	203,521	285,217	488,738
2043	215,492	273,583	489,075
2044	235,445	263,105	498,550
2045	251,408	250,180	501,588
2046	275,351	238,124	513,475
2047	291,314	222,324	513,638
2048	315,257	207,393	522,650
2049	331,220	188,718	519,938
2050	359,154	171,919	531,073
2051	766,199	249,000	1,015,199
	\$ 6,055,000	\$ 6,534,875	\$ 12,589,875

The original face value of these bonds totaled \$4,827,161. Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st. The Series 2022 Bonds may be redeemed at the option of the District prior to maturity beginning December 01, 2026 subject to payment of a redemption premium equal to between 1% and 3% of principal redeemed. Beginning December 01, 2029, the Bonds may be redeemed at the option of the District without any redemption premium.

ABERDEEN METROPOLITAN DISTRICT NO. 2
SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
 December 31, 2022

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2018	\$ 901,150	49.000	50.000	\$ 89,214	\$ 89,214	100.0%
2019	904,210	208.580	50.000	233,800	233,811	100.0%
2020	1,049,750	49.000	50.000	103,900	103,925	100.0%
2021	1,048,700	49.000	50.000	103,800	103,673	99.9%
2022	1,316,700	49.000	9.000	76,300	76,366	100.1%
2023	1,319,180	50.865	9.259	79,300	[TBD]	[TBD]

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

OTHER SUPPLEMENTARY INFORMATION

ABERDEEN METROPOLITAN DISTRICT NO. 2
CHANGE IN TOTAL OVERLAPPING MILL LEVY
 December 31, 2022

	2021 Mill Levy *	2022 Mill Levy **	Change
Aberdeen Metropolitan District No. 2	58.000	60.124	2.124
Brighton School District No. 27J	49.866	56.290	6.424
Commerce City North Infrastructure District	20.000	14.000	(6.000)
Adams County	27.069	26.967	(0.102)
Fire District 4 South Adams	14.750	14.750	0.000
Rangeview Library District	3.689	3.615	(0.074)
City of Commerce City	2.920	3.110	0.190
South Adams County Water & Sanitation District	2.277	2.424	0.147
Central Colorado Water Conservation District	1.404	1.068	(0.336)
Central Colorado Water Conservation Subdistrict	2.189	1.582	(0.607)
Urban Drainage and Flood Control	0.900	0.900	0.000
Urban Drainage and Flood Control – South Platte	0.100	0.100	0.000
Total Mill Levy	183.164	184.930	1.766

* -- For property tax collections in 2022

** -- For property tax collections in 2023

ABERDEEN METROPOLITAN DISTRICT NO. 2

HISTORICAL DEBT RATIOS

December 31, 2022

	2018	2019	2020	2022	2023
General Obligation Bonds	\$ 2,090,000	\$ 2,090,000	\$2,090,000	\$4,832,617	\$4,832,617
Accrued, unpaid interest - Bonds	\$ 1,275,725	\$ 1,442,056	\$1,680,089	\$ 9,025	\$ 286,900
Restricted cash	-	-	-	(\$ 497,326)	(\$ 557,289)
Combined assessed property values within the District	\$ 904,210	\$ 1,049,750	\$1,048,700	\$1,316,700	\$1,319,180
Ratio of net debt to assessed property values	372.2%	336.5%	359.5%	329.9%	345.8%