



Buffalo Run Mesa
Metropolitan District
ADAMS COUNTY, COLORADO



ANNUAL FINANCIAL STATEMENTS

December 31, 2022

Table of Contents

STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES.....	2
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL.....	6
NOTES TO FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	17
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –BUDGET AND ACTUAL.....	18
DEBT FUND – COLLECTION COST DETAILS – BUDGET AND ACTUAL.....	19
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY.....	20
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED.....	21
OTHER SUPPLEMENTARY INFORMATION	22
CHANGE IN TOTAL OVERLAPPING MILL LEVY	23
HISTORICAL DEBT RATIOS	24

INDEPENDENT AUDITOR'S REPORT

To the Board of Buffalo Run Mesa Metro District

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 Buffalo Run Mesa Metro District as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Buffalo Run Mesa Metro District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Buffalo Run Mesa Metro District 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 Buffalo Run Mesa Metro District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 Buffalo Run Mesa Metro District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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 Buffalo Run Mesa Metro District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Buffalo Run Mesa Metro District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, 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 Buffalo Run Mesa Metro District'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

BUFFALO RUN MESA METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2022

	Governmental Activities
ASSETS	
Cash and investments	\$ -
Cash and investments – restricted	168,932
Accounts receivable – specific ownership taxes	3,023
Property taxes receivable	874,147
Prepaid expenses	14,947
Total Assets	\$ 1,061,049
LIABILITIES	
Accounts payable and accrued liabilities	\$ 100
Accrued interest payable	82,304
Current portion of general obligation bank note	360,000
General obligation bank note	5,180,000
Total Liabilities	5,622,404
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	874,147
NET POSITION (DEFICIT)	
Restricted:	
Emergency reserves	-
Debt service	171,855
Non-spendable	14,947
Unassigned:	(5,622,304)
Net Position (Deficit)	\$ (5,435,502)

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
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	
Primary Government:				
Government Activities:				
General government activities	\$ -	\$ -	\$ -	\$ -
Interest and related costs on long-term debt	(280,690)	-	-	(280,690)
Capital project activities	-	-	-	-
	<u>\$ (280,690)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(280,690)</u>
General Revenues				
Property taxes				514,371
Specific ownership taxes				37,767
Net investment income				6,319
Total general revenue				558,457
Change in net position				277,767
Net Position (Deficit) – Beginning of Year				(5,713,269)
Net Position (Deficit) – End of Year				\$ (5,435,502)

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

**BUFFALO RUN MESA METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2022**

	General Fund	Debt Service Fund	Total Government Funds
ASSETS			
Cash and investments	\$ -	\$ -	\$ -
Cash and investments - Restricted	100	168,832	168,932
Accounts receivable – spec ownership taxes	-	3,023	3,023
Property taxes receivable	355,700	518,447	874,147
Prepaid expenses	-	14,947	14,947
TOTAL ASSETS	\$ 355,800	\$ 705,249	\$ 1,061,049
LIABILITIES			
Accounts payable and accrued liabilities	\$ 100	\$ -	\$ 100
Property tax rebates	-	-	-
DEFERRED INFLOWS OF RESOURCES			
Property tax revenue	355,700	518,447	874,147
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	355,800	518,447	874,247
FUND BALANCES			
Restricted:			
Emergencies (TABOR)	-	-	-
Debt service	-	171,855	171,855
Capital projects	-	-	-
Non-spendable	-	14,947	14,947
Unrestricted	-	-	-
Total Fund Balances	-	186,802	186,802
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 355,800	\$ 705,249	

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

Long-term liabilities, including bank notes, are not due and payable in the current period and, therefore, are not reported in the funds:

General obligation bank note payable	(5,540,000)
Accrued interest payable	(82,304)
Net position of governmental activities	\$ (5,435,502)

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2022

	General Fund	Debt Service Fund	Total Government Funds
REVENUES			
Property taxes	\$ -	\$ 514,371	\$ 514,371
Specific ownership taxes	-	37,767	37,767
Net investment income	-	6,319	6,319
Total Revenues	-	558,457	558,457
EXPENDITURES			
Direct and indirect collection costs	-	35,960	35,960
Debt service			
Interest – 2017 Bank Note	-	163,153	163,153
Principal Repayment - 2017 Bank Note	-	350,000	350,000
Total Expenditures	-	549,113	549,113
EXCESS OF REVENUES OVER (UNDER)	-	9,344	9,344
OTHER FINANCING SOURCES (USES)			
Fund Transfers In / (Out)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	-	9,344	9,344
FIND BALANCES – BEGINNING	-	177,458	177,458
FUND BALANCES – END OF YEAR	\$ -	\$ 186,802	\$ 186,802

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

**BUFFALO RUN MESA METROPOLITAN DISTRICT
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	\$	9,344
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The issuance of long-term debt (e.g., bank notes) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Principal payment on bank note		350,000
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 bank note		(81,577)
Changes in net position of governmental activities	\$	277,767

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

**BUFFALO RUN MESA METROPOLITAN DISTRICT
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	\$ -	\$ -	\$ -
Specific ownership taxes	-	-	-
Net investment income	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
General and administration	-	-	-
Other district expenses	-	-	-
Election expenses	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</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>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE – BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE – END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
12-Month Period Ended December 31, 2022

NOTE 1 – DEFINITION OF REPORTING ENTITY

Buffalo Run Mesa Metropolitan District (District), a quasi-municipal corporation, was organized on June 17, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under an amended and restated service plan approved by Commerce City (City) on September 18, 2017. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation facilities, water facilities, sanitary and storm drainage improvements and mosquito control services within the District.

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 organizations 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 organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The 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 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.

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.

These notes are an integral part of the accompanying financial statements.

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.

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.

These notes are an integral part of the accompanying financial statements.

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District invests certain funds in an external investment pool (ColoTrust) that records its investments at fair value. Investments in CSAFE are categorized as Level 2 Investments.

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 property taxes collected monthly to the District.

Property taxes are recorded initially as deferred inflows or resources 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.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the County. In 2022, the District's share of Specific ownership taxes was equal to approximately 7.3% 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.

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.

These notes are an integral part of the accompanying financial statements.

The District owns no land and provides no services to District residents and property owners. The District's sole function is to manage the repayment of the District's debts. Consequently, all costs incurred by the District are considered direct or indirect collection costs supporting the repayment of the District's debts.

Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

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.

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.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

- Net investment in capital assets - this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvement of those assets. If there are significant unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in this component.
- Restricted - this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.
- Unrestricted - the component of net position that does not meet the definitions above.

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.

These notes are an integral part of the accompanying financial statements.

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	\$ -
Cash and investments – restricted	<u>168,932</u>
Total cash and investments	<u>\$ 168,932</u>

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

Deposits with financial institutions	\$ 127,830
Investments	<u>41,102</u>
Total cash and investments	<u>\$ 168,932</u>

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

These notes are an integral part of the accompanying financial statements.

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.

As of December 31, 2022, the District's cash deposits had a bank and carrying balance of \$127,830.

Investments

The District has adopted a formal investment policy in accordance with 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 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	Fair Value
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 41,102

These notes are an integral part of the accompanying financial statements.

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 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt:

Balance at December 31, 2021	\$ 5,890,000
Principal repayments on Series 2016 Bonds	<u>(350,000)</u>
Balance at December 31, 2022	<u>\$ 5,540,000</u>

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

Note Payable

On October 6, 2017, the District issued a \$7,200,000 in General Obligation Note for the purpose of refinancing its 2004 and 2006 General Obligation Bonds. The bond is due December 1, 2035, with an interest of 2.77%, paid semiannually on June 1 and December 1. The bond may be redeemed prior to maturity, at the option of the District, on any date, upon payment of the present value (as defined in the September 27, 2017 authorizing resolution of the board) of the Note. The Note is payable from pledged revenue, including the District's covenant to levy the required mill levy on all taxable property within the District to pay for debt scheduled payments as well as a portion of specific ownership taxes collected by the District as a result of the imposition of the required mill levy.

The Note is secured by the Pledged Revenues and all moneys and earnings thereon. Pledged Revenues consists of revenues derived from the imposition of the Required Mill Levy remitted to the District.

Per the District's service plan, no limitations exist on the mill levy the District can impose for debt service.

These notes are an integral part of the accompanying financial statements.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2017 General Obligation Note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 360,000	\$ 153,458	\$ 513,458
2024	370,000	143,486	513,486
2025	380,000	133,237	513,237
2026	390,000	122,711	512,711
2027	400,000	111,908	511,908
2028 to 2032	2,180,000	386,831	2,566,831
2033 to 2035	1,460,000	81,576	1,541,576
	<u>\$ 5,540,000</u>	<u>\$ 1,133,207</u>	<u>\$ 6,673,207</u>

Debt Authorization

On May 07, 2002, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$8,500,000 for infrastructure improvements and operations at an interest rate not to exceed 18% and \$8,000,000 for refunding the District's debt or other obligations. On November 02, 2004, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$5,500,000 for infrastructure improvements an interest rate not to exceed 18%.

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

	<u>Authorized May 2002 Election</u>	<u>Authorized Nov 2004 Election</u>	<u>Voter Authorization Used</u>		<u>Authorization Remaining at Dec. 30, 2022</u>
			<u>2004</u>	<u>2006</u>	
Water	\$ 1,050,000	\$ 1,000,000	\$1,050,000	\$ 660,000	\$ 340,000
Sewer	950,000	1,000,000	950,000	440,000	560,000
Street Improvements	3,300,000	1,000,000	1,863,563	650,000	1,000,000
Park and Recreation	2,550,000	1,000,000	1,840,437	-	1,000,000
Traffic Safety Controls	150,000	1,000,000	-	-	1,000,000
Operation and Administration	500,000	-	-	-	-
Mosquito Control	-	500,000	-	-	500,000
Bond Refunding	8,000,000	-	-	-	-
	<u>\$16,500,000</u>	<u>\$5,500,000</u>	<u>\$5,704,000</u>	<u>\$ 1,750,000</u>	<u>\$ 4,400,000</u>

Pursuant to the District's Service Plan, the District is limited to issuing \$8,000,000 in bond indebtedness. In the future, the District may issue up to \$546,000 in additional indebtedness under the service plan limit if sufficient unexpired voter authorization exists.

As of December 31, 2022, all remaining, unused debt issuance authorization (excluding bond refunding authorization) granted by the voters will expire in accordance with 32-1-1101(2), C.R.S. in November 2024 - 20 years after the original debt authorization election.

These notes are an integral part of the accompanying financial statements.

NOTE 5 – NET POSITION

The District has a net position consisting of three components – restricted, non-spendable and unassigned.

Restricted Net Position

The District's restricted net position as of December 31, 2022 in the general fund and debt service fund totaled \$0 and \$171,855, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 8 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2017 general obligation note per the debt mill levy and related note agreement.

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2022 in the general fund and debt service fund totaled \$0 and \$14,947, 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 \$(5,622,304). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to Commerce City, South Adams County Water and Sanitation District and the Buffalo Run Mesa Homeowners Association, Inc.

NOTE 6 – AGREEMENTS WITH ASSOCIATION

On December 12, 2022, the District determined that it was in the best interests of the District's residents and property owners for the District to provide various services previously provided by the Buffalo Run Mesa Homeowners Association, Inc (the "Association")

The service areas of the Association is located entirely within the boundaries of the District.

Covenant Enforcement and Architectural Review Services

On December 12, 2022, the District entered into one-year agreements with the Association to provide covenant enforcement and architectural review services for a 12-month period beginning January 01, 2023. The cost of providing such services on behalf of the Association will be funded from revenues generated by the District. This agreement automatically renews on January 1st of each calendar year unless cancelled by the District or the Association no less than 30 days prior to the renewal date.

Use and Maintenance Agreement

On December 12, 2022, 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 Buffalo Mesa Subdivision Filing No 1 plat map filed with the Adams County Clerk and Recorder's Office), entry monumentation, perimeter fencing and the storm water drainage system ("Service Areas"). 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 the District or Association no less than 30 days prior to the renewal date.

These notes are an integral part of the accompanying financial statements.

NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss including (a) torts, thefts of, damage to, or destruction of assets, (b) errors or omissions and (c) 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 insure its member districts against various risks of loss. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability and public officials' liability 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 its members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to the Pool's distribution formula.

NOTE 8 – 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 May 07, 2002, District voters authorized the District to assess property taxes at no more than \$250,000 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.

The \$250,000 voter-approved property tax limit may be adjusted to reflect changes in the Denver-Boulder CPI. As of December 31, 2002, the United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Boulder was 184.8. As of December 31, 2021, the CPI for Denver-Boulder was 281.7. Based on the December 31, 2021 CPI, the voter-approved property tax limit, adjusted for changes in the CPI since 2002, is \$381,100 for 2022.

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.

The District's management believes it 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.

These notes are an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

BUFFALO RUN MESA METROPOLITAN DISTRICT
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	\$ 513,400	\$ 514,371	\$ 971
Specific ownership taxes	38,500	37,767	(733)
Net investment income	400	6,319	5,919
Total Revenues	<u>552,300</u>	<u>558,457</u>	<u>6,157</u>
EXPENDITURES			
Direct and indirect collection costs	59,247	35,960	23,287
Debt service			
Bank note interest	163,153	163,153	-
Principal repayments on bank note	350,000	350,000	-
Total Expenditures	<u>572,400</u>	<u>549,113</u>	<u>23,287</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(20,100)</u>	<u>9,344</u>	<u>29,444</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>(20,100)</u>	<u>9,344</u>	<u>29,444</u>
FUND BALANCE – BEGINNING	<u>173,200</u>	<u>177,458</u>	<u>4,258</u>
FUND BALANCE – END OF YEAR	<u>\$ 153,100</u>	<u>\$ 186,802</u>	<u>\$ 33,702</u>

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

**BUFFALO RUN MESA METROPOLITAN DISTRICT
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			
District management and accounting fees	\$ 16,000	\$ 16,000	\$ -
Administrative costs	2,547	741	1,806
Audit fees	6,000	7,150	(1,150)
Collection fees – County Treasurer	7,700	7,724	(24)
Board of Directors’ fees	1,000	500	500
Board training and conferences	2,500	-	2,500
Election costs	20,000	-	20,000
Insurance	2,600	2,465	135
Legal fees	500	-	500
Newsletter publication costs	-	980	(980)
Bank trustee fees	400	400	-
Total Direct and Indirect Collection Costs	\$ 59,247	\$ 35,960	\$ 23,287

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
 December 31, 2022

The District's repayment schedule for its Series 2017 general obligation note is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2023	\$ 360,000	\$ 153,458	2.770%	\$ 513,458
2024	370,000	143,486	2.770%	513,486
2025	380,000	133,237	2.770%	513,237
2026	390,000	122,711	2.770%	512,711
2027	400,000	111,908	2.770%	511,908
2028	410,000	100,828	2.770%	510,828
2029	425,000	89,471	2.770%	514,471
2030	435,000	77,699	2.770%	512,699
2031	450,000	65,649	2.770%	515,649
2032	460,000	53,184	2.770%	513,184
2033	475,000	40,442	2.770%	515,442
2034	485,000	27,284	2.770%	512,284
2035	500,000	13,850	2.770%	513,850
	\$5,540,000	\$ 1,133,207		\$ 6,673,207

Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st. The Bonds cannot be paid in advance without a redemption penalty.

BUFFALO RUN MESA METROPOLITAN DISTRICT
**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	\$ 11,037,430	2.999	43.516	\$ 513,400	\$ 513,384	99.99%
2019	11,050,630	2.995	43.464	513,400	513,402	100.00%
2020	12,832,300	2.579	37.429	513,400	513,395	100.00%
2021	12,895,320	0.000	39.813	513,400	511,152	99.56%
2022	13,550,080	0.000	37.889	513,400	514,371	100.18%
2023	13,257,130	26.831	39.428	878,400	[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

BUFFALO RUN MESA METROPOLITAN DISTRICT
CHANGE IN TOTAL OVERLAPPING MILL LEVY
 December 31, 2022

	2023 Mill Levy *	2022 Mill Levy *	Change
Adams County	26.967	27.069	(0.102)
Buffalo Run Mesa Metro District	66.259	37.889	28.370
Commerce City	3.110	2.920	0.190
Commerce City North Infrastructure GID	14.000	20.000	(6.000)
Rangeview Library District	3.615	3.689	(0.074)
Regional Transportation District (RTD)	0.000	0.000	-
School District 27-Brighton	56.290	49.866	6.424
South Adams County Fire Protection District	14.750	14.750	-
South Adams County Water & Sanitation District	2.424	2.277	0.147
Urban Drainage and Flood Control District	0.900	0.900	-
Urban Drainage South Platte District	0.100	0.100	-
Total Mill Levy (Tax Area 598)	188.415	159.460	28.955

* -- For property tax collections in 2023

** -- For property tax collections in 2022

BUFFALO RUN MESA METROPOLITAN DISTRICT
HISTORICAL DEBT RATIOS
December 31, 2022

	2018	2019	2020	2021	2022
Debt outstanding	\$ 6,885,000	\$ 6,560,000	\$ 6,230,000	\$ 5,890,000	\$ 5,540,000
Combined assessed property values within the District	\$ 11,050,630	\$ 12,832,300	\$ 12,895,320	\$ 13,550,080	\$ 13,257,130
Ratio of debt to assessed property values	62.3%	51.1%	48.3%	43.5%	41.8%