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**CASTLE PINES**  
**METROPOLITAN DISTRICT**  
FINANCIAL STATEMENTS  
DECEMBER 31, 2022

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CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS CONSULTANTS

## Independent Auditors' Report

Board of Directors  
Castle Pines Metropolitan District  
Castle Rock, Colorado

### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities and each major fund of Castle Pines Metropolitan District (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the governmental activities, the business-type activities and each major fund of the District as of December 31, 2022, and the respective changes in its 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 Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibilities Of Management For The Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' 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 auditors' 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

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

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i through ix, the budgetary comparison schedule on page 59, the infrastructure condition and maintenance data on pages 60 and 61, the schedule of the District's proportionate share of the net pension liability and the schedule of the District's contributions to the pension plan on pages 62 and 63 and the schedule of the District's proportionate share of the net other postemployment benefit (OPEB) liability and the schedule of the District's contributions to the OPEB plan on pages 64 and 65 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, which 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.

### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the basic financial statements that collectively comprise the District's basic financial statements. The individual fund statements and schedules 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 individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Report On Summarized Comparative Information***

We have previously audited the District's 2021 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated October 6, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.

*RubinBrown LLP*

June 19, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of Castle Pines Metropolitan District's (District) annual financial report, the District's management is pleased to provide this narrative discussion and analysis of the financial activities of the District for the calendar year ended December 31, 2022. The District's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

### Financial Highlights

- The District's assets and deferred outflows exceeded its liabilities and deferred inflows by \$76,610,783 (net position) as of December 31, 2022 (page 5). This total net position is comprised of the following:
  - (1) Net investment in capital assets of \$46,709,603 includes property, equipment, and infrastructure, net of accumulated depreciation, and reduced by outstanding debt related to the purchase or construction of capital assets.
  - (2) The net position of \$207,000 is restricted by constraints imposed from outside the District such as debt covenants, grantors, laws, or regulations.
  - (3) The unrestricted net position of \$29,694,180 represents the portion available to maintain the District's continuing obligations to citizens and creditors.
- The District's governmental fund reported a total ending fund balance of \$16,166,142 this year (page 9). This compares to the prior year ending fund balance of \$17,540,487 showing a decrease of \$1,374,345 during the current year. This decrease resulted from (a) excess expenditures over revenue of \$1,021,450 and (b) a net of \$360,000 transfer from the general fund to the proprietary fund.
- At the end of the current calendar year, the unassigned fund balance for the General Fund was \$15,954,493 (page 7).

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

### Overview of the Financial Statements

This Management Discussion and Analysis document introduces the District's basic financial statements. The basic financial statements include (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. The District also includes in this report additional information to supplement the basic financial statements. Comparative 2021 data is presented when available and applicable.

### *Government-wide Financial Statements*

The District's annual report includes two government-wide financial statements (pages 5 & 6). These statements provide both long-term and short-term information about the District's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position* (page 5). This is the government-wide statement of position presenting information that includes all District's assets and deferred outflows and liabilities and deferred inflows, with the difference, reported as *net position*. Over a period of time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors such as diversification of the taxpayer base or the condition of District infrastructure, in addition to the financial information provided in this report. The December 31, 2022, Statement of Net Position reflects the pension plan disclosures which were adopted in 2015, as well as the OPEB liability, which was adopted in 2018.

The second government-wide statement is the *Statement of Activities* (page 6), which reports how the District's net position changed during the current calendar year. All current-year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the Statement of Activities is to show the financial reliance of the District's distinct activities or functions on revenues provided by the District's taxpayers.

Both government-wide financial statements distinguish functions of the District that are principally supported by taxes (governmental activities) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (business-type activities). The governmental activities (roads) of the District include general government and public works. The business-type activities (water/sewer) of the District include water and sewer services.

### ***Fund Financial Statements***

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The District uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the District's most significant funds rather than the District as a whole. All of the District's funds are classified as major and are separately reported.

*Governmental Funds.* The District maintains one governmental fund, the General Fund. The basic governmental fund financial statement is presented on pages 7 - 10 of this report.

Governmental funds are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating the annual financing requirements of governmental programs and the commitment of spendable resources for the near term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives.

The *Proprietary fund* is reported in the fund financial statements and generally reports services for which the District charges customers a fee. The District's proprietary fund is classified as an enterprise fund. This enterprise fund essentially encompasses the same functions reported as business-type activities in the government-wide statements. The District services approximately 1,844 homes inside the District boundaries. The basic enterprise fund financial statements are presented on pages 11 – 13 of this report.

### Notes to the Basic Financial Statements

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements begin on page 14 of this report.

### *Other Supplementary Information*

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the District's budget presentations and the modified approach for infrastructure. Budgetary comparison statements are included as "required supplementary information" for the general fund. A budgetary comparison schedule for the enterprise fund can be found in a later section of this report. These statements and schedules demonstrate compliance with the District's adopted and final revised budget. The schedule of the District's proportionate share of net pension and OPEB liability is also included in this section. Required supplementary information can be found on pages 62 – 65 of this report.

As discussed, the District reports major funds in the basic financial statements. The individual statements and schedules of these funds are presented in a subsequent section of this report on pages 66 – 68.

**Financial Analysis of the District as a Whole**

Over time, as year-to-year financial information is accumulated consistently, changes in net position may be observed and used to discuss the changing financial position of the District as a whole.

The District's net position at calendar year-end is \$76,610,783 (page 5). The following table provides a summary of the District's net position:

	Governmental Activities (roads)				Business-type Activities (water/sewer)			
	2022	2021	\$ Change	% Change	2022	2021	\$ Change	% Change
<b>Assets</b>								
Current Assets	\$ 22,485,471	\$ 23,724,911	\$ (1,239,440)	-5%	\$ 14,872,879	\$ 14,686,674	\$ 186,205	1%
Capital Assets	15,314,018	15,273,900	40,118	0%	59,164,666	33,958,230	\$ 25,206,436	74%
<b>Total Current &amp; Capital Assets</b>	<b>37,799,489</b>	<b>38,998,811</b>	<b>(1,199,322)</b>	<b>-3%</b>	<b>74,037,545</b>	<b>48,644,904</b>	<b>25,392,641</b>	<b>52%</b>
Deferred Outflows	192,331	389,553	\$ (197,222)	-51%	145,092	293,872	\$ (148,780)	-51%
<b>Total Deferred Outflows</b>	<b>192,331</b>	<b>389,553</b>	<b>(197,222)</b>	<b>-51%</b>	<b>145,092</b>	<b>293,872</b>	<b>(148,780)</b>	<b>-51%</b>
<b>Total Assets</b>	<b>37,991,820</b>	<b>39,388,364</b>	<b>(1,396,544)</b>	<b>-4%</b>	<b>74,182,637</b>	<b>48,938,776</b>	<b>25,243,861</b>	<b>52%</b>
<b>Liabilities:</b>								
Current Liabilities	430,069	154,065	276,004	179%	1,238,826	876,493	362,333	41%
Long-term Liabilities	88,457	712,322	(623,865)	-88%	27,502,280	2,160,832	25,341,448	1173%
<b>Total Current &amp; Long-term Liabilities</b>	<b>518,526</b>	<b>866,387</b>	<b>(347,861)</b>	<b>-40%</b>	<b>28,741,106</b>	<b>3,037,325</b>	<b>25,703,781</b>	<b>846%</b>
Deferred Inflow - Property Tax	5,890,760	6,031,859	(141,099)	-2%	-	-	-	0%
Deferred Inflow - OPEB	34,704	29,397	5,307	18%	26,181	22,178	4,003	18%
Deferred Inflow - Pension	200,866	241,170	(40,304)	-17%	151,531	181,936	(30,405)	-17%
<b>Total Deferred Inflows</b>	<b>6,126,330</b>	<b>6,302,426</b>	<b>(176,096)</b>	<b>-3%</b>	<b>177,712</b>	<b>204,114</b>	<b>(26,402)</b>	<b>-13%</b>
<b>Total Liabilities</b>	<b>6,644,856</b>	<b>7,168,813</b>	<b>(523,957)</b>	<b>-7%</b>	<b>28,918,818</b>	<b>3,241,439</b>	<b>25,677,379</b>	<b>792%</b>
<b>Net position</b>	<b>31,346,964</b>	<b>32,219,551</b>	<b>(872,587)</b>	<b>-3%</b>	<b>45,263,819</b>	<b>45,697,337</b>	<b>(433,518)</b>	<b>-1%</b>
<b>Net Investment</b>								
in Capital Assets	15,228,623	15,273,900	(45,277)	0%	31,480,980	32,138,242	(657,262)	-2%
Restricted - Tabor	207,000	128,000	79,000	62%	-	-	-	-
Unrestricted	15,911,341	16,817,651	(906,310)	-5%	13,782,839	13,559,095	223,744	2%
<b>Total Net Position</b>	<b>\$ 31,346,964</b>	<b>\$ 32,219,551</b>	<b>\$ (872,587)</b>	<b>-3%</b>	<b>\$ 45,263,819</b>	<b>\$ 45,697,337</b>	<b>\$ (433,518)</b>	<b>-1%</b>

The District continues to maintain a high current ratio. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio for governmental activities, after excluding \$5,890,760 of 2022 property taxes to be collected in 2023, is 52.28 to 1 while the current ratio for business activities is 12.00 to 1. For the District overall, the current ratio after excluding 2022 property taxes is 22.38 to 1.

Note that approximately 40.5% of the governmental activities' total assets are tied up in capital. The District uses these capital assets to provide services to its homeowners. With business-type activities, approximately 79.9% of its assets are capital assets. Capital assets in business-type activities also provide water services, but they also generate fee-based revenues for this fund. Approximately 66.6% of the District's total assets are included in capital assets.

The District continues to report a strong balance in net position for both governmental activities and business-type activities (page 6). Net position decreased by \$872,587 and \$433,518, respectively. During 2022, the District's overall financial position decreased by \$1,306,105. The majority of the decrease in governmental activities is due to an Unrealized Investment Loss as of December 31<sup>st</sup>. The decrease in business-type activities in 2022 is due to not receiving a Sewer Capacity Agreement payment of \$1.5M, as was in 2021. These contractual payments ended in 2021.

The government-wide information is presented with comparative data for the prior year for better analysis and trends. The following table provides a summary of the District's changes in net position:

	Governmental Activities (roads)				Business-type Activities (water/sewer)			
	2022	2021	\$ Change	% Change	2022	2021	\$ Change	% Change
<b>Revenues:</b>								
Program Revenue								
Charges for Services and Sales	\$ 170,882	\$ 163,680	\$ 7,202	4%	\$ 4,926,483	\$ 4,205,017	\$ 721,466	17%
Sewer Capacity Agreement	-	-	-	-	-	1,500,000	-	0%
Capital Grants and Contribution	-	-	-	-	-	-	-	-
<b>General Revenues:</b>								
Property Taxes	6,018,226	5,611,940	406,286	7%	-	-	-	-
Specific Ownership Taxes	533,400	540,722	(7,322)	-1%	-	-	-	-
Investment Earnings	332,441	8,388	324,053	3863%	371,291	15,445	355,846	2304%
Unrealized Loss	(1,010,925)	(1,297)	(1,009,628)	77843%	(310,171)	(7,807)	(302,364)	3873%
Gain on Sale of Asset	7,105	50,678	(43,573)	-86%	-	-	-	-
Miscellaneous	-	12,857	(12,857)	-100%	17,678	27,502	(9,824)	-36%
<b>Total Revenue</b>	<b>6,051,129</b>	<b>6,386,968</b>	<b>(335,839)</b>	<b>-5%</b>	<b>5,005,281</b>	<b>5,740,157</b>	<b>765,124</b>	<b>13%</b>
<b>Expenses:</b>								
General Government	1,449,679	1,413,569	36,110	3%	-	-	-	-
Public Works	5,114,037	2,730,192	2,383,845	87%	-	-	-	-
Interest on LT Debt	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	5,798,799	4,483,228	1,315,571	29%
<b>Total Expenses</b>	<b>6,563,716</b>	<b>4,143,761</b>	<b>2,419,955</b>	<b>58%</b>	<b>5,798,799</b>	<b>4,483,228</b>	<b>1,315,571</b>	<b>29%</b>
<b>Increase in net position</b>								
before transfers	(512,587)	2,243,207	(2,755,794)	-123%	(793,518)	1,256,929	(2,050,447)	-163%
Transfers	(360,000)	(360,000)	-	0%	360,000	360,000	-	0%
<b>Change in Net Position</b>	<b>(872,587)</b>	<b>1,883,207</b>	<b>(2,755,794)</b>	<b>-146%</b>	<b>(433,518)</b>	<b>1,616,929</b>	<b>(2,050,447)</b>	<b>-127%</b>
Beginning Net Position	32,219,551	30,336,344	1,883,207	6%	45,697,337	44,080,408	1,616,929	4%
<b>Ending Net Position</b>	<b>\$ 31,346,964</b>	<b>\$ 32,219,551</b>	<b>\$ (872,587)</b>	<b>-3%</b>	<b>\$ 45,263,819</b>	<b>\$ 45,697,337</b>	<b>\$ (433,518)</b>	<b>-1%</b>

**GOVERNMENTAL REVENUES**

The District is dependent upon property tax to fund the general fund. Total taxable assessed valuation decreased from \$178,278,020 in 2021 to \$174,107,700 in 2022, for collection in 2023. The County conducts a re-assessment of property values every two years, in odd-numbered years. The District saw an increase in collected property tax revenue of \$460,286 or 8.20% overall in 2022.

## GOVERNMENTAL FUNCTIONAL EXPENSES

The District reports program revenue (page 6) of \$170,882 which consists of 100% for charges for services of landscape work. The District did not receive any developer contributions this year. The majority of the general government functions are funded by property tax. Taxes are reported as general revenue, rather than program revenue. Therefore, the net cost of services is offset by general revenues of \$5,880,247.

## BUSINESS-TYPE ACTIVITIES

### Revenues vs. Costs

The operating revenues for the water and sewer fund (page 12) were \$778,534 (13.6%) less than in 2021. A portion of the decrease in revenue is due to the final payment on a wastewater treatment capacity agreement for \$1.5M received in 2021. Without the one-time payment, the district saw an increase in operating revenues of \$858,540 or 4.6% in 2022 compared to 2021.

The operating expenses were \$867,565 (19.9%) more than in 2021 due to additional depreciation expenses and repairs and maintenance.

### Financial Analysis of the District's Funds

#### *Governmental Funds*

As discussed, governmental funds are reported in the individual fund statements. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances of \$16,166,142. Of this year-end total, \$6,216,094 will be used for landscape, small equipment replacement, street maintenance and improvements, snow removal, storm drainage maintenance, and street improvement overlay in 2023. Non-spendable inventories total \$4,649. The restricted fund balance of \$207,000 is required by Tabor for an emergency reserve.

#### *Major Governmental Funds*

The General Fund is the District's primary operating fund. The general fund's fund balance decreased by \$1,374,345 (page 9). This decrease is primarily due to (a) expenses over revenues by \$1,021,450, and (b) net of \$360,000 transfer from the general fund to the proprietary fund.

General fund total revenues decreased by \$292,266 from the prior year. This is due to additional revenue property tax by \$406,286 and additional investment earnings of \$324,053., primarily due to (a) a decrease of \$685,575 in unrealized loss and investment earnings, (b) a \$406,286 increase in property taxes, (c) a decrease in specific ownership tax of \$7,322, (d) an increase of charges for services of \$7,202, and (e) a decrease of \$12,857 for miscellaneous revenue.

Property taxes of \$6,018,226 make up 99.5% of total general fund revenues. The other revenue classifications netted out to \$25,798.

The general fund expenditures show an increase of \$2,394,530 or 51.26% more than the prior year. The majority of increased expense is recorded in Public Works for \$2,371,486. It is offset by an increase in General Government of \$229,585 and a decrease in expense in Capital Outlay of \$206,541.

### *The Proprietary Fund*

The proprietary fund statements (page 11) share the same focus as the government-wide statements, reporting both short-term and long-term information about financial status. The majority of the revenue received in this fund is collected from water, sewer & storm rates. The enterprise fund saw a reduced change in net position in 2022 (page 12) of \$433,518 comprised of (a) an operating income loss of \$290,208 (b) a transfer of \$360,000 from the general fund to the proprietary fund, and, (c) less Nonoperating Revenues (Expenses) of \$503,310.

### **Budgetary Highlights**

*The General Fund* – There were no amendments to the original adopted budget in 2022 (page 59).

Overall, the District recorded reduced revenue of \$773,744, or an 11.34% decrease over the adopted budget. This decrease is primarily due to the sum of (a) \$91,315 of additional Property Taxes collected, (b) additional Specific Ownership Taxes of \$13,400, (c) additional Investment Earnings of \$332,441, (d) less Charges for Services of \$26,475, and (f) less miscellaneous revenue of \$48,500. There was also an Unrealized Investment Loss of \$1,010,925, due to mark to market as of December 31<sup>st</sup>. This is a non-cash paper entry and will be trued up at the investment maturity date.

The general government expenditures were under budget by \$166,391 or 2.30%. General Government was underspent by \$363,767, due to staffing shortages in 2022, which incorporated salaries and benefits, and fewer contract services utilized. Public Works was overspent by \$595,377 due to additional roadway work being completed. Capital Outlay was also under budget by \$398,001 which was due to (a) a Dump Truck, (b) a V-Box Slicer and Sander and, (c) A backup generator for the main office not being replaced due to lack of equipment availability. These three items were budgeted at \$361,000. The District is authorized to transfer revenue from the general fund and/or receive grants, as that term is defined in the C.R.S. § 37-45.1-102 in an amount less than 10% of the Enterprise Fund's annual revenues. In 2022 the District transferred \$360,000 from the general fund to the enterprise fund.

### **Capital Assets and Debt Administration**

**Capital Assets**

The District's investment in capital assets, net of accumulated depreciation, for governmental and business-type activities as of December 31, 2022, was \$15,228,623 and \$35,792,689 respectively. See Note 3 for additional information about changes in capital assets during the calendar year.

The following table provides a summary of capital asset activity.

	Governmental Activities (roads)		Business-type Activities (water/sewer)		Total	
	2022	2021	2022	2021	2022	2021
Non-depreciable assets:						
Land	\$ -	\$ -	\$ 1,160,119	\$ 1,160,119	\$ 1,160,119	\$ 1,160,119
Infrastructure	12,854,876	12,854,876	-	-	12,854,876	12,854,876
Construction in Progress	384,056	384,961	2,608,429	1,307,777	2,992,485	1,692,738
Total Non-depreciable assets	13,238,932	13,239,837	3,768,548	2,467,896	17,007,480	15,707,733
Depreciable assets:						
Buildings	-	-	6,164,517	6,120,892	6,164,517	6,120,892
Improvements other than building	499,860	499,860	37,253,328	35,900,244	37,753,188	36,400,104
Machinery	4,328,256	4,143,904	9,765,080	9,398,501	14,093,336	13,542,405
Water Rights	-	-	2,694,232	2,694,232	2,694,232	2,694,232
Total depreciable assets	4,828,116	4,643,764	55,877,157	54,113,869	60,705,273	58,757,633
Less accumulated depreciation	(2,838,425)	(2,609,701)	(23,853,016)	(22,623,535)	(26,691,441)	(25,233,236)
Book value - depreciable assets	1,989,691	2,034,063	32,024,141	31,490,334	34,013,832	33,524,397
Percentage depreciated	-59%	-56%	-43%	-42%	-44%	-43%
Net book value - all assets	\$ 15,228,623	\$ 15,273,900	\$ 35,792,689	\$ 33,958,230	\$ 51,021,312	\$ 49,232,130

On December 31, 2022, the depreciable capital assets for governmental activities were 59% depreciated, compared to 56% on December 31, 2021.

**Modified Approach to Infrastructure**

The District has adopted the modified approach to report infrastructure in governmental-type activities. Under the modified approach, the expenditures incurred to preserve infrastructure, at or above the governmental designated condition levels, are not capitalized. Therefore, expenditures to improve infrastructures are recorded under the public works section. The actual expense for the street maintenance came in slightly over budget by \$460,743 with additional roadway work being completed in 2022. The District's policy is to achieve an 85 PCI rating or higher on all streets. At the end of 2022, an average PCI of 84.83 was achieved for all the District's roadways, which met the policy. This rating allows for minor cracking and oxidation of the pavement with minor roughness that could be noticeable. Please refer to pages 60 & 61 for additional information.

With the District's business-type activities, 43% of the asset values were depreciated on December 31, 2022, and 42% on December 31, 2021.

**Long-term Liabilities**

At the end of the year, the District had long-term liabilities outstanding of \$27,650,481. The total of the District's long-term liabilities represents debt secured by Drinking Water Revolving Fund loans, the Net Pension Liability for the District, and the recording of compensated absences. The outstanding long-term debt is primarily driven by the addition of a 2022 Revenue Bond for major capital water/sewer projects for \$25M. Where appropriate, current and long-term liabilities are presented. See Note 5 for additional information.

	Governmental Activities		Business-type Activities		Total		% Change
	2022	2021	2022	2021	2022	2021	
DWRF Loans	-	-	\$ 1,613,429	\$ 1,819,988	\$ 1,613,429	\$ 1,819,988	-11.3%
2022 Revenue Bond	-	-	25,115,000	-	25,115,000	-	
2022 Revenue Bond Premium	-	-	890,837	-	890,837	-	
Compensated Absences	\$ 24,300	\$ 26,163	41,542	30,144	65,842	56,307	16.9%
Net OPEB Liability	65,657	82,819	49,531	62,477	115,188	145,296	-20.7%
Net Pension Liability (asset)	(85,395)	604,840	(64,420)	456,282	(149,815)	1,061,122	-114.1%
<b>Total Long-term Liabilities</b>	<b>\$ 4,562</b>	<b>\$ 713,822</b>	<b>\$ 27,645,919</b>	<b>\$ 2,368,891</b>	<b>\$ 27,650,481</b>	<b>\$ 3,082,713</b>	<b>797.0%</b>

**Economic Conditions Affecting the District**

The District's economy has traditionally been residential. In 2004, a commercial center was added within the District's boundaries, adding approximately twenty-four commercial units, including a market, gas station and carwash, restaurants, fitness center, dry cleaners, and miscellaneous retail stores. The District is seeing the housing development construction increase in the County as well as the District. In 2022 the District processed thirty-five (35) site plan reviews and issued twenty-seven (27) Certificate of Occupancy letters compared to 45 and 38 in 2021, respectively. Approximately 130 homes remain to be built in the Village. The District believes the future is financially stable in the Village.

The primary revenue source for the District in the General Fund (roads) is property tax. The District levied a total of 33.834 mills in 2022 which was distributed to the general fund. The primary source of revenue in the Business-type Fund (water/sewer) is from water, sewer, storm base charges, a capital improvement fee, and water usage charges.

**Request for Information**

This financial report is designed to provide a general overview of the District's finances, comply with finance-related laws and regulations, and demonstrate the District's commitment to public accountability. Questions concerning any of the information provided in this report, or request for additional information should be addressed to Castle Pines Metropolitan District, Attn: Joshua Shackelford, 5880 Country Club Drive, Castle Rock, Colorado, 80108.

# CASTLE PINES METROPOLITAN DISTRICT

## STATEMENT OF NET POSITION December 31, 2022

### Assets And Deferred Outflows Of Resources

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	\$ 317,505	\$ 2,946,629	\$ 3,264,134
Cash with fiscal agent	38,265	—	38,265
Investments	16,032,837	11,587,414	27,620,251
Receivables:			
Accounts	202,576	337,715	540,291
Property taxes	5,890,760	—	5,890,760
Internal balances	(1,121)	1,121	—
Inventory	4,649	—	4,649
<b>Total Current Assets</b>	<b>22,485,471</b>	<b>14,872,879</b>	<b>37,358,350</b>
<b>Noncurrent Assets</b>			
Restricted cash	—	8,715	8,715
Restricted investments	—	23,298,842	23,298,842
Capital assets:			
Nondepreciable capital assets	13,238,932	3,768,548	17,007,480
Depreciable capital assets, net	1,989,691	32,024,141	34,013,832
Net pension benefit	85,395	64,420	149,815
<b>Total Noncurrent Assets</b>	<b>15,314,018</b>	<b>59,164,666</b>	<b>74,478,684</b>
<b>Total Assets</b>	<b>37,799,489</b>	<b>74,037,545</b>	<b>111,837,034</b>
<b>Deferred Outflows Of Resources</b>			
Deferred outflows OPEB	24,462	18,454	42,916
Deferred outflows pension	167,869	126,638	294,507
<b>Total Deferred Outflows Of Resources</b>	<b>192,331</b>	<b>145,092</b>	<b>337,423</b>
<b>Total Assets And Deferred Outflows Of Resources</b>	<b>37,991,820</b>	<b>74,182,637</b>	<b>112,174,457</b>

### Liabilities And Deferred Inflows Of Resources

<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	428,569	845,042	1,273,611
Customer deposits	—	34,870	34,870
Accrued interest payable	—	102,650	102,650
Unearned revenue	—	48,205	48,205
Compensated absences payable, current	1,500	1,500	3,000
Loans payable, current	—	206,559	206,559
<b>Total Current Liabilities</b>	<b>430,069</b>	<b>1,238,826</b>	<b>1,668,895</b>
<b>Long-Term Liabilities</b>			
Compensated absences payable, net of current	22,800	40,042	62,842
Loans payable, net of current	—	1,406,870	1,406,870
Bond payable	—	25,115,000	25,115,000
Net OPEB liability	65,657	49,531	115,188
Bond premium	—	890,837	890,837
<b>Total Long-Term Liabilities</b>	<b>88,457</b>	<b>27,502,280</b>	<b>27,590,737</b>
<b>Total Liabilities</b>	<b>518,526</b>	<b>28,741,106</b>	<b>29,259,632</b>
<b>Deferred Inflows Of Resources</b>			
Deferred property tax revenue	5,890,760	—	5,890,760
Deferred inflows OPEB	34,704	26,181	60,885
Deferred inflows pension	200,866	151,531	352,397
<b>Total Deferred Inflows Of Resources</b>	<b>6,126,330</b>	<b>177,712</b>	<b>6,304,042</b>
<b>Total Liabilities And Deferred Inflows Of Resources</b>	<b>6,644,856</b>	<b>28,918,818</b>	<b>35,563,674</b>

### Net Position

Net investment in capital assets	15,228,623	31,480,980	46,709,603
Restricted for:			
Emergency reserve - TABOR	207,000	—	207,000
Unrestricted	15,911,341	13,782,839	29,694,180
<b>Total Net Position</b>	<b>\$ 31,346,964</b>	<b>\$ 45,263,819</b>	<b>\$ 76,610,783</b>

**CASTLE PINES METROPOLITAN DISTRICT**

**STATEMENT OF ACTIVITIES  
For The Year Ended December 31, 2022**

Function/Program	Program Revenues				Net Revenue (Expense) And Changes In Net Position			
	Expenses	Charges For Services And Sales	Operating Grants, Contributions And Interest	Capital Grants And Contributions	Governmental Activities	Business-Type Activities	Total	
Governmental activities:								
General government	\$ 1,449,679	\$ —	\$ —	\$ —	\$ (1,449,679)	\$ —	\$ (1,449,679)	
Public works	5,114,037	170,882	—	—	(4,943,155)	—	(4,943,155)	
<b>Total Governmental Activities</b>	<b>6,563,716</b>	<b>170,882</b>	<b>—</b>	<b>—</b>	<b>(6,392,834)</b>	<b>—</b>	<b>(6,392,834)</b>	
Business-type activities:								
Water and sewer	5,798,799	4,926,483	—	—	—	(872,316)	(872,316)	
<b>Total Function/Program</b>	<b>\$ 12,362,515</b>	<b>\$ 5,097,365</b>	<b>\$ —</b>	<b>\$ —</b>	<b>(6,392,834)</b>	<b>(872,316)</b>	<b>(7,265,150)</b>	
<b>General Revenues</b>								
					6,018,226	—	6,018,226	
					533,400	—	533,400	
					(678,484)	61,120	(617,364)	
					7,105	—	7,105	
					—	17,678	17,678	
					<b>5,880,247</b>	<b>78,798</b>	<b>5,959,045</b>	
					<b>Transfers</b>	(360,000)	360,000	—
					<b>Change In Net Position</b>	(872,587)	(433,518)	(1,306,105)
					<b>Net Position, Beginning Of Year</b>	32,219,551	45,697,337	77,916,888
					<b>Net Position, End Of Year</b>	\$ 31,346,964	\$ 45,263,819	\$ 76,610,783

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**CASTLE PINES METROPOLITAN DISTRICT**

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**BALANCE SHEET -  
GOVERNMENTAL FUNDS  
December 31, 2022**

Assets

	<u>General Fund</u>
<b>Current Assets</b>	
Cash and cash equivalents	\$ 317,505
Cash with fiscal agent	38,265
Investments	16,032,837
Receivables:	
Accounts	202,576
Property taxes	5,890,760
Inventory	4,649
	<hr/>
<b>Total Current Assets</b>	<b>\$ 22,486,592</b>
	<hr/> <hr/>

Liabilities, Deferred Inflows Of Resources And Fund Balances

<b>Current Liabilities</b>	
Accounts payable	\$ 428,569
Interfund payable	1,121
<b>Total Current Liabilities</b>	<hr/> 429,690 <hr/>
<b>Deferred Inflows Of Resources</b>	
Unavailable revenue - property taxes	<hr/> 5,890,760 <hr/>
<b>Fund Balances</b>	
Nonspendable:	
Inventory	4,649
Restricted:	
Emergency reserve - TABOR	207,000
Unassigned	15,954,493
<b>Total Fund Balances</b>	<hr/> 16,166,142 <hr/>
<b>Total Liabilities, Deferred Inflows     Of Resources And Fund Balances</b>	<hr/> <b>\$ 22,486,592</b> <hr/> <hr/>

**CASTLE PINES METROPOLITAN DISTRICT**

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**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION**  
**December 31, 2022**

**Total Governmental Fund Balances** \$ 16,166,142

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

Capital assets used in governmental activities are not financial resources and, therefore, not reported in the funds. However, in the statement of net position, the cost of these assets is capitalized and expensed over their estimated lives through annual depreciation expense.

Cost of capital assets	\$ 5,212,172	
Less: Accumulated depreciation	<u>(2,838,425)</u>	2,373,747

Infrastructure donated by developers is not a financial resource and, therefore, not reported in the funds. However, in the statement of net position, the value of this asset is capitalized.

12,854,876

Pension plan accounts, such as deferred inflows/outflows and net pension liability, are not receivable or payable in the current period and, therefore, are not reported in the funds.

Net pension benefit		85,395
Deferred outflows of resources		167,869
Deferred inflow of resources		<u>(200,866)</u>

OPEB, such as deferred outflows/inflows and net OPEB liability, are not receivable or payable in the current period and, therefore, not reported in the funds.

Net OPEB liability		(65,657)
Deferred outflows of resources		24,462
Deferred inflows of resources		<u>(34,704)</u>

Liabilities that are not due and payable in the current period, which, therefore, are not reported at the fund reporting level, are reported on the government-wide statement of net position.

Compensated absences		<u>(24,300)</u>
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**Net Position Of Governmental Activities** \$ 31,346,964

**CASTLE PINES METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**For The Year Ended December 31, 2022**

	<b>General Fund</b>
<b>Revenues</b>	
Property taxes	\$ 6,018,226
Specific ownership tax	533,400
Investment loss	(678,484)
Charges for services	170,882
<b>Total Revenues</b>	<b>6,044,024</b>
<b>Expenditures</b>	
Current:	
General government	1,989,049
Public works	4,874,874
Capital outlay	201,551
<b>Total Expenditures</b>	<b>7,065,474</b>
<b>Excess Of Expenditures Over Revenues</b>	<b>(1,021,450)</b>
<b>Other Financing Sources (Uses)</b>	
Transfers out	(360,000)
Proceeds from disposal of assets	7,105
<b>Total Other Financing Uses</b>	<b>(352,895)</b>
<b>Net Change In Fund Balances</b>	<b>(1,374,345)</b>
<b>Fund Balances, Beginning Of Year</b>	<b>17,540,487</b>
<b>Fund Balances, End Of Year</b>	<b>\$ 16,166,142</b>

**CASTLE PINES METROPOLITAN DISTRICT**

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**RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
For The Year Ended December 31, 2022**

**Net Changes In Fund Balances - Total Governmental Funds** \$ (1,374,345)

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

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

Depreciation expense	(265,969)
Capital outlay	273,831

The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, donations) is to decrease net position.	(53,139)
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Pension and OPEB (expense) benefit related to the cost-sharing multiple-employer defined benefit pension plan and health trust plan are recognized on a government-wide basis and not included in the fund statements.

Pension	534,636
OPEB	10,536

Compensated absences 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.

Liability at December 31, 2022	(24,300)
Liability at December 31, 2021	<u>26,163</u>

**Change In Net Position Of Governmental Activities** \$ (872,587)

# CASTLE PINES METROPOLITAN DISTRICT

## STATEMENT OF NET POSITION - PROPRIETARY FUND

December 31, 2022

(With Comparative Totals As Of December 31, 2021)

Assets And Deferred Outflows Of Resources		Water And Sewer Fund	
		2022	2021
<b>Current Assets</b>			
Cash and cash equivalents		\$ 2,946,629	\$ 4,221,710
Investments		11,587,414	10,157,816
Accounts receivable		337,715	273,368
Interfund receivable		1,121	33,780
<b>Total Current Assets</b>		<b>14,872,879</b>	<b>14,686,674</b>
<b>Noncurrent Assets</b>			
Restricted cash		8,715	—
Restricted investments		23,298,842	—
Capital assets:			
Nondepreciable capital assets		3,768,548	2,467,896
Depreciable capital assets, net		32,024,141	31,490,334
Net pension asset (liability)		64,420	(456,282)
<b>Total Noncurrent Assets</b>		<b>59,164,666</b>	<b>33,501,948</b>
<b>Total Assets</b>		<b>74,037,545</b>	<b>48,188,622</b>
<b>Deferred Outflows Of Resources</b>			
Deferred outflows OPEB		18,454	19,448
Deferred outflows pension		126,638	274,424
<b>Total Deferred Outflows Of Resources</b>		<b>145,092</b>	<b>293,872</b>
<b>Total Assets And Deferred Outflows Of Resources</b>		<b>74,182,637</b>	<b>48,482,494</b>
<b>Liabilities And Deferred Inflows Of Resources</b>			
<b>Current Liabilities</b>			
Accounts payable		845,042	588,742
Customer deposits		34,870	28,530
Accrued interest payable		102,650	12,982
Unearned revenue		48,205	38,180
Compensated absences payable, current portion		1,500	1,500
Loans payable, current portion		206,559	206,559
<b>Total Current Liabilities</b>		<b>1,238,826</b>	<b>876,493</b>
<b>Long-Term Liabilities</b>			
Compensated absences payable, net of current portion		40,042	28,644
Loans payable, net of current portion		1,406,870	1,613,429
Bond payable		25,115,000	—
Net OPEB liability		49,531	62,477
Bond premium		890,837	—
<b>Total Long-Term Liabilities</b>		<b>27,502,280</b>	<b>1,704,550</b>
<b>Total Liabilities</b>		<b>28,741,106</b>	<b>2,581,043</b>
<b>Deferred Inflows Of Resources</b>			
Deferred inflows OPEB		26,181	22,178
Deferred inflows pension		151,531	181,936
<b>Total Deferred Inflows Of Resources</b>		<b>177,712</b>	<b>204,114</b>
<b>Total Liabilities And Deferred Inflows</b>		<b>28,918,818</b>	<b>2,785,157</b>
<b>Net Position</b>			
<b>Net Position</b>			
Net investment in capital assets		31,480,980	32,138,242
Unrestricted		13,782,839	13,559,095
<b>Total Net Position</b>		<b>\$ 45,263,819</b>	<b>\$ 45,697,337</b>

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**CASTLE PINES METROPOLITAN DISTRICT**

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**STATEMENT OF REVENUES,  
EXPENSES AND CHANGES IN NET POSITION -  
PROPRIETARY FUND**

**For The Year Ended December 31, 2022**

**(With Comparative Totals For The Year Ended December 31, 2021)**

	<u>Water And Sewer Fund</u>	
	<u>2022</u>	<u>2021</u>
<b>Operating Revenues</b>		
Charges for services, pledged to debt	\$ 4,787,508	\$ 3,928,968
Effluent pumping	106,548	67,938
Sewer capacity agreement	—	1,500,000
Miscellaneous	32,427	208,111
<b>Total Operating Revenues</b>	<b>4,926,483</b>	<b>5,705,017</b>
<b>Operating Expenses</b>		
Depreciation	1,229,481	1,045,319
Personnel services	560,192	640,005
Contract services	775,979	710,803
Utilities	630,224	589,571
Repairs and maintenance	1,359,909	660,773
General overhead	660,906	702,655
<b>Total Operating Expenses</b>	<b>5,216,691</b>	<b>4,349,126</b>
<b>Operating Income (Loss)</b>	<b>(290,208)</b>	<b>1,355,891</b>
<b>Nonoperating Revenues (Expenses)</b>		
Interest and fiscal charges	(496,425)	(54,048)
Water resources	(85,683)	(80,054)
Investment earnings	61,120	7,638
Revenue rebate	2,628	10,302
Meter sales	15,050	17,200
<b>Total Nonoperating Revenues (Expenses)</b>	<b>(503,310)</b>	<b>(98,962)</b>
<b>Income (Loss) Before Transfers</b>	<b>(793,518)</b>	<b>1,256,929</b>
Transfers in	360,000	360,000
<b>Change In Net Position</b>	<b>(433,518)</b>	<b>1,616,929</b>
<b>Net Position, Beginning Of Year</b>	<b>45,697,337</b>	<b>44,080,408</b>
<b>Net Position, End Of Year</b>	<b>\$ 45,263,819</b>	<b>\$ 45,697,337</b>

# CASTLE PINES METROPOLITAN DISTRICT

## STATEMENT OF CASH FLOWS - PROPRIETARY FUND

For The Year Ended December 31, 2022

(With Comparative Totals For The Year Ended December 31, 2021)

	Water And Sewer Fund	
	2022	2021
<b>Cash Flows From Operating Activities</b>		
Cash received from customers	\$ 4,928,838	\$ 5,735,630
Cash payments to employees	(960,064)	(926,715)
Cash payments for goods and services	(3,256,401)	(2,301,348)
<b>Net Cash From Operating Activities</b>	<b>712,373</b>	<b>2,507,567</b>
<b>Cash Flows Provided By Noncapital Financing Activities</b>		
Transfers in	360,000	360,000
<b>Cash Flows From Capital And Related Financing Activities</b>		
Principal paid on loans	(206,559)	(200,202)
Interest paid on loans	(419,303)	(55,671)
Proceeds from issuance of bond	26,018,384	—
Payments for capital acquisitions	(3,063,940)	(1,907,467)
<b>Net Cash From (Used In) Capital And Related Financing Activities</b>	<b>22,328,582</b>	<b>(2,163,340)</b>
<b>Cash Flows From Investing Activities</b>		
Net purchases of investments	(25,038,612)	(8,010,346)
Investment earnings	371,291	15,445
<b>Net Cash Used In Investing Activities</b>	<b>(24,667,321)</b>	<b>(7,994,901)</b>
<b>Net Change In Cash And Cash Equivalents</b>	<b>(1,266,366)</b>	<b>(7,290,674)</b>
<b>Cash And Cash Equivalents, Beginning Of Year</b>	<b>4,221,710</b>	<b>11,512,384</b>
<b>Cash And Cash Equivalents, End Of Year</b>	<b>\$ 2,955,344</b>	<b>\$ 4,221,710</b>
<b>Reconciliation Of Operating Income (Loss) To Net Cash From Operating Activities</b>		
Operating income (loss)	\$ (290,208)	\$ 1,355,891
<b>Adjustments to reconcile operating income (loss) to net cash used in operating activities:</b>		
Depreciation expense	1,229,481	1,045,319
Sales of meters and rebates	15,050	17,200
Water resources	(85,683)	(80,054)
Revenue rebate	2,628	10,302
Changes in assets and deferred outflows:		
Accounts receivable	(64,347)	5,099
Interfund receivable	32,659	(25,558)
Deferred outflows pension	147,786	(116,359)
Deferred outflows OPEB	994	(9,247)
Changes in liabilities and deferred inflows:		
Accounts payable	256,300	442,508
Unearned revenue	10,025	12,475
Compensated absences payable	11,398	(11,338)
Customer deposits	6,340	11,095
Net pension asset (liability)	(520,702)	(101,142)
Net OPEB liability	(12,946)	(2,716)
Deferred inflow OPEB	4,003	7,397
Deferred inflow pension	(30,405)	(53,305)
<b>Net Cash From Operating Activities</b>	<b>\$ 712,373</b>	<b>\$ 2,507,567</b>
<b>Schedule Of Noncash Investing, Capital And Financing Activities</b>		
Unrealized loss on investments	\$ (310,171)	\$ (7,807)

See the notes to basic financial statements.

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# CASTLE PINES METROPOLITAN DISTRICT

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## NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2022

### 1. Summary Of Significant Accounting Policies

Castle Pines Metropolitan District (the District) was organized by a court order on June 14, 1973 following an election by the property owners in the District and is governed by an elected five-member Board of Directors. As required by accounting principles generally accepted in the United States of America (GAAP), these financial statements present the activities of the District, which is legally separate from and financially independent of other state and local governments.

The primary functions of the District are to provide street repair and maintenance, snow removal, road right-of-way maintenance, water treatment and distribution, sewer collection and storm drainage management services to the property owners of Castle Pines Village.

The financial statements of the District have been prepared in conformity with GAAP as applied to local governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting.

The most significant of the District's accounting policies are described below.

#### **Reporting Entity**

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the District consists of all funds, departments, boards and agencies that are not legally separate from the District.

Component units are legally separate organizations for which the District is financially accountable. The District is financially accountable for an organization if the District appoints a voting majority of the organization's governing board and (1) the District is able to significantly influence the programs or services performed or provided by the organization or (2) the District is legally entitled to or can otherwise access the organization's resources, the District is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization or the District is obligated for the debt of the organization.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Component units also may include organizations that are fiscally dependent on the District in that the District approves the budget, levies their taxes or issues their debt. Based upon the above criteria, the reporting entity includes the District and does not include any component units, nor is the District a component unit of another entity.

***Government-Wide Financial Statements:*** The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the primary government. The effect of interfund activity has been removed from the government-wide statements to minimize the duplication of internal activities with the exception of interfund services provided and used. Governmental activities, which normally are supported by taxes, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of net position presents the financial position of the governmental and business-type activities of the District.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the District's governmental activities and for each identifiable business-type activity of the District. Direct expenses are those that are specifically associated with a function and, therefore, clearly identifiable to that particular function. The District does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the District's services, (2) operating grants and contributions which finance annual operating activities, including restricted investment income and (3) capital grants and contributions which fund the acquisition, construction or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for charges for service is which function generates the revenue. For grants and contributions, the determining factor is to which function the revenues are restricted.

Other revenue sources not properly included with program revenues are reported as general revenues of the District. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the District.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

***Fund Financial Statements:*** The District segregates transactions related to certain District functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the District at this more detailed level. Fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported in separate columns.

***Fund Accounting:*** The District uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The District uses two categories of funds: governmental and proprietary.

***Governmental Fund:*** Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The District reports the difference between governmental fund assets, liabilities and deferred outflows and inflows of resources as fund balance. The following describes the District's major governmental fund:

**General Fund:** The General Fund accounts for all financial resources except those required to be accounted for in another fund. The General Fund's unassigned fund balance is available to the District for any purpose, provided it is expended or transferred according to the general laws of Colorado.

***Proprietary Fund:*** Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. The proprietary fund is classified as a major enterprise fund and is described below:

**Water and Sewer Fund:** This fund is used for the District's water distribution and sewer collection activities.

### **Measurement Focus**

***Government-Wide Financial Statements:*** The government-wide financial statements are prepared using the economic resources measurement focus. All assets, liabilities and deferred outflows and inflows of resources associated with the operation of the District are included on the statement of net position. The statement of activities reports revenues and expenses.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

***Fund Financial Statements:*** All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, current liabilities and certain deferred outflows and inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, the proprietary fund type is accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets, liabilities and deferred outflows and inflows of resources associated with the operation of these funds are included on the statement of net position. The statement of changes in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statement of cash flows provides information about how the District finances and meets the cash flow needs of its proprietary activity.

#### **Basis Of Accounting**

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless the timing of related cash flows. At the fund reporting level, the governmental funds use the modified accrual basis of accounting. The proprietary fund uses the accrual basis of accounting at both reporting levels. Differences in the accrual and the modified accrual bases of accounting arise in the recognition of revenue, the recording of unearned revenue and certain expenditures and in the presentation of expenses versus expenditures.

***Revenues - Exchange Transactions:*** Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, the phrase "available for exchange transactions" means expected to be received within 60 days of year end.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

**Revenues - Nonexchange Transactions:** Nonexchange transactions, in which the District receives value without directly giving equal value in return, include sales taxes, property taxes, grants and donations. On an accrual basis, revenue from sales taxes is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted; matching requirements, in which the District must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must also be available (i.e., collected within 60 days) before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: property taxes, sales taxes and federal and state grants.

**Unearned Revenue:** Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

Grants and entitlements received before the eligibility requirements are met (e.g., cash advances) also are recorded as unearned revenue or as deferred inflows of resources related to a timing eligibility requirement.

**Expenses/Expenditures:** On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

### **Cash, Cash Equivalents And Investments**

For purposes of the statement of cash flows, cash and cash equivalents consist of cash on hand, amounts deposited in the bank and pooled state-regulated investment accounts subject to immediate withdrawal, purchased with an original maturity date of three months or less.

Investments are stated at fair value.

### **Receivables**

Receivables consist of taxes receivable and accounts receivable (billings for user charges).

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Receivables are recorded on the District's financial statements to the extent that the amounts are determined to be material and substantiated, not only by supporting documentation, but also by a reasonable, systematic method of determining their existence, completeness, valuation and, in the case of receivables, collectability.

Tap fees, user fees and similar fees set from time to time by the District's governing board constitute a perpetual lien on or against the property served until paid. Such liens may be foreclosed upon as provided by the laws of the State of Colorado. Therefore, no provision for uncollectible receivables has been made in the financial statements.

#### **Interfund Balances**

On the fund financial statements, receivables and payables resulting from short-term interfund loans are classified as "interfund receivables/interfund payables." These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any net residual amounts due between governmental and business-type activities, which are reclassified and presented as internal balances.

#### **Inventory**

Inventories are valued at cost using the first-in/first-out method. The costs of inventories are recorded as expenditures when used (consumption method).

#### **Capital Assets**

Governmental capital assets are those assets not specifically related to activities reported in the proprietary funds. These assets generally result from expenditures in governmental funds. The District reports these assets in the governmental activities column of the government-wide statement of net position but does not report these assets in the governmental fund financial statements. Capital assets used by the enterprise fund are reported both in the business-type activities column of the government-wide statement of net position and in the enterprise fund's statement of net position.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets, including infrastructure donated by developers, are recorded at acquisition value as of the date received. The District maintains a capitalization threshold of \$5,000. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed. Interest incurred during the construction of capital assets used by the enterprise fund is capitalized.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

The District's infrastructure consists of roads. The District uses the modified approach for reporting infrastructure for the governmental capital assets.

All reported capital assets are depreciated except for land, easements, construction in progress and infrastructure. Improvements are depreciated over the remaining useful lives of the related capital assets. Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	50 - 60 years
Improvements other than buildings	20 - 100 years
Machinery and equipment	1 - 20 years

### **Deferred Outflows Of Resources**

In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period or periods and so will not be recognized as an outflow of resources until then. The District has recognized deferred outflows of resources in the government-wide financial statements in accordance with presentation requirements for GASB Statement No. 68, *Accounting and Financial Reporting for Pensions - An Amendment of GASB Statement No. 27* (GASB 68) and GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (GASB 75).

### **Deferred Inflows Of Resources**

In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period or periods and so will not be recognized as an inflow of resources until then. The District has recognized deferred inflows of resources in the government-wide financial statements in accordance with presentation requirements for property tax revenue, GASB 68 and GASB 75.

### **Compensated Absences**

Paid time off (PTO) benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through PTO or some other means. All compensated absence liabilities include salary-related payments, where applicable. Upon termination, employees receive pay for earned, unused vacation time and 50% of accrued, unused PTO time up to 160 hours at their current hourly rate.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

The total compensated absence liability is reported on the government-wide financial statements. Proprietary funds report the total compensated liability in each individual fund at the fund reporting level. Governmental funds report the compensated absence liability at the fund reporting level only “when due.”

#### **Accrued Liabilities And Long-Term Obligations**

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements and proprietary funds.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of these funds. However, compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are “due for payment” during the current year.

#### **Fund Balance Policies**

Fund balance for governmental funds is reported in various categories based on the nature of limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment or an assignment. The following classifications describe the relative strength of the spending constraints:

***Nonspendable:*** Includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact

***Restricted:*** Includes amounts restricted by external sources (creditors, laws of other governments, etc.) or by constitutional provision or enabling legislation

***Committed:*** Includes amounts that can only be used for specific purposes. Committed fund balance is reported pursuant to resolutions passed by the Board of Directors, the District’s highest level of decision-making authority. Commitments may be modified or rescinded only through resolutions approved by the Board of Directors.

***Assigned:*** Includes amounts the District intends to use for a specific purpose, but do not meet the definition of restricted or committed fund balance. Under the District’s adopted policy, amounts may be assigned by the District Manager.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

***Unassigned:*** Includes amounts that have not been assigned to other funds or restricted, committed or assigned to a specific purpose within the General Fund

The District considers restricted fund balance to be depleted before using any of the components of unrestricted fund balance (the total of committed, assigned and unassigned fund balance). When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds and finally unassigned funds, as needed, unless the Board of Directors or District Manager provided otherwise in its commitment or assignment actions.

#### **Net Position**

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. This net position amount also is adjusted by any debt premiums and discounts. Net position is reported as restricted when there are limitations imposed on its use, either through the enabling legislation adopted by the District or other government or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

Outlays may be incurred for purposes for which both restricted and unrestricted resources are available. In order to calculate the amounts to report in the government-wide and propriety fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. The District considers restricted net position to be depleted before unrestricted net position.

During 2022, the Board established a water and sewer rate stabilization reserve. This is funded from additional revenues and is intended to offset any future rate increases. During the year ended December 31, 2022, there was a positive variance from budget totaling \$708,827.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

#### **Operating Revenues And Expenses**

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the District, these revenues are charges for services for water and sewer. Operating expenses are necessary costs incurred to provide the goods or services that are the primary activity of each fund. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### **Property Taxes**

Property taxes are levied on December 15 of each year and attach as an enforceable lien on property as of January 1. Taxes are due as of January 1 of the following year and are payable in two equal installments due February 28 and June 15, if paid in installments, or April 30, if paid in a single payment. Taxes are delinquent as of August 1. If the taxes are not paid within subsequent statutory periods, the property will be sold at public auction. Douglas County bills and collects the property taxes and remits collections to the District on a monthly basis. No provision has been made for uncollected taxes, as all taxes are deemed collectible. The District levied 33.834 mills for property taxes collected in 2022.

#### **Contributions Of Capital**

Contributions of capital in government-wide and proprietary fund financial statements arise from outside contributions of capital assets, tap fees or from other outside contributions of resources restricted to capital acquisition and construction.

#### **Interfund Activity**

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after the nonoperating revenues/expenses section in proprietary funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements (i.e., they are netted).

#### **Estimates**

The preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

#### **Comparative Data**

The basic financial statements include certain prior-year partial comparative information in total but not at the level of detail required for a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2021, from which the partial information was derived.

#### **Budgetary Information**

Formal budgetary integration is employed as a management control device during the year for all the funds. Formal budgetary integration is also employed to comply with the Local Government Budget Law of the State of Colorado. The Board of Directors adopted the District's budget in accordance with the Colorado Revised Statutes (C.R.S.). Appropriation for all funds lapses at year end.

The appropriated budget is prepared by fund, function and department. The District's department head may recommend a transfer of appropriations within a department function. Transfer of appropriations between funds requires the approval of the Board of Directors.

The budget for the General Fund is adopted on a basis which is consistent with GAAP. The budget for the proprietary fund is adopted on a basis which differs from GAAP in that depreciation on capital assets and pension expenses are not provided, and debt principle payments and capital expenditures are included in the budget. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level. Total fund expenditure amounts, including transfers out, determine the level at which expenditures may not legally exceed appropriations. C.R.S. requires the District to adopt a balanced budget. The District's Board of Directors can amend the budget and adopt supplemental budgets in accordance with C.R.S. The District did not amend the 2022 budget.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

#### **Pensions**

The District participates in the Local Government Division Trust Fund (LGDTF), a multi-employer defined benefit pension fund administered by the Public Employees' Retirement Association of Colorado (PERA). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, pension expense information about the fiduciary net position and additions to/deductions from the fiduciary net position of LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

#### **Other Postemployment Benefit (OPEB) Plan**

The District participates in the Health Care Trust Fund (the HCTF), a cost-sharing multiple-employer defined benefit OPEB fund administered by PERA. The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

## **2. Cash And Investments**

#### **Deposits**

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 specified by PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The State Regulatory Commission for banks and savings and loan associations is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Federal Deposit Insurance Corporation (FDIC) coverage for government accounts is \$250,000 per official custodian. At December 31, 2022, the District had uninsured bank deposits of \$1,128,040 collateralized with securities held by the pledging financial institution and covered by eligible collateral as determined by PDPA.

#### **Investments**

The District's investment policy limits investment instruments to the following:

- United States Treasury and agency issues
- Government sponsored enterprises
- State and Local Government Debt Issues
- Corporate debt under C.R.S. 24-75-601.1(m)(III)
- Local government investment pools authorized under C.R.S. 24-75-702
- Money market funds authorized under C.R.S. 24-75-601.1(1)(k)
- Certificates of deposit in state or national banks or in state or federally chartered savings banks as authorized by C.R.S. Section 24-75-603, et seq., are insured by FDIC. The selected bank(s) shall collateralize certificates of deposit that exceed the FDIC-insured amount in accordance with PDPA, C.R.S. 11-10.5-101, et seq.
- Repurchase agreements and reverse repurchase agreements
- U.S. member supranational debt

As of December 31, 2022, the District had invested \$2,976,032 in the Colorado Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST is valued using the net asset value per share (or its equivalent) of the investments, which approximates fair value. COLOTRUST investments do not have any unfunded commitments, redemption restrictions or redemption notice periods.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

This investment pool was established for local government entities in Colorado to pool surplus funds for investment purposes by state statute. These funds operate similarly to a money market fund, and each share is equal in value to \$1.00. Investments in local government investment pools are not evidenced by securities that exist in physical or book form. Investments consist of U.S. Treasury bills, notes and repurchase agreements collateralized by U.S. Treasury securities. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. Financial statements for COLOTRUST may be obtained at [www.colotruster.com](http://www.colotruster.com). The State Securities Commissioner administers and enforces all state statutes governing COLOTRUST.

***Interest Rate Risk:*** The District's investment policy states that the District will appropriately diversify the investment portfolio among investment types and maturities as a means of limiting its exposure to fair value losses arising from changes in interest rates.

***Credit Risk:*** The District's investment policy limits investments in higher risk instruments, such as derivatives. The policy does not specifically address nationally recognized credit ratings for investments.

***Concentration Of Credit Risk:*** The District's investment policy limits over-concentration in securities from specific issuers, a business sector, excluding U.S. Treasury Securities, or a single class of securities. District investments as of December 31, 2022 consisted of 14.43% Federal Home Loan Bank investments, 8.63% DC Housing Finance Agency and 6.39% Michigan Finance Authority.

***Fair Value*** - The District categorizes its fair value measurements within the fair value hierarchy established by GAAP. 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 and are valued using matrix pricing model. Level 3 inputs are significant unobservable inputs.

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements (Continued)

The District has the following fair value measurements as of December 31, 2022:

	December 31, 2022	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<b>Investments By Fair Value Level</b>				
Corporate bonds	\$ 2,220,359	\$ —	\$ 2,220,359	\$ —
U.S. agency obligations	9,502,167	—	9,502,167	—
U.S. Treasury notes	22,002,297	—	22,002,297	—
Municipal bonds	17,105,280	—	17,105,280	—
Money market funds	88,990	88,990	—	—
<b>Total Investments By Fair Value Level</b>	<b>50,919,093</b>	<b>\$ 88,990</b>	<b>\$ 50,830,103</b>	<b>\$ —</b>
<b>Investments Not Required To Be Categorized</b>				
COLOTRUST	2,976,032			
<b>Total Investments</b>	<b>\$ 53,895,125</b>			

At December 31, 2022, the District had the following investments and maturities:

Investment Type	Fair Value	S&P Rating	Maturity
Corporate bonds	\$ 2,220,359	AAA - AA-	2023 - 2027
U.S. agency obligations	9,502,167	AA+	2023 - 2027
U.S. Treasury notes	22,002,297	N/A	2023 - 2026
Municipal bonds	17,105,280	AAA - AA	2023 - 2049
Money market funds	88,990	N/A	N/A
<b>Subtotal Investments</b>	<b>50,919,093</b>		
COLOTRUST	2,976,032	N/A	N/A
<b>Total</b>	<b>\$ 53,895,125</b>		

Investments in COLOTRUST are classified as cash and cash equivalents for financial statement presentation due to the liquid nature of the investments. Cash, cash equivalents and investments reported on the statement of net position at December 31, 2022 are as follows:

Fund reporting level:	Cash And Cash		Total
	Equivalents	Investments	
Governmental funds - balance sheet	\$ 355,770	\$ 39,331,679	\$ 39,687,449
Proprietary fund statement of net position	2,955,344	11,587,414	14,542,758
<b>Total Cash And Investments</b>	<b>\$ 3,311,114</b>	<b>\$ 50,919,093</b>	<b>\$ 54,230,207</b>

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements *(Continued)*

Investment income (loss) for the year ended December 31, 2022 are as follows:

	Governmental Fund	Proprietary Fund	Total
Investment earnings	\$ 332,441	\$ 371,291	\$ 703,732
Unrealized loss	(1,010,925)	(310,171)	(1,321,096)
<b>Total Investment Earnings (Loss)</b>	<b>\$ (678,484)</b>	<b>\$ 61,120</b>	<b>\$ (617,364)</b>

**3. Capital Assets**

Governmental activities capital asset activity for the year ended December 31, 2022 was as follows:

	Balance December 31, 2021	Additions	Deductions	Balance December 31, 2022
<b>Governmental Activities</b>				
Capital assets not being depreciated:				
Infrastructure	\$ 12,854,876	\$ —	\$ —	\$ 12,854,876
Construction in progress	384,961	8,905	(9,810)	384,056
<b>Total Capital Assets Not Being Depreciated</b>	<b>13,239,837</b>	<b>8,905</b>	<b>(9,810)</b>	<b>13,238,932</b>
Depreciable capital assets:				
Building and improvements	499,860	—	—	499,860
Machinery and equipment	4,143,904	264,926	(80,574)	4,328,256
<b>Total Depreciable Capital Assets</b>	<b>4,643,764</b>	<b>264,926</b>	<b>(80,574)</b>	<b>4,828,116</b>
Accumulated depreciation:				
Building and improvements	(109,773)	(14,315)	—	(124,088)
Machinery and equipment	(2,499,928)	(251,654)	37,245	(2,714,337)
<b>Total Accumulated Depreciation</b>	<b>(2,609,701)</b>	<b>(265,969)</b>	<b>37,245</b>	<b>(2,838,425)</b>
<b>Total Capital Assets Being Depreciated, Net</b>	<b>2,034,063</b>	<b>(1,043)</b>	<b>(43,329)</b>	<b>1,989,691</b>
<b>Governmental Activities Capital Assets, Net</b>	<b>\$ 15,273,900</b>	<b>\$ 7,862</b>	<b>\$ (53,139)</b>	<b>\$ 15,228,623</b>

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

Business-type activities capital asset activity for the year ended December 31, 2022 was as follows:

	Balance December 31, 2021		Additions	Deductions	Balance December 31, 2022	
<b>Business-Type Activities</b>						
Capital assets not being depreciated:						
Land	\$	1,160,119	\$	—	\$	1,160,119
Construction in progress		1,307,777	2,658,613	(1,357,961)		2,608,429
<b>Total Capital Assets Not Being Depreciated</b>		<b>2,467,896</b>	<b>2,658,613</b>	<b>(1,357,961)</b>		<b>3,768,548</b>
Depreciable capital assets:						
Building		6,120,892	43,625	—		6,164,517
Improvements other than building		35,900,244	1,353,084	—		37,253,328
Machinery and equipment		9,398,501	366,579	—		9,765,080
Water rights		2,694,232	—	—		2,694,232
<b>Total Depreciable Capital Assets</b>		<b>54,113,869</b>	<b>1,763,288</b>	<b>—</b>		<b>55,877,157</b>
Accumulated depreciation:						
Building		(2,897,744)	(148,797)	—		(3,046,541)
Improvements other than building		(14,152,702)	(980,718)	—		(15,133,421)
Machinery and equipment		(4,700,993)	(71,568)	—		(4,772,561)
Water rights		(872,096)	(28,398)	—		(900,493)
<b>Total Accumulated Depreciation</b>		<b>(22,623,535)</b>	<b>(1,229,481)</b>	<b>—</b>		<b>(23,853,016)</b>
<b>Total Capital Assets Being Depreciated, Net</b>		<b>31,490,334</b>	<b>533,807</b>	<b>—</b>		<b>32,024,141</b>
<b>Business-Type Activities Capital Assets, Net</b>	\$	<b>33,958,230</b>	\$	<b>3,192,420</b>	\$	<b>(1,357,961)</b>
					\$	<b>35,792,689</b>

#### Depreciation Expense By Function

Governmental activities:

General government	\$	26,806
Public works		239,163

**Total Governmental Activities Depreciation Expense** \$ 265,969

Business-type activities:

Water and sewer	\$	1,229,481
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**Total Business-Type Activities Depreciation Expense** \$ 1,229,481

#### Infrastructure

Historically, infrastructure assets were not reflected within the accounting records, nor was consumption of these assets measured. This category of assets typically includes roads, curbs and gutters, drainage systems, etc.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

GASB Statement 34, *Basic Financial Statements And Management's Discussion And Analysis For State And Local Governments*, provides an alternative approach to depreciation for measuring the value of infrastructure assets and the related costs incurred to maintain their service lives at a locally established minimum standard. In order to adopt this alternative method, the District has elected to use the modified approach and has developed an asset management system which will determine if the minimum standards are being maintained. Total infrastructure recorded in the government-wide governmental activities capital assets is \$12,854,876 at December 31, 2022.

#### 4. Interfund Balances

Interfund balances reported on the statement of net position at December 31, 2022 consisted of the following amounts and represented charges for services or reimbursable expenses. These remaining balances resulted from the time lag between the dates that (1) interfund goods or services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting period and (3) payments between funds are made.

	<u>Due From</u>	<u>Due To</u>
General Fund	\$ —	\$ 1,121
Water and Sewer Fund	1,121	—
<b>Total</b>	<b>\$ 1,121</b>	<b>\$ 1,121</b>

Interfund transfers represent annual funds transferred from the General Fund to the Water and Sewer Fund.

	<u>Transfer In</u>	<u>Transfer Out</u>
General Fund	\$ —	\$ 360,000
Water and Sewer Fund	360,000	—
<b>Total</b>	<b>\$ 360,000</b>	<b>\$ 360,000</b>

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements (*Continued*)

**5. Long-Term Liabilities**

Changes in the District’s long-term liabilities consisted of the following for the year ended December 31, 2022 (see the next section for explanation of Drinking Water Revolving Fund (DWRF) loans and Revenue Bond):

	Balance December 31, 2021	Additions	Payments	Balance December 31, 2022	Due Within One Year
<b>Governmental Activities</b>					
Compensated absences	\$ 26,163	\$ 45,027	\$ 46,890	\$ 24,300	\$ 1,500
Net OPEB liability	82,819	—	17,162	65,657	—
Net pension liability (asset)	604,840	—	690,235	(85,395)	—
<b>Total Governmental Activities</b>	<b>\$ 713,822</b>	<b>\$ 45,027</b>	<b>\$ 754,287</b>	<b>\$ 4,562</b>	<b>\$ 1,500</b>
<b>Business-Type Activities</b>					
Direct placement loan					
DWRF Loan - May 2006 (a)	\$ 655,963	\$ —	\$ 121,628	\$ 534,335	\$ 121,630
DWRF Loan - November 2006 (b)	88,627	—	14,798	73,829	14,796
DWRF Loan - October 2014 (c)	1,075,398	—	70,133	1,005,265	70,133
Series 2022					
2022 Revenue Bond	—	25,115,000	—	25,115,000	—
2022 Revenue Bond Premium	—	903,384	12,547	890,837	—
Compensated absences	30,144	87,405	76,007	41,542	1,500
Net OPEB liability	62,477	—	12,946	49,531	—
Net pension liability (asset)	456,282	—	520,702	(64,420)	—
<b>Total Business-Type Activities</b>	<b>\$ 2,368,891</b>	<b>\$ 26,105,789</b>	<b>\$ 828,761</b>	<b>\$ 27,645,919</b>	<b>\$ 208,059</b>

The compensated absences liability will be paid from the fund from which the employees’ salaries are paid, typically by allocation of the job description between the General Fund and Enterprise Fund.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

#### Business-Type Activities

- (a) On May 25, 2006, the District entered into a DWRF loan with the Colorado Water Resources and Power Development Authority (CWRPDA) in the principal amount of \$2,000,000 for 20 years at an annual interest rate of 3.75% for construction of a transfer station and associated piping to enable the transfer of raw water between the District's water treatment plants. The loan is payable from and collateralized by the District's water and sewer revenues in the amount of approximately \$1,160,790 through 2026. Principal and interest paid for the current year and pledged revenues received were each \$145,099. The proportion of the pledged revenue to total water and sewer revenues is not estimable because annual total fees collected fluctuate. The repayment schedule for the loan as of December 31, 2022, including interest, is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 126,234	\$ 18,865	\$ 145,099
2024	131,012	14,087	145,099
2025	135,971	9,128	145,099
2026	141,118	3,981	145,099
<b>Total</b>	<b>\$ 534,335</b>	<b>\$ 46,061</b>	<b>\$ 580,396</b>

- (b) On November 6, 2006, the District obtained an additional DWRF loan with CWRPDA in the principal amount of \$250,000 for 20 years at an annual interest rate of 3.75% for additional costs associated with the project. The loan is payable from and collateralized by the District's water and sewer revenues in the amount of approximately \$152,855 through 2027. Principal and interest paid for the current year and pledged revenues received were each \$17,983. The proportion of the pledged revenue to total water and sewer revenues is not estimable because annual total fees collected fluctuate. The repayment schedule for the loan as of December 31, 2022, including interest, is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 15,357	\$ 2,626	\$ 17,983
2024	15,938	2,045	17,983
2025	16,541	1,441	17,982
2026	17,167	815	17,982
2027	8,826	165	8,991
<b>Total</b>	<b>\$ 73,829</b>	<b>\$ 7,092</b>	<b>\$ 80,921</b>

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

- (c) On October 30, 2014, the District obtained an additional DWRFF loan with CWRPDA for principal authorized up to \$1,800,000 for 20 years at an annual interest rate of 2.00% for construction of a water transfer line. Repayment of the loan began November 1, 2015. On April 4, 2016, the District obtained a revised loan repayment schedule for the original DWRFF loan of \$1,800,000 with a loan reduction amount of \$328,515. The District completed construction on the water transfer line in December 2015; however, the loan funds were not drawn from CWRPDA until 2016. The loan is payable from and collateralized by the District's water and sewer revenues in the amount of approximately \$1,506,314 through 2035. Principal and interest paid for the current year and pledged revenues received were each \$91,292. The proportion of the pledged revenue to total water and sewer revenues is not estimable because annual total fees collected fluctuate. The repayment schedule for the loan as of December 31, 2022, including interest, is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 71,542	\$ 19,749	\$ 91,291
2024	72,980	18,311	91,291
2025	74,447	16,844	91,291
2026	75,944	15,348	91,292
2027	77,470	13,822	91,292
2028 - 2032	411,343	45,115	456,458
2033 - 2035	221,539	6,690	228,229
<b>Total</b>	<b>\$ 1,005,265</b>	<b>\$ 135,879</b>	<b>\$ 1,141,144</b>

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

- (d) On May 22, 2022, the District issued \$25,115,000 of Water and Wastewater Enterprise Revenue Bonds, Series 2022, with interest ranging from 4% to 5%. The purpose of this bond is to pay for capital improvements over the next five years. The bond is payable from and collateralized by the District's net pledged revenue, which is defined as gross revenue less operation and maintenance expenses. Principal and interest payments are due June 1 and December 1 in varying amounts through December 1, 2052. Interest paid for the current year was \$371,490. The repayment schedule for the bond as of December 31, 2022, including interest, is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ —	\$ 1,096,200	\$ 1,096,200
2024	245,000	1,096,200	1,341,200
2025	260,000	1,083,950	1,343,950
2026	270,000	1,070,950	1,340,950
2027	440,000	1,057,450	1,497,450
2028 - 2032	2,600,000	4,929,750	7,529,750
2033 - 2052	21,300,000	10,428,650	31,728,650
<b>Total</b>	<b>\$ 25,115,000</b>	<b>\$ 20,763,150</b>	<b>\$ 45,878,150</b>

### Covenants

The DWRP loans and Series 2022 Revenue Bonds have rate covenants requiring sufficient rates and service charges for use of the water system to produce gross revenue, defined by the loan and bond document, for each calendar year sufficient to pay the sum of operations and maintenance costs, defined by the loan and bond document, plus 110% of the debt service due on the outstanding bond and debt service coming due during the calendar year on any obligations secured by a lien on the pledged property. In addition, an amount is to be paid each year into any debt service reserve account and a sum equal to the debt service on any obligations secured by pledged property, as well as amounts necessary to pay and discharge all charges and liens or other indebtedness not described above payable out of revenues during the year.

## 6. Defined Benefit Pension Plan

### Plan Description

Eligible employees of the District are provided with pensions through LGDTF. Plan benefits are specified in Title 24, Article 51, of C.R.S., administrative rules set forth at 8 C.C.R. 1502-1 and applicable provisions of the federal Internal Revenue Code. Colorado state law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

### Benefits Provided

As of December 31, 2022, PERA provides retirement, disability and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713 and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit
- The value of the retiring employee's member contribution account plus a 100% match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for all eligible retiring employees under the Denver Public Schools (DPS) benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit
- \$15 times the first 10 years of service credit plus \$20 times service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

In all cases, the service retirement benefit is limited to 100% of the highest average salary and also cannot exceed the maximum benefit allowed by the federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers, waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50% or 100% on eligible amounts, depending on when contributions were remitted to PERA, the date employment was terminated, whether five years of service credit has been obtained and the benefit structure under which contributions were made.

Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive post-retirement cost-of-living adjustments, referred to as annual increases in C.R.S., once certain criteria are met. Pursuant to SB 18-200, the annual increase for 2019 is 0.0% for all benefit recipients. Thereafter, benefit recipients under the PERA benefit structure who began eligible employment before January 1, 2007, and all eligible benefit recipients of the DPS structure will receive an annual increase of 1.25% unless adjusted by the automatic adjustment provision (the AAP) pursuant to C.R.S. § 24-51-413. Benefit recipients under the PERA benefit structure who began eligible employment on or after January 1, 2007 will receive the lesser of an annual increase of 1.25% or the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed 10% of PERA's Annual Increase Reserve (AIR) for LGDTF. The AAP may raise or lower the aforementioned annual increase by up to 0.25% based on the parameters specified in C.R.S. § 24-51-413.

Disability benefits are available for eligible employees once they reach 5 years of earned service credit and are determined to meet the definition of disability. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained and the qualified survivor(s) who will receive the benefits.

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements (Continued)

**Contributions**

Eligible employees and the District are required to contribute to LGDTF at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, et seq., and § 24-51-413. Employee and employer contribution rates for the period of January 1, 2022 through December 31, 2022 are summarized in the tables below:

	<b>January 1, 2022 Through June 30, 2022</b>	<b>July 1, 2022 Through December 31, 2022</b>
Employee contribution (all employees except State Troopers)	8.50%	9.00%
State Troopers	12.50%	13.00%
Employer contribution rate <sup>1</sup>	10.50%	11.00%
Amount of employer contribution apportioned to the HCTF as specified in C.R.S. § 24-51-208(1)(f)	(1.02%)	(1.02%)
Amount apportioned to LGDTF	9.48%	9.98%
Amortization equalization disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental amortization equalization disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%
Defined contribution supplement as specified in C.R.S. § 24-51-411	0.03%	0.03%
<b>Total Employer Contribution Rate To LGDTF</b>	<b>13.21%</b>	<b>13.71%</b>

1. Rates are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Employer contributions are recognized by LGDTF in the period in which the compensation becomes payable to the member and the District is statutorily committed to pay the contributions to LGDTF. Employer contributions recognized by LGDTF from the District were \$206,064 for the year ended December 31, 2022.

**Pension Liabilities, Pension Expense, Deferred Outflows Of Resources And Deferred Inflows Of Resources Related To Pensions**

At December 31, 2022, the District reported an asset of \$149,815 for its proportionate share of the net pension asset. The plan's net pension asset was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2020. Standard update procedures were used to roll forward the total pension liability to December 31, 2021. The District's proportion of the net pension asset was based on District contributions to LGDTF for the calendar year 2021 relative to the total contributions of participating employers to LGDTF.

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements *(Continued)*

At December 31, 2022, the District's portion was 0.1747%, which was a decrease of 0.0289% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2022, the District recognized pension benefit of \$937,957. At December 31, 2022, the District reported pension benefit, deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Governmental Activities	Business-Type Activities	Total
<b>Pension Expense (Benefit)</b>	\$ (534,636)	\$ (403,321)	\$ (937,957)
<b>Deferred Outflows Of Resources</b>			
Changes of assumptions	\$ 28,946	\$ 21,836	\$ 50,782
Difference between expected and actual experience	4,174	3,148	7,322
Changes in proportion and differences between contributions and proportionate share of contributions	17,293	13,046	30,339
Contributions subsequent to measurement date	117,456	88,608	206,064
<b>Total Deferred Outflows Of Resources</b>	\$ 167,869	\$ 126,638	\$ 294,507
<b>Deferred Inflows Of Resources</b>			
Difference between expected and actual experience	\$ 1,426	\$ 1,075	\$ 2,501
Changes in proportion and differences between contributions and proportionate share of contributions	85,080	64,184	149,264
Net difference between projected and actual earnings on pension plan investments	114,360	86,272	200,632
<b>Total Deferred Inflows Of Resources</b>	\$ 200,866	\$ 151,531	\$ 352,397

The amount of \$206,064 reported as deferred outflows of resources related to the District's contributions subsequent to the measurement date but before the end of the employer contributing entity's reporting periods will be recognized as a reduction of the net pension liability during the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as a pension expense as follows:

<b>For The Years Ended December 31,</b>	
2023	\$ (56,180)
2024	(207,774)
<b>Total</b>	<b>\$ (263,954)</b>

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (*Continued*)

#### Actuarial Assumptions

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	
Members other than State Troopers	3.20% - 11.30%
State Troopers	3.20% - 12.40%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Future post-retirement benefit increases:	
PERA benefit structure hired prior to January 1, 2007 and DPS benefit structure (automatic)	1.00%
PERA benefit structure hired after December 31, 2006 (ad hoc, substantively automatic)	Financed by AIR

The total pension liability as of December 31, 2021 includes the anticipated adjustments to contribution rates and the annual increase (AI) cap, resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021 and effective July 1, 2022.

Pre-retirement mortality assumptions for members other than State Troopers were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for State Troopers were based upon the PubS-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement nondisabled mortality assumptions for members other than State Troopers were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Post-retirement nondisabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019.

Post-retirement nondisabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019

Disabled mortality assumptions for members other than State Troopers were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

The mortality tables described above are generational mortality tables on a benefit-weighted basis.

The actuarial assumptions used in the December 31, 2020, valuation were based on the results of the 2020 experience analysis for the period January 1, 2016, through December 31, 2019, and were reviewed and adopted by the PERA Board at their November 20, 2020 meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

Several factors were considered in evaluating the long-term rate of return assumption for LGDTF, including long-term historical data, estimates inherent in current market data and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the PERA Board reaffirmed the assumed rate of return at the PERA Board's November 15, 2019 meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30-Year Expected Geometric Real Rate Of Return</u>
Global equity	54.00%	5.60%
Fixed income	23.00%	1.30%
Private equity	8.50%	7.10%
Real estate	8.50%	4.40%
Alternatives	6.00%	4.70%
<b>Total</b>	<b>100.00%</b>	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

#### Discount Rate

The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the required adjustments resulting from the 2018 AAP assessment, and the additional 0.50% resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021 and effective July 1, 2022. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 AAP assessment and the additional 0.50% resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021 and effective July 1, 2022. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point, AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial fiduciary net position, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the fiduciary net position and the subsequent AIR benefit payments were estimated and included in the projections.
- The projected benefit payments reflect the lowered AI cap, from 1.25% to 1.00%, resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021 and effective July 1, 2022.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the LGDTF's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

**CASTLE PINES METROPOLITAN DISTRICT**

Notes To Basic Financial Statements (*Continued*)

**Sensitivity Of The District's Proportionate Share Of The Net Pension Liability To Changes In The Discount Rate**

The following presents the proportionate share of the net pension liability (asset) calculated using the discount rate of 7.25%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net pension liability (asset)	\$ 1,027,220	\$ (149,815)	\$ (1,134,354)

**Pension Plan Fiduciary Net Position**

Detailed information about LGDTF's fiduciary net position is available in PERA's comprehensive annual financial report, which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

**7. Defined Benefit OPEB Plan**

**Plan Description**

Eligible employees of the District are provided with OPEB through the HCTF, a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of C.R.S., as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available Annual Report that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

## **CASTLE PINES METROPOLITAN DISTRICT**

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### Notes To Basic Financial Statements (*Continued*)

#### **Benefits Provided**

The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans; however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the DPS Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (the DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. § 24-51-1202, et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in PERACare is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses and divorced spouses and guardians, among others. Eligible benefit recipients may enroll in the program upon retirement, upon the occurrence of certain life events or on an annual basis during an open enrollment period.

#### **PERA Benefit Structure**

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The basis for the maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

#### **DPS Benefit Structure**

The maximum service-based premium subsidy is \$230 per month for retirees who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for retirees who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The basis for the maximum subsidy, in each case, is for retirees with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The retiree pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For retirees who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, the HCTF or the DPS HCTF pays an alternate service-based premium subsidy. Each individual retiree meeting these conditions receives the maximum \$230 per month subsidy reduced appropriately for service less than 20 years, as described above. Retirees who do not have Medicare Part A pay the difference between the total premium and the monthly subsidy.

#### **Contributions**

Pursuant to Title 24, Article 51, Section 208(1)(f) of C.R.S., as amended, certain contributions are apportioned to the HCTF. PERA-affiliated employers of the State, School, Local Government and Judicial Divisions are required to contribute at a rate of 1.02% of PERA-includable salary into the HCTF.

Employer contributions are recognized by the HCTF in the period in which the compensation becomes payable to the member and the District is statutorily committed to pay the contributions. Employer contributions recognized by the HCTF from the District were \$15,475 for the year ended December 31, 2022.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

#### OPEB Liabilities, OPEB Expense And Deferred Outflows Of Resources And Deferred Inflows Of Resources Related To OPEB

At December 31, 2022, the District reported a liability of \$115,188 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2020. Standard update procedures were used to roll forward the total OPEB liability to December 31, 2021. The District's proportion of the net OPEB liability was based on the District's contributions to the HCTF for the calendar year 2021 relative to the total contributions of participating employers to the HCTF.

At December 31, 2021, the District's proportion was 0.0134%, which was a decrease of 0.0019% from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022, the District recognized OPEB benefit of \$18,485. At December 31, 2022, the District reported OPEB benefit, deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Governmental Activities	Business-Type Activities	Total
<b>OPEB Expense (Benefit)</b>	\$ (10,536)	\$ (7,949)	\$ (18,485)
<b>Deferred Outflows Of Resources</b>			
Difference between expected and actual experience	\$ 100	\$ 75	\$ 175
Changes of assumptions	1,359	1,026	2,385
Changes in proportion and differences between contributions and proportionate share of contributions	14,182	10,699	24,881
Contributions subsequent to measurement date	8,821	6,654	15,475
<b>Total Deferred Outflows Of Resources</b>	\$ 24,462	\$ 18,454	\$ 42,916
<b>Deferred Inflows Of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$ 4,064	\$ 3,066	\$ 7,130
Difference between expected and actual experience	15,568	11,745	27,313
Changes of assumptions	3,561	2,687	6,248
Changes in proportion and differences between contributions and proportionate share of contributions	11,511	8,683	20,194
<b>Total Deferred Inflows Of Resources</b>	\$ 34,704	\$ 26,181	\$ 60,885

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

The amount of \$15,475 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB benefit as follows:

<b>For The Year Ended December 31,</b>	
2023	\$ (6,514)
2024	(8,184)
2025	(8,349)
2026	(4,905)
2027	(4,646)
Thereafter	(846)
<b>Total</b>	<b>\$ (33,444)</b>

### Actuarial Assumptions

The total OPEB liability in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation:	
Members other than State Troopers	3.20% - 11.30%
State Troopers	3.20% - 12.40%
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
	4.50% in 2021, 6.00% in 2022 gradually decreasing to 4.50% in 2029
PERACare Medicare plans	3.75% for 2021, gradually rising to 4.50% in 2029
DPS benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (*Continued*)

Calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each actuarial valuation and on the pattern of sharing of costs between employers of each fund to that point.

In determining the additional liability for PERACare enrollees in the PERA Benefit Structure who are age 65 or older and who are not eligible for premium-free Medicare Part A in the December 31, 2020 valuation, the following monthly costs/premiums are assumed for 2021 for the PERA benefit structure:

<u>Medicare Plan</u>	<u>Initial Costs For Members Without Medicare Part A</u>		
	<u>Monthly Cost</u>	<u>Monthly Premium</u>	<u>Monthly Cost Adjusted To Age 65</u>
Medicate Advantage/Self-Insured Rx	\$ 633	\$ 230	\$ 591
Kaiser Permanente Medicare Advantage HMO	596	199	562

The 2021 Medicare Part A premium is \$471 (actual dollars) per month.

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates. Effective December 31, 2020, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (*Continued*)

The PERA benefit structure health care cost trend rates that were used to measure the total OPEB liability are summarized in the table below:

Year	PERACare Medicare Plans	Medicare Part A Premiums
2021	4.50%	3.75%
2022	6.00%	3.75%
2023	5.80%	4.00%
2024	5.60%	4.00%
2025	5.40%	4.00%
2026	5.10%	4.25%
2027	4.90%	4.25%
2028	4.70%	4.25%
Thereafter	4.50%	4.50%

Mortality assumptions used in the December 31, 2020 valuation for the determination of the total pension liability for each of the Division Trust Funds as shown below, reflect generational mortality and were applied, as applicable, in the determination of the total OPEB liability for the HCTF, but developed using a headcount-weighted basis. Affiliated employers of the State, School, Local Government and Judicial Divisions participate in the HCTF.

Pre-retirement mortality assumptions for the State and Local Government Divisions (members other than State Troopers) were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions (members other than State Troopers) were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Disabled mortality assumptions for members other than State Troopers were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

The following health care costs assumptions were updated and used in the roll-forward calculation for the Trust Fund:

- Initial per capita health care costs for those PERACare enrollees under the PERA benefit structure who are expected to attain age 65 and older ages and are not eligible for premium-free Medicare Part A benefits were updated to reflect the change in costs for the 2021 plan year.
- The health care cost trend rates for Medicare Part A premiums were revised to reflect the then-current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.
- Actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed and updated annually by PERA Board's actuary, as discussed above.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of the 2020 experience analysis for the period January 1, 2016 through December 31, 2019 and were reviewed and adopted by the PERA Board at their November 20, 2020 meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

## CASTLE PINES METROPOLITAN DISTRICT

### Notes To Basic Financial Statements (Continued)

As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	Target Allocation	30-Year Expected Geometric Real Rate Of Return
Global equity	54.00%	5.60%
Fixed income	23.00%	1.30%
Private equity	8.50%	7.10%
Real estate	8.50%	4.40%
Alternatives	6.00%	4.70%
<b>Total</b>	<b>100.00%</b>	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

#### Sensitivity Of The District's Proportionate Share Of The Net OPEB Liability To Changes In The Health Care Cost Trend Rates

The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease In Trend Rates	Current Trend Rates	1% Increase In Trend Rates
Initial PERACare Medicare trend rate	3.50%	4.50%	5.50%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	2.75%	3.75%	4.75%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Net OPEB Liability	\$ 111,880	\$ 115,188	\$ 119,020

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

#### **Discount Rate**

The discount rate used to measure the total OPEB liability was 7.25%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2021 measurement date
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the HCTF representing a portion of purchase service agreement intended to cover the costs associated with OPEB benefits.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the HCTF's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

## CASTLE PINES METROPOLITAN DISTRICT

Notes To Basic Financial Statements (*Continued*)

### Sensitivity Of The Proportionate Share Of The Net OPEB Liability To Changes In The Discount Rate

The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25%, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net OPEB liability	\$ 134	\$ 115,188	\$ 99

### OPEB Plan Fiduciary Net Position

Detailed information about the HCTF's fiduciary net position is available in PERA's Annual Report which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

## 8. Defined Contribution Pension Plan

### Plan Description

Employees of the District that are also members of LGDTF may voluntarily contribute to the Voluntary Investment Program, an Internal Revenue Code Section 401(k) defined contribution plan administered by PERA. Title 24, Article 52, Part 14, of C.R.S., as amended, assigns the authority to establish the plan provisions to the PERA Board of Trustees. PERA issues a publically available comprehensive annual financial report for the Program. The report can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

### Funding Policy

The Voluntary Investment Program is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402, of C.R.S., as amended. The District does not contribute to the Voluntary Investment Program. Employees are immediately vested in their own contributions, employer contributions and investment earnings. For the years ended December 31, 2022 and 2021, program members contributed \$25,679 and \$39,021, respectively, to the Voluntary Investment Program.

## CASTLE PINES METROPOLITAN DISTRICT

Notes To Basic Financial Statements (Continued)

### 9. Deferred Compensation Plan

The District provides a 457 deferred compensation plan for employees, administered by PERA. All employees are eligible to participate in a deferred compensation plan. This plan is funded by voluntary member contributions as established by Title 24, Article 51 of C.R.S. The District does not contribute to the deferred compensation plan. Employees who are participating members contributed \$5,580 and \$1,596 for the years ended December 31, 2022 and 2021, respectively.

### 10. Inter-Governmental Agreement

In 1989, the District, the Town of Castle Rock, Colorado, and Castle Pines North Metropolitan District agreed to establish the Plum Creek Water Reclamation Authority (PCWRA). The purpose of PCWRA is to provide wastewater treatment within the region to the members and other local governments. The District transferred title of the Castle Pines Wastewater plant to PCWRA in June 1990. During 2022, PCWRA charged the District \$307,828 for the treatment of the District's wastewater, with \$25,652 payable to PCWRA as of December 31, 2022.

### 11. Net Investment In Capital Assets

The net investment in capital assets amounts reported on the government-wide statement of net position as of December 31, 2022 are determined as follows:

	Governmental Activities	Business-Type Activities
<b>Net Investment In Capital Assets</b>		
Unexpended capital debt proceeds	\$ —	\$ 23,307,557
Cost of capital assets	18,067,048	59,645,705
Less: Accumulated depreciation	(2,838,425)	(23,853,016)
<b>Net Capital Assets</b>	<b>15,228,623</b>	<b>35,792,689</b>
Less: Capital-related debt	—	(27,619,266)
<b>Net Investment In Capital Assets</b>	<b>\$ 15,228,623</b>	<b>\$ 31,480,980</b>

**12. Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters, for which the District carries commercial insurance. Claims have not exceeded coverage in any of the three preceding years.

In October 2002, the District joined the Colorado Special Districts Property and Liability Pool (the Pool), a public entity risk pool currently operating as a common risk management and insurance program for member special districts in Colorado. The District pays annual premiums to the Pool for defined property and liability coverage.

The Pool agreement also gives the Board of Directors of the Pool the power to establish additional contributions, at such times and in such amounts as the Board of Directors determines are needed for the purposes of the Pool. The Board of Directors may decide to distribute surplus funds among members; however, the District did not receive any such distribution for the year ended December 31, 2022.

**13. TABOR Amendment**

Colorado voters passed an amendment to the State Constitution in 1992. Article X, Section 20, (the Taxpayer Bill of Rights, otherwise known as TABOR) which has several limitations, including revenue raising, spending abilities and other specific requirements for state and local governments. The District's financial activity provides the basis for calculation of limitations adjusted for allowable increases tied to inflation and local growth.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of their annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District is of the opinion that water and sewer operations of the District qualify for this exclusion.

## CASTLE PINES METROPOLITAN DISTRICT

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### Notes To Basic Financial Statements (*Continued*)

Fiscal year spending and revenue limits are determined based on the prior-year's spending, adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless the voters approve retention of such revenue. Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. In effect, it has been generally interpreted that fiscal year spending approximates nonexempt revenue or receipts. Spending excludes spending from certain revenue and financial sources such as federal funds, gifts, property sales, fund transfers, damage awards and fund reserves.

TABOR requires, with certain exceptions, voter approval prior to imposing new taxes, increasing tax rates, increasing a mill levy above that for the prior year, extending an expiring tax or implementing a tax policy change directly causing a net tax revenue gain to any local government. Except for bond refinancing at lower interest rates or adding employees to existing pension plans, TABOR specifically prohibits the creation of multiple-fiscal-year debt or other financial obligations without voter approval or irrevocably pledging present cash reserves for all future payments.

TABOR requires that emergency reserves be established. These reserves must be at least 3% of fiscal year spending (excluding bonded debt service) in 1995 and thereafter. Emergency reserves as of December 31, 2022 totaling \$207,000 have been presented as a restriction of fund balance in the General Fund.

The District is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary benefit increases.

Revenue in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenue. On May 2, 2000, citizens voted to allow the District to collect, spend and retain all revenues and proceeds generated from any source since December 31, 1998 without regard to any limitation under TABOR. The citizens also authorized the permanent waiver of the 5.5% statutory limit.

#### **14. Litigation**

From time to time, the District is subject to claims and lawsuits that arise primarily in the ordinary course of its activities. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits will not have a material adverse effect on the net position and change in net position of the District. Events could occur that would change this estimate materially in the near term.

**15. Subsequent Events**

Management evaluates subsequent events through the date the financial statements are available to be issued, which is the date of the Independent Auditors' Report.

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**Required Supplementary Information**

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**CASTLE PINES METROPOLITAN DISTRICT**

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**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
GENERAL FUND**

**For The Year Ended December 31, 2022**

	Original/Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Property taxes	\$ 5,926,911	\$ 6,018,226	\$ 91,315
Specific ownership tax	520,000	533,400	13,400
Investment earnings (loss)	125,000	(678,484)	(803,484)
Charges for services	197,357	170,882	(26,475)
Miscellaneous	48,500	—	(48,500)
<b>Total Revenues</b>	<b>6,817,768</b>	<b>6,044,024</b>	<b>(773,744)</b>
<b>Expenditures</b>			
Current:			
General government	2,352,816	1,989,049	363,767
Public works	4,279,497	4,874,874	(595,377)
Capital outlay	599,552	201,551	398,001
<b>Total Expenditures</b>	<b>7,231,865</b>	<b>7,065,474</b>	<b>166,391</b>
<b>Excess Of Expenditures Over Revenues</b>	<b>(414,097)</b>	<b>(1,021,450)</b>	<b>(607,353)</b>
<b>Other Financing Sources (Uses)</b>			
Transfer out	(360,000)	(360,000)	—
Proceeds from the sale of capital assets	—	7,105	7,105
<b>Total Other Financing Uses</b>	<b>(360,000)</b>	<b>(352,895)</b>	<b>7,105</b>
<b>Net Changes In Fund Balance</b>	<b>(774,097)</b>	<b>(1,374,345)</b>	<b>(600,248)</b>
<b>Fund Balance, Beginning Of Year</b>	<b>17,349,678</b>	<b>17,540,487</b>	<b>190,809</b>
<b>Fund Balance, End Of Year</b>	<b>\$ 16,575,581</b>	<b>\$ 16,166,142</b>	<b>\$ (409,439)</b>

Notes:

The basis of budgeting is the same as GAAP.

This schedule is presented on a modified-accrual basis.

**CASTLE PINES METROPOLITAN DISTRICT**  
**INFRASTRUCTURE CONDITION AND MAINTENANCE DATA**  
**December 31, 2022**

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**Modified Approach For Castle Pines Metropolitan Streets - Infrastructure Capital Assets**

In accordance with Governmental Accounting Standards Board Statement No. 34 (GASB 34), Castle Pines Metropolitan District (the District) is required to account for and report infrastructure capital assets. The District has several major infrastructure systems including the street system. Each major infrastructure system can be divided into subsystems. For example, the streets can be divided into concrete and asphalt pavements, concrete curb and gutters, streetlights, traffic control devices (signs, signals and pavement markings) and land. Subsystem detail is not presented in these basic financial statements; however, the District maintains detailed information on these subsystems.

The District has elected to use the modified approach as defined by GASB 34 for infrastructure reporting for its street pavement system. Under GASB 34, eligible infrastructure capital assets are not required to be depreciated under the following requirements:

- The District manages the eligible infrastructure capital assets using PAVER Pavement Management System with characteristics of (1) maintaining an up-to-date inventory, (2) perform condition assessments and summarize the results using a measurement scale and (3) estimating the annual amount to maintain and preserve at the established condition assessment level.
- The District documents that the eligible infrastructure capital assets are being preserved approximately at or above the established and disclosed condition assessment level. The District's Pavement Management System conducts condition assessment surveys annually based on priority of the District's road classification and input from the District's Board and residents. The District's streets are classified based on traffic utilization into the following classifications: Primary (Arterials), Secondary (Collectors), Tertiary (Locals). Each street was assigned a physical condition based on potential defects.

<u>Condition</u>	<u>Rating</u>
Good	86 - 100 PCI
Satisfactory	71 - 85 PCI
Fair	56 - 70 PCI

## CASTLE PINES METROPOLITAN DISTRICT

### INFRASTRUCTURE CONDITION AND MAINTENANCE DATA *(Continued)*

December 31, 2022

The District's goal is to maintain an average rating of 85 PCI or higher on all 89.67 lane miles of streets. This rating allows appropriate roadway budgets to be determined each year. Assessments of the road are normally conducted annually or biannually. The District's three most recent average pavement condition indexes are as follows:

	2021	2018	2017
Average PCI for District roadways	84.83	91.80	88.15

The next roadway assessment will be completed in 2023.

Condition Distribution	2021	2018	2017
Good	43.97%	89.26%	63.00%
Satisfactory	52.58%	10.02%	32.00%
Fair	3.44%	0.72%	5.00%

The District's streets are constantly deteriorating, resulting from the following four factors: (1) traffic using the streets, (2) the sun's ultraviolet rays drying out and breaking down the top layer of pavement, (3) utility company/private development interests trenching operations and (4) winter freeze/thaw conditions and water damage from both natural and other urban run-off.

The District expended \$3,201,371 and \$1,918,952 in 2022 and 2021, respectively, on street maintenance and street rehabilitation. These expenditures improve the overall street system. A schedule of estimated and actual annual expenditures for street maintenance for the last five years is presented below:

Year	Maintenance Estimate	Actual
2018	\$ 1,767,772	\$ 2,104,424
2019	960,412	923,426
2020	1,215,000	43,334
2021	1,490,000	1,918,952
2022	2,740,628	3,201,371

**CASTLE PINES METROPOLITAN DISTRICT**  
**SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE**  
**OF THE NET PENSION LIABILITY**  
**For The Year Ended December 31, 2021 (Measurement Date)**  
**Employee Pension Plan**  
**Year Eight<sup>(1)</sup>**

	December 31,							
	2021	2020	2019	2018	2017	2016	2015	2014
District's portion of the net pension liability (asset)	0.174737986%	0.203620648%	0.177242104%	0.161590463%	0.170583842%	0.167868225%	0.190436468%	0.204812805%
District's proportionate share of the net pension liability (asset)	\$ (149,815)	\$ 1,061,122	\$ 1,296,334	\$ 2,031,536	\$ 1,899,329	\$ 2,266,790	\$ 2,097,812	\$ 1,835,756
District's covered payroll	\$ 1,340,710	\$ 1,488,744	\$ 1,239,599	\$ 1,115,237	\$ 1,017,491	\$ 1,076,115	\$ 1,017,197	\$ 1,122,283
District's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	11%	71%	105%	182%	187%	211%	206%	164%
Plan fiduciary net position as a percentage of the total pension liability	101.49%	90.88%	86.26%	75.96%	79.37%	73.60%	76.90%	80.70%

1. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the District is presenting information for those years for which information is available.

**CASTLE PINES METROPOLITAN DISTRICT**  
**SCHEDULE OF THE DISTRICT'S CONTRIBUTIONS**  
**TO THE PENSION PLAN**  
**For The Year Ended December 31, 2022**  
**Employee Pension Plan**  
**Year Eight<sup>(1)</sup>**

	December 31,									
	2022	2021	2020	2019	2018	2017	2016	2015		
Contractually required contribution	\$ 206,064	\$ 177,805	\$ 192,575	\$ 157,136	\$ 133,865	\$ 136,452	\$ 129,022	\$ 136,738		
Contributions in relation to the contractually required contribution	206,064	177,805	192,575	157,136	133,865	136,452	129,022	136,738		
<b>Contribution Deficiency (Excess)</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
District's covered payroll	\$ 1,517,134	\$ 1,340,710	\$ 1,488,744	\$ 1,239,599	\$ 1,115,237	\$ 1,017,491	\$ 1,076,115	\$ 1,017,197		
Contributions as a percentage of covered payroll	13.58%	13.26%	12.94%	12.68%	12.00%	13.41%	11.99%	13.44%		

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**CASTLE PINES METROPOLITAN DISTRICT**

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**SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE  
OF THE NET OPEB LIABILITY  
For The Year Ended December 31, 2022  
Employee OPEB Plan  
Year Five<sup>(1)</sup>**

	2021	2020	2019	2018	2017
District's proportion of the net OPEB liability (asset)	0.0134%	0.0153%	0.0135%	0.0125%	0.0133%
District's proportionate share of the net OPEB liability	\$ 115,188	\$ 145,296	\$ 151,614	\$ 170,494	\$ 172,264
District's covered payroll	\$ 1,340,710	\$ 1,488,744	\$ 1,239,599	\$ 1,115,237	\$ 1,017,491
District's proportionate share of the net OPEB liability (asset) as a percentage of its employee payroll	8.6%	9.8%	12.2%	15.3%	16.9%
Plan fiduciary net position as a percentage of the total OPEB liability	39.40%	32.78%	24.49%	17.03%	17.53%

1. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the District is presenting information for those years for which information is available.

**CASTLE PINES METROPOLITAN DISTRICT**  
**SCHEDULE OF THE DISTRICT'S CONTRIBUTIONS**  
**TO THE OPEB PLAN**  
**For The Year Ended December 31, 2022**  
**Employee OPEB Plan**  
**Year Five<sup>(1)</sup>**

	2022	2021	2020	2019	2018
Contractually required contribution	\$ 15,475	\$ 13,675	\$ 15,185	\$ 12,644	\$ 11,375
Contributions in relation to the contractually required contribution	(15,475)	(13,675)	(15,185)	(12,644)	(11,375)
<b>Contribution Deficiency (Excess)</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
District's employee payroll	\$ 1,517,134	\$ 1,340,710	\$ 1,488,744	\$ 1,239,599	\$ 1,115,237
Contributions as a percentage of employee payroll	1.02%	1.02%	1.02%	1.02%	1.02%

1. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the District is presenting information for those years for which information is available.

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**Supplementary Information**

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**CASTLE PINES METROPOLITAN DISTRICT**

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**COMPARATIVE BALANCE SHEET -  
GENERAL FUND  
December 31, 2022  
(With Summarized Financial Information  
For The Year Ended December 31, 2021)**

Assets	2022	2021
<b>Current Assets</b>		
Cash and cash equivalents	\$ 317,505	\$ 4,488,408
Cash with fiscal agent	38,265	38,193
Investments	16,032,837	13,168,284
Receivables:		
Accounts	202,576	27,793
Property taxes	5,890,760	6,031,859
Inventory	4,649	4,154
<hr/>		
<b>Total Current Assets</b>	<b>\$ 22,486,592</b>	<b>\$ 23,758,691</b>
<hr/>		
<b>Liabilities, Deferred Inflows Of Resources And Fund Balance</b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 428,569	\$ 152,565
Interfund	1,121	33,780
<hr/>		
<b>Total Current Liabilities</b>	<b>429,690</b>	<b>186,345</b>
<hr/>		
<b>Deferred Inflows Of Resources</b>		
Unavailable revenue - property taxes	5,890,760	6,031,859
<hr/>		
<b>Fund Balance</b>		
Nonspendable:		
Inventory	4,649	4,154
Restricted:		
Emergency reserve - TABOR	207,000	128,000
Unassigned	15,954,493	17,408,333
<hr/>		
<b>Total Fund Balance</b>	<b>16,166,142</b>	<b>17,540,487</b>
<hr/>		
<b>Total Liabilities, Deferred Inflows Of Resources And Fund Balance</b>	<b>\$ 22,486,592</b>	<b>\$ 23,758,691</b>
<hr/>		

**CASTLE PINES METROPOLITAN DISTRICT**  
**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE -**  
**GENERAL FUND**

**For The Year Ended December 31, 2022**  
**(With Summarized Financial Information**  
**For The Year Ended December 31, 2021)**

	2022	2021
<b>Revenues</b>		
Property taxes	\$ 6,018,226	\$ 5,611,940
Specific ownership tax	533,400	540,722
Investment earnings (loss)	(678,484)	7,091
Charges for services	170,882	163,680
Miscellaneous	—	12,857
<b>Total Revenues</b>	<b>6,044,024</b>	<b>6,336,290</b>
<b>Expenditures</b>		
Current:		
General government	1,989,049	1,759,464
Public works	4,874,874	2,503,388
Capital outlay	201,551	408,092
<b>Total Expenditures</b>	<b>7,065,474</b>	<b>4,670,944</b>
<b>Excess Of Revenues Over Expenditures</b>	<b>(1,021,450)</b>	<b>1,665,346</b>
<b>Other Financing Sources (Uses)</b>		
Transfer out	(360,000)	(360,000)
Proceeds from sale of assets	7,105	50,678
<b>Total Other Financing Uses</b>	<b>(352,895)</b>	<b>(309,322)</b>
<b>Net Changes In Fund Balance</b>	<b>(1,374,345)</b>	<b>1,356,024</b>
<b>Fund Balance, Beginning Of Year</b>	<b>17,540,487</b>	<b>16,184,463</b>
<b>Fund Balance, End Of Year</b>	<b>\$ 16,166,142</b>	<b>\$ 17,540,487</b>

**CASTLE PINES METROPOLITAN DISTRICT**

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**SCHEDULE OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION - BUDGET AND ACTUAL  
(NON-GAAP BUDGETARY BASIS) -  
WATER AND SEWER FUND  
For The Year Ended December 31, 2022**

	Original/ Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Charges for services	\$ 4,044,218	\$ 4,787,508	\$ 743,290
Effluent pumping	109,787	106,548	(3,239)
Investment earnings	125,000	61,120	(63,880)
Revenue rebate	12,000	2,628	(9,372)
Meter sales, net	15,050	15,050	—
Miscellaneous	26,700	32,427	5,727
Transfers in	360,000	360,000	—
<b>Total Revenues</b>	<b>4,692,755</b>	<b>5,365,281</b>	<b>672,526</b>
<b>Expenses</b>			
Personnel services	1,208,798	971,462	237,336
Contract services	653,637	775,979	(122,342)
Utilities	683,046	630,224	52,822
Repairs and maintenance	1,233,408	1,359,909	(126,501)
General overhead	1,934,766	660,906	1,273,860
Water resources	122,558	85,683	36,875
Capital outlay	5,373,440	3,063,940	2,309,500
Debt principal	206,560	206,559	1
Debt interest/amortization	49,314	496,425	(447,111)
<b>Total Expenses</b>	<b>11,465,527</b>	<b>8,251,087</b>	<b>3,214,440</b>
<b>Net Changes In Net Position (Non-GAAP)</b>	<b>(6,772,772)</b>	<b>(2,885,806)</b>	<b>\$ 3,886,966</b>
<b>Fund Balance, Beginning Of Year</b>	<b>13,297,222</b>		
<b>Fund Balance, End Of Year</b>	<b>\$ 6,524,450</b>		
<b>Reconciliation Of Revenue And Expenses - GAAP Basis To Budgetary Basis</b>			
Adjustments:			
Expenses which are not expenditures for budgetary purposes:			
Depreciation		(1,229,481)	
Pension benefit		403,321	
OPEB benefit		7,949	
Expenditures for budgetary purposes:			
Capital outlay		3,063,940	
Principal payments on revenue bonds and loans		206,559	
<b>Net Change In Net Position - GAAP Basis</b>		<b>\$ (433,518)</b>	