

Potomac Farms Metropolitan District

COMMERCE CITY, COLORADO



ANNUAL FINANCIAL STATEMENTS

December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Potomac Farms Metro District

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Potomac Farms Metro District as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Potomac Farms Metro District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Potomac Farms Metro District as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Potomac Farms Metro District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Potomac Farms Metro District's internal control. Accordingly, no such opinion is expressed.

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Potomac Farms Metro District's basic financial statements. The combining and individual non-major fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

BF Borgers CPA PC

BF Borgers CPA PC

Lakewood, Colorado

July 10, 2023

POTOMAC FARMS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2022

	Governmental Activities
ASSETS	
Cash and investments	\$ 189,244
Cash and investments – restricted	2,443,192
Accounts receivable	92,176
Accounts receivable – specific ownership taxes	3,921
Accounts receivable - special assessments due from Treasurer	52,565
Property taxes receivable	682,676
Prepaid expenses	62,318
Depreciable capital assets, net	873,725
Non-depreciable capital assets	9,943
Total Assets	4,409,760
LIABILITIES	
Accounts payable and accrued liabilities	64,482
Accrued interest payable	(1)
Current portion of Series 2021 bank loan	294,000
Series 2021 bank loan (matures Dec. 2040)	6,202,000
Total Liabilities	6,560,481
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	682,676
NET POSITION (DEFICIT)	
Restricted:	
Emergency reserves	8,700
Debt service	40,781
Capital projects	2,404,989
Non-spendable	62,318
Unassigned:	(5,350,187)
Net Position (Deficit)	\$ (2,833,399)

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

POTOMAC FARMS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2022

Functions/Programs	Program Revenue				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Government Activities:					
General government activities	\$ (273,652)	\$ 266,255	\$ -	\$ -	\$ (7,397)
Interest and related costs on long-term debt	(179,371)	-	-	-	(179,371)
Capital project activities	(194,992)	-	-	134,595	(60,397)
	<u>\$ (648,015)</u>	<u>\$ 266,255</u>	<u>\$ -</u>	<u>\$ 134,595</u>	<u>(247,165)</u>
General Revenues					
Property taxes					665,603
Specific ownership taxes					50,102
Net investment income					30,322
Total general revenue					746,027
Change in net position					498,862
					<u>(3,332,261)</u>
Net Position (Deficit) – Beginning of Year					(2,833,399)
Net Position (Deficit) – End of Year					\$ (2,833,399)

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

POTOMAC FARMS METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2022

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
ASSETS				
Cash and investments	\$ 189,244	\$ -	\$ -	\$ 189,244
Cash and investments - Restricted	-	38,203	2,404,989	2,443,192
Accounts receivable	92,176	-	-	92,176
Accounts receivable - specific ownership tax	1,343	2,578	-	3,921
Accounts receivable - special assessments due from Treasurer	52,565	-	-	52,565
Property taxes receivable	250,266	432,410	-	682,676
Prepaid expenses	62,318	-	-	62,318
TOTAL ASSETS	\$ 647,912	\$ 473,191	\$ 2,404,989	\$ 3,526,092
LIABILITIES				
Accounts payable and accrued liabilities	\$ 64,482	\$ -	\$ -	\$ 64,482
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	250,266	432,410	-	682,676
FUND BALANCES				
Restricted:				
Emergencies (TABOR)	8,700	-	-	8,700
Debt service	-	40,781	-	40,781
Capital projects	-	-	2,404,989	2,404,989
Non-spendable	62,318	-	-	62,318
Unrestricted	262,146	-	-	262,146
TOTAL FUND BALANCES	333,164	40,781	2,404,989	2,778,934
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 647,912	\$ 473,191	\$ 2,404,989	

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

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds	
Property, structures and equipment, net	873,725
Land	9,943
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:	
Series 2021 bank loan	(6,496,000)
Accrued interest payable	1
Net position of governmental activities	\$ (2,833,397)

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

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

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
REVENUES				
Property taxes	\$ 227,902	\$ 437,701	\$ -	\$ 665,603
Specific ownership taxes	17,155	32,947	-	50,102
Covenant violation fine income	22,313	-	-	22,313
Reimb expenses - collection costs	93,025	-	-	93,025
Net investment income	1,790	12,762	15,770	30,322
Other income	150,917	-	-	150,917
Total Revenues	513,102	483,410	15,770	1,012,282
EXPENDITURES				
General and administration	32,445	-	-	32,445
Landscaping maintenance	85,869	-	-	85,869
Capital asset maintenance	12,896	-	-	12,896
Other district expenses	142,442	-	-	142,442
Debt service				
Direct and indirect collection costs	-	19,970	-	19,970
Interest payments on Series 2007 Bonds	-	-	-	-
Interest payments on Series 2021 bank loan	-	159,401	-	159,401
Principal payments on Series 2021 bank loan	-	287,000	-	287,000
Debt refinancing costs	-	-	-	-
Major capital projects	-	-	134,597	134,597
Total Expenditures	273,652	466,371	134,597	874,620
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	239,450	17,039	(118,827)	137,662
OTHER FINANCING SOURCES (USES)				
Fund Transfers In / (Out)	(45,000)	-	45,000	-
Repayment of Series 2007A Bonds	-	-	-	-
Repayment of Series 2007B Bonds	-	-	-	-
Proceeds from Series 2021 bank loan	-	-	-	-
Total Other Financing Sources (Uses)	(45,000)	-	45,000	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	194,450	17,039	(73,827)	137,662
FIND BALANCES – BEGINNING	138,714	23,742	2,478,815	2,641,271
FUND BALANCES – END OF YEAR	\$ 333,164	\$ 40,781	\$ 2,404,988	\$ 2,778,933

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

**POTOMAC FARMS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2022**

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

Net change in fund balances – Total government funds	\$	137,662
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The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Principal payment on Series 2021 bank loan		287,000
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Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:

Acquisition of public infrastructure from Potomac Farms Association	131,145
Acquisition of land from Potomac Farms Association	3,450
Depreciation expense on property, structures and equipment	(60,395)

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

Change in accrued interest on Series 2021 bank loan	-
Changes in net position of governmental activities	\$ 498,862

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

**POTOMAC FARMS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 227,900	\$ 227,902	\$ 2
Specific ownership taxes	17,100	17,155	55
Covenant violation fine income	5,000	22,313	17,313
Reimb expenses - collection costs	-	93,025	93,025
Net investment income	100	1,790	1,690
Other income	-	150,917	150,917
Total Revenues	<u>250,100</u>	<u>513,102</u>	<u>263,002</u>
EXPENDITURES			
General and administration	40,800	32,445	8,355
Landscaping maintenance	119,900	85,869	34,031
Capital asset maintenance	7,900	12,896	(4,996)
Other district expenses	30,900	142,442	(111,542)
Total Expenditures	<u>199,500</u>	<u>273,652</u>	<u>(74,152)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>50,600</u>	<u>239,450</u>	<u>188,850</u>
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(45,000)	(45,000)	-
Total Other Financing Sources (Uses)	<u>(45,000)</u>	<u>(45,000)</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER	<u>5,600</u>	<u>194,450</u>	<u>188,850</u>
FUND BALANCE – BEGINNING OF YEAR	<u>39,400</u>	<u>138,714</u>	<u>99,314</u>
FUND BALANCE – END OF YEAR	<u>\$ 45,000</u>	<u>\$ 333,164</u>	<u>\$ 288,164</u>

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

**POTOMAC FARMS METROPOLITAN DISTRICT
GENERAL FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
District management and accounting fees	\$ 22,100	\$ 22,100	\$ -
Administrative costs	5,000	4,577	423
Audit fees	6,000	7,150	(1,150)
Collection fees – County Treasurer	2,300	3,421	(1,121)
Board of Directors’ fees	4,000	5,200	(1,200)
Board training and conferences	3,000	-	3,000
Election costs	10,000	-	10,000
Insurance	2,900	2,996	(96)
Legal fees	1,000	242	758
Indirect Collection Cost Allocation	(17,500)	(13,400)	(4,100)
Contingency	2,000	159	1,841
Total General and Administration	<u>\$ 40,800</u>	<u>\$ 32,445</u>	<u>\$ 8,355</u>
LANDSCAPING MAINTENANCE			
Ground maintenance fees	25,300	26,403	(1,103)
Tree maintenance & replacement	-	-	-
Sprinkler & backflow repairs	9,500	11,551	(2,051)
Sprinklers – water	29,000	32,112	(3,112)
Sprinklers – electricity	1,600	1,554	46
Landscaping projects	36,500	7,862	28,638
Tree maintenance and replacements	15,000	5,152	9,848
Winter tree watering	-	1,235	(1,235)
Miscellaneous landscape costs	3,000	-	3,000
Total Landscaping Maintenance	<u>\$ 119,900</u>	<u>\$ 85,869</u>	<u>\$ 34,031</u>
CAPITAL ASSET MAINTENANCE			
Perimeter fence maintenance	3,000	1,067	1,933
Playground maintenance	2,000	7,715	(5,715)
Insurance property	2,900	4,114	(1,214)
Total Capital Asset Maintenance	<u>\$ 7,900</u>	<u>\$ 12,896</u>	<u>\$ (4,996)</u>
OTHER DISTRICT EXPENSES			
Snow removal	7,000	12,685	(5,685)
Vandalism	1,000	1,093	(93)
Newsletter publication costs	-	5,550	(5,550)
Park and recreation events	6,000	8,990	(2,990)
Covenant enforcement services	16,900	114,124	(97,224)
Total Other District Expenses	<u>\$ 30,900</u>	<u>\$ 142,442</u>	<u>\$ (111,542)</u>

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

POTOMAC FARMS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
12-Month Period Ended December 31, 2022

NOTE 1 – DEFINITION OF REPORTING ENTITY

Potomac Farms Metropolitan District (District), a quasi-municipal corporation, was organized on December 24, 2001, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under an amended and restated service plan approved by Commerce City (City) on September 18, 2017. The District's service area is comprised of 406 single-family homes located within the Potomac Farms Filing No 1 and 2 subdivisions located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation improvements, water facilities, sanitary and storm drainage improvements and mosquito control.

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are as follows:

Government-wide and Fund Financial Statements

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

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

The Capital Project Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as perimeter fencing and park facilities located within the District.

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

Budgets

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

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

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

Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Investments are carried at fair value.

Property Taxes

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

Property taxes are recorded initially as deferred inflows or resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. In 2022, the District's share of Specific ownership taxes was equal to approximately 7.5% of property taxes collected.

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

Property Maintenance Fines

Covenant violation fines are assessed, in accordance with the District's covenant enforcement policy, against homeowners whom the District deems to be in violation of the restrictive covenants provided in the Declaration of Covenants, Conditions and Restrictions for Potomac Farms (Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the homeowner to request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

Reimbursable Costs

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs

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

are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

Deferred Outflows of Resources and Deferred Inflows of Resources

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

Collection Costs

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

The District allocates fixed fee collection costs between its general fund (70% cost allocation) and its debt fund (30% cost allocation). Variable collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

Equity

Net Position

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

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

- Net investment in capital assets - this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvement of those assets. If there are significant unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in this component.

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

- Restricted - this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.
- Unrestricted - the component of net position that does not meet the definitions above.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: non-spendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- **Non-spendable fund balance** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts) or legally or contractually required to be maintained intact.
- **Restricted fund balance** – The portion of a fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- **Committed fund balance** – The portion of a fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- **Assigned fund balance** – The portion of a fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- **Unassigned fund balance** – The residual portion of a fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

NOTE 3 – CASH AND INVESTMENTS

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

Statement of net position:	
Cash and investments – unrestricted	\$ 189,244
Cash and investments – restricted	2,443,192
Total cash and investments	\$ 2,632,436

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

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

Deposits with financial institutions	\$ 2,250,606
Investments	381,830
Total cash and investments	\$ 2,632,436

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance of \$2,251,335 and a carrying balance of \$2,250,606.

Investments

The District has adopted a formal investment policy in accordance with state statutes regarding investments.

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

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

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

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

- Obligations of the United States, certain U.S. government agency securities, and the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse purchase agreements collateralized by certain authorized securities

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

- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

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

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 381,830

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAM by Standard & Poor's.

NOTE 4 – PROPERTY, EQUIPMENT & STRUCTURES

The District owns and maintains the following property, equipment and structures:

	Balance at 12/31/21	Acquisitions	Disposals	Balance at 12/31/22	Accumulated Depreciation
Perimeter fencing	\$ 242,500	\$ -	\$ -	\$ 242,500	(\$ 16,167)
Interior fencing	144,575	-	-	144,575	(\$ 9,638)
Playground equipment	125,000	-	-	125,000	(\$ 6,250)
9 lighted monument pillars	275,900	7,611	-	283,511	(\$ 27,590)
5 community mailboxes	15,000	-	-	15,000	(\$ 750)
Open space development	-	123,534	-	123,534	-
Total	\$ 802,975	\$ 131,145	\$ -	\$ 934,120	(\$ 60,395)

NOTE 5 – LAND

The District owns one land tract – Tract 12 – which is 6.5 acres in the Potomac Farms subdivision. This land is recorded by the District at a nominal value of \$9,943.

The District maintains the landscaping on certain rights of way that border the Potomac Farms Filing No 1 and No 2 subdivisions – specifically right-of-way landscaping located on (1) the south side of 108th Avenue, (2) the west side of

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

Potomac Street and (3) the north side of 104th Avenue. The District also maintains landscaping on certain City-owned land tracts within the Potomac Farms subdivision – specifically landscaping located on (1) four land tracts on the north side of 106th Avenue, (2) one land tract on the west side of Wheeling Street and (3) the roundabout island at Uvalda Street and E 106th Drive.

The District maintains the landscaping on 20 tracts of land (totaling 3.45 acres) located within the Potomac Farms subdivision and owned by Adare Homes Potomac Farms, LLC (AHPF) and Adare Homes Potomac Farms 2, LLC (AHPF2). Ownership of these land tracts was transferred to the District on April 03, 2023.

NOTE 6 – LONG-TERM DEBT

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

Balance at December 31, 2021	\$ 6,783,000
Principal repayments on Series 2016 Bonds	<u>(287,000)</u>
Balance at December 31, 2022	<u>\$ 6,496,000</u>

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

Series 2021 Bank Loan

On January 13, 2021, the District borrowed \$7,032,000 from BBVA Bank for the purpose of refinancing its Series 2007 General Obligation Refunding and Improvement Bonds and Series 2007 Convertible Capital Appreciation Bonds. The Series 2021 Bank Loan is due December 1, 2040, with a fixed stated annual interest rate of 2.35%, paid semiannually on June 1 and December 1. The Series 2021 Bank Loan may be prepaid prior to maturity at the option of the District beginning December 01, 2025 subject to prepayment penalties and may be prepaid without prepayment penalties beginning on December 01, 2030.

The Series 2021 Bank Loan is secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the specific ownership tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Loan as the same becomes due and payable without limitation of rate in an amount sufficient to such payment when due.

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

The proceeds from the Series 2021 Bank Loan were used for the following purposes:

Proceeds from Series 2021 Loan	\$ 7,032,000
Cash in debt fund	400,001
	<hr/>
Cash proceeds	\$ 7,432,001
Repay Series 2007 general obligation bonds	(\$ 4,680,000)
Repay Series 2007 Supplemental B interest certificates	(360,000)
Capital project funding	(2,200,000)
Pay accrued interest on Series 2007 Bonds	(42,788)
Debt refinancing costs	(149,213)
	<hr/>
Total uses of cash proceeds	(\$ 7,432,001)

The District's Series 2021 Loan will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 294,000	\$ 152,656	\$ 446,656
2024	301,000	145,747	446,747
2025	308,000	138,674	446,674
2026	315,000	131,436	446,436
2027	323,000	124,033	447,033
2028 to 2032	1,730,000	502,783	2,232,783
2033 to 2037	1,945,000	289,638	2,234,638
2038 to 2040	1,280,000	60,630	1,340,630
	<hr/>	<hr/>	<hr/>
	\$ 6,496,000	\$ 1,545,595	\$ 8,041,595

Debt Authorization

On November 6, 2001, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$8,300,000 for infrastructure improvements and operations at an interest rate not to exceed 15% and \$8,000,000 for refunding the District's debt or other obligations. On November 6, 2021, the remaining unused voter authorization granted to the District to issue debt expired in accordance with CRS 32-1-1101(2).

As of December 31, 2022, the District is prohibited from issuing any additional debt (other than refinancing existing debt that would generate a net cost saving to the homeowners) without first obtaining authorization from the District's voters in compliance with TABOR.

Pursuant to the District's Service Plan, the District is limited to issuing up to \$8,000,000 in bond indebtedness as long as voter authorization has also been obtained from the voters in compliance with TABOR. As of December 31, 2022, the remaining borrowing authorization under the District's service plan is \$135,000.

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

NOTE 7 – NET POSITION (DEFICIT)

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

Restricted Net Position

The District's restricted net position as of December 31, 2022 in the general fund, debt fund and capital project service fund totaled \$8,700 and \$40,781 and \$2,404,989, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 12 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2021 Bank Loan per the debt mill levy and related Bank Loan agreement.

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2022 in the general fund, capital project fund and debt service fund totaled \$62,318, \$0, and \$0, respectively. These balances were created due to the District prepaying certain 2023 expenses in 2022.

Unassigned Net Position

The District's unassigned net position as of December 31, 2022 totaled \$(5,350,187). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to Commerce City and South Adams County Water and Sanitation District.

NOTE 8 – COMMITMENTS

Storm Water Detention Pond

Per the Potomac Farms Filing No 1 plat map, the District is responsible for the maintenance of the storm water detention area (located at the west end of E 106th Avenue). In the event such maintenance is not performed by the District, Commerce City has the right to enter the area and perform the necessary work, the cost of which will be billed to and the responsibility of the District.

Backflow Valve Certification

The Colorado Department of Public Health and Environment (CDPHE) and SACWSD require the District's five backflow valves be tested and certified annually. CDPHE may assess monetary and other penalties on the District if the District fails to comply with this requirement. All five backflow valves were tested and certified in 2022.

Covenants, Conditions and Restrictions for Potomac Farms

On May 18, 2021, the property owners within the Potomac Farms Filing No 1 and No 2 subdivisions voted to amend and restate the Covenants, Conditions and Restrictions for Potomac Farms (Amended CC&Rs). Per section 7.8 and 7.9 of the Amended CC&Rs, the District is assigned the responsibility to adopt and enforce rules and regulations regarding the minimum maintenance requirements placed upon all property owners within the District.

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

NOTE 9 – RELATED PARTIES

As of December 31, 2022, the Board was comprised of five directors all of whom reported no conflicts of interest regarding their public service on the District's board.

NOTE 10 – MINERAL LEASE AGREEMENT

On January 16, 2018, the District entered into an agreement with Mid-Continent Energy Oil & Gas, LLC. To lease the minerals under certain District-owned land tracts totaling 3.6240 acres. Per the terms of the Agreement, Mid-Continent will pay a signing bonus plus eighteen and three quarters (18.75%) percent royalty for a three-year primary term with the option to extend the Agreement for an additional two-year term by paying the District an extension bonus of \$2,500 per net mineral acre. The Agreement prohibits Mid-Continent from conducting drilling or production activities on the District's land.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss including (a) torts, thefts of, damage to, or destruction of assets, (b) errors or omissions and (c) acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to insure its member districts against various risks of loss. Settled claims have not exceeded this coverage in any of the past three years.

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

NOTE 12 – TAX, SPENDING AND DEBT LIMITATIONS

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

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

On November 6, 2001, District voters authorized the District to assess property taxes at no more than \$150,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

Under TABOR, the \$150,000 voter-approved property tax limit may be adjusted to reflect changes in the Denver-Boulder CPI. As of December 31, 2001, the United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Boulder was 181.3. As of December 31, 2022, the CPI for Denver-Boulder was 304.424. Based on the December 31, 2022 CPI, the voter-approved property tax limit adjusted for changes in the CPI since 2001 is \$251,900.

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

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

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

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

SUPPLEMENTARY INFORMATION

**POTOMAC FARMS METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12 -Month Period Ended
December 31, 2022**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 437,700	\$ 437,701	\$ 1
Specific ownership taxes	32,900	32,947	47
Net investment income	200	12,762	12,562
Total Revenues	<u>470,800</u>	<u>483,410</u>	<u>12,610</u>
EXPENDITURES			
Direct and indirect collection costs	24,399	19,970	4,429
Debt service			
Interest payments on Series 2021 bank loan	159,401	159,401	-
Principal payments on Series 2021 bank loan	287,000	287,000	-
Total Expenditures	<u>470,800</u>	<u>466,371</u>	<u>4,429</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>17,039</u>	<u>17,039</u>
OTHER FINANCING SOURCES (USES)			
Transfers to capital project fund	-	-	-
Repayment of Series 2007A Bonds	-	-	-
Repayment of Series 2007B Bonds	-	-	-
Proceeds from Series 2021 bank loan	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>-</u>	<u>17,039</u>	<u>17,039</u>
FUND BALANCE – BEGINNING	<u>50,000</u>	<u>23,742</u>	<u>(26,258)</u>
FUND BALANCE – END OF YEAR	<u>\$ 50,000</u>	<u>\$ 40,781</u>	<u>\$ (9,219)</u>

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

**POTOMAC FARMS METROPOLITAN DISTRICT
DEBT SERVICE FUND
COLLECTION COST DETAILS - BUDGET AND ACTUAL
12 -Month Period Ended
December 31, 2022**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DIRECT AND INDIRECT COLLECTION COSTS			
Collection fees – County Treasurer	\$ 6,600	\$ 6,570	\$ 30
Indirect collection cost allocation	17,500	13,400	4,100
Legal fees	-	-	-
Bond paying agent fees	-	-	-
Miscellaneous	299	-	299
Total Direct and Indirect Collection Costs	\$ 24,399	\$ 19,970	\$ 4,429

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

**POTOMAC FARMS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2022**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	\$ 200	\$ 15,770	\$ 15,570
Other income	-	-	-
Total Revenues	<u>200</u>	<u>15,770</u>	<u>15,570</u>
EXPENDITURES			
General and administrative costs	-	-	-
Capital projects			
Major capital projects	2,283,200	134,597	2,148,603
Total Expenditures	<u>2,283,200</u>	<u>134,597</u>	<u>2,148,603</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(2,283,000)</u>	<u>(118,827)</u>	<u>2,164,173</u>
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	45,000	45,000	-
Total Other Financing Sources (Uses)	<u>45,000</u>	<u>45,000</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	<u>(2,238,000)</u>	<u>(73,827)</u>	<u>2,164,173</u>
FUND BALANCE – BEGINNING OF YEAR	<u>2,588,000</u>	<u>2,478,815</u>	<u>(109,185)</u>
FUND BALANCE – END OF YEAR	<u>\$ 350,000</u>	<u>\$ 2,404,988</u>	<u>\$ 2,054,988</u>

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

POTOMAC FARMS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
 December 31, 2022

The District's repayment schedule for its Series 2021 Bank Loan is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2023	\$ 294,000	\$ 152,656	2.350%	\$ 446,656
2024	301,000	145,747	2.350%	446,747
2025	308,000	138,674	2.350%	446,674
2026	315,000	131,436	2.350%	446,436
2027	323,000	124,033	2.350%	447,033
2028	330,000	116,443	2.350%	446,443
2029	338,000	108,688	2.350%	446,688
2030	346,000	100,745	2.350%	446,745
2031	354,000	92,614	2.350%	446,614
2032	362,000	84,295	2.350%	446,295
2033	371,000	75,788	2.350%	446,788
2034	380,000	67,069	2.350%	447,069
2035	389,000	58,139	2.350%	447,139
2036	398,000	48,998	2.350%	446,998
2037	407,000	39,645	2.350%	446,645
2038	417,000	30,080	2.350%	447,080
2039	426,000	20,281	2.350%	446,281
2040	437,000	10,270	2.350%	447,270
	\$6,496,000	\$ 1,545,595		\$ 8,041,595

Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st. The Series 2021 Bank Loan may be prepaid prior to maturity at the option of the District beginning December 01, 2025 subject to prepayment penalties and may be prepaid without prepayment penalties beginning on December 01, 2030.

POTOMAC FARMS METROPOLITAN DISTRICT
**SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED**
December 31, 2022

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2017	\$ 8,100,720	18.516	57.475	\$ 615,600	\$ 615,582	100.0%
2018	9,539,730	15.723	57.475	698,300	698,097	100.0%
2019	9,495,960	15.796	63.542	753,400	753,297	100.0%
2020	11,052,880	13.571	63.986	857,200	857,009	100.0%
2021	11,116,480	13.493	63.986	861,300	860,848	99.9%
2022	12,117,410	18.808	36.122	665,600	665,603	100.0%
2023	11,831,410	21.324	36.995	690,000	[TBD]	[TBD]

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

OTHER SUPPLEMENTARY INFORMATION

POTOMAC FARMS METROPOLITAN DISTRICT
CHANGE IN TOTAL OVERLAPPING MILL LEVY
 December 31, 2022

	2022 Mill Levy *	2021 Mill Levy**	Change
Potomac Metropolitan District	58.319	54.930	3.389
Brighton School District No. 27J	56.290	49.866	6.424
Commerce City North Infrastructure General Improvement District	14.000	20.000	(6.000)
Adams County	26.967	27.069	(0.102)
South Adams Fire District No. 4	14.750	14.750	-
Rangeview Library District	3.615	3.689	(0.074)
City of Commerce City	3.110	2.920	0.190
South Adams County Water and Sanitation District	2.424	2.277	0.147
Urban Drainage and Flood Control	0.900	0.900	-
Urban Drainage and Flood Control – South Platte	0.100	0.100	-
Total Mill Levy	180.475	176.501	3.974

* -- For property tax collections in 2023

** -- For property tax collections in 2022

POTOMAC FARMS METROPOLITAN DISTRICT
HISTORICAL DEBT RATIOS
 December 31, 2022

	2018	2019	2020	2021	2022
Debt outstanding	\$ 5,225,000	\$ 5,140,000	\$ 5,040,000	\$ 6,783,000	\$ 6,496,000
Combined assessed property values within the District	\$ 9,495,960	\$ 11,052,880	\$ 11,116,480	\$ 12,117,410	\$ 11,831,410
Ratio of debt to assessed property values	55.0%	46.5%	45.3%	60.0%	54.9%