

cPa DIXON, WALLER & CO., INC.

SANTA FE TRAIL RANCH

METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2022

DIXON, WALLER & CO., INC.

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SANTA FE TRAIL RANCH METROPOLITAN DISTRICT

DECEMBER 31, 2022

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SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
ROSTER OF OFFICERS AND DIRECTORS  
December 31, 2022

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BOARD OF DIRECTORS

Robert L. Scott	President
Rick Kinder	Vice-President
Carlin Craig	Secretary/Treasurer
R. C. Ghomley	Member
Jerry Kirkwood	Member

FINANCIAL SECTION

164 E. MAIN  
TRINIDAD, COLORADO 81082  
(719) 846-9241 FAX (719) 846-3352

Independent Auditor's Report

Board of Directors  
Santa Fe Trail Ranch Metropolitan District  
Trinidad, CO 81082

**Opinion**

We have audited the accompanying financial statements of the business-type activities of the Santa Fe Trail Ranch Metropolitan District, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Santa Fe Trail Ranch Metropolitan 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 financial position of the business-type activities of the Santa Fe Trail Ranch Metropolitan District, as of December 31, 2022, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Santa Fe Trail Ranch Metropolitan District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Santa Fe Trail Ranch Metropolitan 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Santa Fe Trail Ranch Metropolitan 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 Santa Fe Trail Ranch Metropolitan 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 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 an opinion on the financial statements that collectively comprise the Santa Fe Trail Ranch Metropolitan District's basic financial statements. The schedule of revenues and expenses – budget (non-GAAP) and actual is presented for purposes of additional analysis and is 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 schedule of revenue and expenses – budget (non-GAAP) and actual is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Debra Walker Co., Inc.

Trinidad, Colorado

May 26, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

*Santa Fe Trail Ranch  
Metropolitan District  
Management Discussion and Analysis  
Year Ended December 31, 2022*

***Introduction:***

The management discussion and analysis of the Santa Fe Trail Ranch Metropolitan District's (Metro) financial performance provides an overview of the Metro's financial activities for the year 2022 with comparisons to 2021. This discussion and analysis should be read with the accompanying financial statements of the Metro.

In 2021, the Colorado Dept. of Public Health and Environment issued a new mandate requiring backflow protection throughout the water system. It began with cistern modifications or cistern isolation, and finally caused the installation of testable anti-backflow devices in all existing meter pits. After affecting the changes to satisfy the State mandate, the SFTR Metro District water system is now in full compliance with current regulations.

***Using this Annual Report:***

The Metro's financial statement consists of three statements: 1) Statement of Net Position, 2) Statement of Revenues, Expenses, and Changes in Net Position, 3) Statement of Cash Flows. These statements provide information about the activities of the Metro, including resources held by the Metro but restricted for special purposes by creditors, customers, grantors, or enabling legislation. The Metro is accounted for as a quasi-governmental corporation proprietary fund and presents its financial statements using the accrual basis of accounting.

***Financial highlights:***

The Metro's net position at the end of 2022 was \$2,593,955 compared to \$2,682,319 in the year 2021. Operating revenues decreased from \$682,508 in 2021 to \$580,044 in 2022.

***Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position:***

At the end of 2022, the water system had successfully completed its eighteenth year of operation. The number of customers connected to the system has increased from 228 in 2021 to 231 in 2022. Customers may choose to hook up for a fee of \$7,875.00 of which the Metro must pay the City of Trinidad \$5,700.00 for Plant Investment Fee (PIF) and water rights. Total net position decreased from \$2,682,319 in 2021 to \$2,593,955 in 2022.

The expenses that are the major variables from year-to-year are Depreciation, PIF, Utilities/Storage, and Repairs. PIF is a direct factor to new customer service. Utilities decreased from \$116,095 in 2021 to \$105,161 in 2022. Repairs increased from \$84,834 in 2021 to \$112,563 in 2022. The Metro's goal continues to try to balance the revenues and expenses to ensure customer satisfaction. Below is a comparative statement of assets, revenues, expenses and changes in net position.

**NET POSITION**

	<u>2022</u> Business Type Activities	<u>2021</u> Business Type Activities
<b>ASSETS</b>		
Current and Other Assets	551913	585114
Capital Assets	4310806	4569792
Total Assets	<u>4862719</u>	<u>5154906</u>
<b>LIABILITIES</b>		
Current and Other Liabilities	263764	247867
Long Term Liabilities	2005000	2225000
Total Liabilities	<u>2268764</u>	<u>2472867</u>
<b>NET ASSETS</b>		
Invested in capital assets, Net of Related Debt	2,085,806	2,134,792
Restricted for:		
Debt Service	289,594	288,871
Capital Outlay	-	-
Unrestricted	<u>218,555</u>	<u>258,656</u>
	<u>2,593,955</u>	<u>2,682,319</u>

Change in Net Position	Business Type Activities 2022	Business Type Activities 2021
<b><u>OPERATING REVENUES</u></b>		
Water Sales	84,212	95,770
Plant Investment Fee	17,100	68,400
Owner Assessments	446,317	382,810
Meter Sales	-	88,193
Backflow Fees	17,025	-
Water Tap	6,525	24,875
Tap Relocate	1,000	9,035
Other	7,865	13,425
<b><u>Total Operating Revenues</u></b>	<b><u>580,044</u></b>	<b><u>682,508</u></b>
<b><u>OPERATING EXPENSES</u></b>		
Legal	896	338
Professional Fees	31,050	26,748
Administration	39,685	33,266
Insurance	5,221	4,252
Other General and Administrative	11,904	9,842
Repairs	112,563	84,834
Utilities/Storage	105,161	116,095
Plant Investment Fees	17,100	68,400
Bad debts	-	-
Depreciation and Amortization	273,494	272,797
<b><u>Total Operating Expenses</u></b>	<b><u>597,074</u></b>	<b><u>616,572</u></b>
<b><u>INCOME (LOSS) FROM OPERATIONS</u></b>	<b><u>(17,030)</u></b>	<b><u>65,936</u></b>
<b><u>NON-OPERATING REVENUES (EXPENSES)</u></b>		
Interest Income	820	1,697
Interest Expense	(72,154)	(73,054)
Gain on Sale of Assets	-	-
<b><u>Total Non-Operating Revenues (Expenses)</u></b>	<b><u>(71,334)</u></b>	<b><u>(71,357)</u></b>
<b><u>CHANGE IN NET POSITION</u></b>	<b><u>(88,364)</u></b>	<b><u>(5,421)</u></b>

***Statement of Cash Flows:***

The Statement of Cash Flows reflects the three basic types of revenues received in 2022; maintenance fee, payments on the bridge loan, and water sales. The bond indebtedness represents money spent for the installation of the water and phone systems for the Santa Fe Trail Ranch property owners. The bridge payments represent money being spent on construction of a new bridge for the Santa Fe Trail Ranch property owners.

**Capital Assets:**

Changes in the Metro's capital assets decreased in 2022 compared to 2021. More specifically see the table below:

	<u>Balance</u> <u>January 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>December 31, 2022</u>
Land	91,307			91,307
Buildings	473,471			473,471
Water Delivery System	3,353,318	14,508		3,367,826
Infrastructure	3,303,110			3,303,110
Equipment	142,595			142,595
Accumulated Depreciation	(2,794,009)	(273,494)		(3,067,503)
<b>Total</b>	<u>4,569,792</u>	<u>(258,986)</u>	<u>-</u>	<u>4,310,806</u>

**Long Term Debt:**

During 2017, the Metro District drew the remaining \$3,075,330 out of the General Obligation Loan of \$3,410,000 that they entered into on August 2, 2016 for the sole purpose of securing financing for the construction of the new bridge. As required by the loan, the Metro District also maintains a debt reserve of \$285,000.

	<u>Beginning</u> <u>Balance</u> <u>1/1/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending</u> <u>Balance</u> <u>12/31/2022</u>
2016 General Obligation Loan	\$ 2,435,000	\$ -	\$ 210,000	\$ 2,225,000
	<u>\$ 2,435,000</u>	<u>\$ -</u>	<u>\$ 210,000</u>	<u>\$ 2,225,000</u>

**Contacting the Santa Fe Trail Ranch Metropolitan District Financial Management:**

This Management Discussion and Analysis along with the annual audit of the Santa Fe Trail Ranch Metropolitan District is designed to provide its customers, property owners of Santa Fe Trail Ranch, suppliers, governmental agencies, and citizens with a general overview of the Metro's finances and accountability for the money it receives. Questions regarding this report should be directed to the Metro's business office, Metro Operations Center, 33712 Mountain View Drive, Trinidad, CO 81082.

BASIC FINANCIAL STATEMENTS

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND  
December 31, 2022

	<u>Business Type Activities</u> <u>2022</u>
<u>ASSETS</u>	
<u>Current Assets</u>	
Cash	516,127
Accounts Receivable	35,506
Inventories	-
<u>Total Current Assets</u>	<u>551,633</u>
<u>Capital Assets</u>	
Land	91,307
Buildings	473,471
Water Delivery System	3,367,826
Infrastructure	3,303,110
Equipment	142,595
Less Accumulated Depreciation	(3,067,503)
<u>Net Capital Assets</u>	<u>4,310,806</u>
<u>Other Assets</u>	
Deposits	280
<u>Total Other Assets</u>	<u>280</u>
<u>TOTAL ASSETS</u>	<u>4,862,719</u>
<u>LIABILITIES AND NET POSITION</u>	
<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts Payable	17,764
Accrued Interest Payable	26,000
Current Maturities - Long Term Debt	220,000
Advanced Assessments	-
<u>Total Current Liabilities</u>	<u>263,764</u>
<u>Long-Term Debt</u>	<u>2,005,000</u>
<u>TOTAL LIABILITIES</u>	<u>2,268,764</u>
<u>Net Position</u>	
Net Investment in Capital Assets	2,085,806
Restricted:	
Debt Service	289,594
Unrestricted	218,555
<u>TOTAL NET POSITION</u>	<u>2,593,955</u>

The accompanying notes are an integral part of these financial statements.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
PROPRIETARY FUND  
Year Ended December 31, 2022

	Business Type Activities 2022
<u>OPERATING REVENUES</u>	
Water Sales	84,212
Plant Investment Fee	17,100
Owner Assessments	446,317
Backflow Fees	17,025
Water Tap	6,525
Tap Relocate	1,000
Other	<u>7,865</u>
<u>Total Operating Revenues</u>	<u>580,044</u>
 <u>OPERATING EXPENSES</u>	
Legal	896
Professional Fees	31,050
Administration	39,685
Insurance	5,221
Other General and Administrative	11,904
Repairs	112,563
Utilities/Storage	105,161
Plant Investment Fees	17,100
Bad Debts	-
Depreciation and Amortization	<u>273,494</u>
<u>Total Operating Expenses</u>	<u>597,074</u>
 <u>INCOME (LOSS) FROM OPERATIONS</u>	 <u>(17,030)</u>
 <u>NON-OPERATING REVENUES (EXPENSES)</u>	
Interest Income	820
Interest Expense	(72,154)
Loss on Disposition of Assets	-
<u>Total Non-Operating Revenues (Expenses)</u>	<u>(71,334)</u>
 <u>CHANGE IN NET POSITION</u>	 <u>(88,364)</u>
 <u>NET POSITION, Beginning</u>	 <u>2,682,319</u>
 <u>NET POSITION, Ending</u>	 <u>2,593,955</u>

The accompanying notes are an integral part of these financial statements.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUND  
Year Ended December 31, 2022

	Business Type Activities 2022
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>	
Receipts from Operations	591,847
Payments to Employees	-
Payments to Vendors	(320,683)
<u>Net Cash Provided (Used) by Operations</u>	<u>271,164</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>	
<u>Net Cash from Non-Capital Financing Activities</u>	<u>-</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>	
Aquisition of Capital Assets	(14,508)
Principal Paid on Long-Term Debt	(210,000)
Interest Paid on Long-Term Debt	(69,154)
<u>Net Cash from Capital and Related Financing Activities</u>	<u>(293,662)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>	
Interest Earnings	820
<u>Net Cash from Investing Activities</u>	<u>820</u>
<u>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</u>	(21,678)
<u>CASH AND CASH EQUIVALENTS, Beginning of Year</u>	<u>537,805</u>
<u>CASH AND CASH EQUIVALENTS, End of Year</u>	<u>516,127</u>
<u>RECONCILIATION OF CASH FLOWS FROM OPERATING ACTIVITIES</u>	
Operating Income (Loss)	(17,030)
<u>Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities</u>	
Depreciation and Amortization	273,494
(Increase) Decrease in Accounts Receivable	11,803
(Increase) Decrease in Inventories	-
(Increase) Decrease in Other Assets	-
Increase (Decrease) in Accounts Payable	2,897
Increase (Decrease) in Advance Assessments	-
<u>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</u>	<u>271,164</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

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NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of Santa Fe Trail Ranch Metropolitan District (District) conform with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

The District operates under an elected Board with five members.

A.      Reporting Entity

Governmental Accounting Standards Board (GASB) Statement No. 14 (as amended by Statements No. 34, No. 39 and No. 61), "*The Financial Reporting Entity*" (GASB No. 14) describes the financial reporting entity as it relates to governmental accounting. According to this Statement, the financial reporting entity consists of a) the primary government, b) organizations for which the primary government is financially accountable, and c) other organizations whose exclusion from the reporting entity's financial statements would cause those statements to be misleading or incomplete. Any organizations that can be described by these last two items are included with the primary government in the financial statements as component units.

This District is not included in any other governmental "reporting entity" as defined in GASB No. 14 and does not include any other component unit as part of its "reporting entity". As required by accounting principles generally accepted in the USA, these basis financial statements present the District (the primary government) and its component units.

B.      Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The proprietary fund types are accounted for on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred. The measurement focus in these funds is on the flow of economic resources and emphasizes the determination of net income. All assets and all liabilities associated with their activity are included on their balance sheets. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net total position.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B.      Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing goods and services in connection with a proprietary fund's ongoing operations. The principal operating revenues of the District's proprietary funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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

C.      Fund Accounting

The accounts of the District are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. Resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The major funds presented in the accompanying basic financial statements are as follows:

- Major Proprietary Funds – Business –Type Activities

Enterprise Funds – used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs (including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

D.      Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

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NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E.      Depreciation

The District's capital assets are depreciated using the straight-line method over the estimated useful lives of the fixed assets (5-25 years). Depreciation of all capital assets is charged as an expense against their operations. Depreciation is recorded in the year of acquisition and any remaining depreciation is recorded in the year of disposition.

F.      Revenue Recognition

Operating revenues are recognized when billed. Property taxes (if levied), net of estimated uncollected taxes will be recorded initially as deferred inflows in the year they are levied and measurable. The deferred property tax inflows will then be recorded as revenue in the year they are available or collected.

Under a water purchase contract, the District must pay an amount to the seller each time an individual tap is issued. This amount will be recovered from the property owner and will be recognized as revenue when the owner is billed. Costs to connect the customers to the system will be recovered by the District in the form of a tap fee and will be recognized as revenue when due from the customer.

G.      Utility Plant in Service

The water delivery system is recorded at Association transferred cost (as indicated in Note 9) plus District cost.

H.      Budgetary Accounting

Revenues and expenditures are controlled by budgetary accounting systems in accordance with various legal requirements. The budgeted revenues and expenditures represent the original adopted budget as subsequently adjusted by the Board of Directors. Budgets are prepared on a NON-GAAP basis.

The District has set procedures to be followed in establishing the budgetary data reflected in the financial statements:

1. Prior to October 15, the Treasurer submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public notices are released to obtain taxpayer comments.
3. Prior to December 31, the budget is legally enacted through passage of a resolution.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H.      Budgetary Accounting (Continued)

4. The Treasurer is authorized to transfer budgeted amounts between categories, however, any revisions that alter the total expenditures of the Board must be approved by the Board of Directors.

I.      Property Taxes

Under Colorado law, all property taxes become due and payable in the year following that in which they are levied. Property taxes are recognized as revenue when payable to the County Treasurer. Property taxes attach as an enforceable lien on property as of January 1. Taxes may be paid without penalty in either of two ways: (a) Full payment by April 30, or (b) First half must be paid by last day of February, and second half must be paid by June 15.

Although the Metro District has the authority to levy ad valorem taxes, none were levied in December of 2021 for collection in 2022.

J.      Cash

Cash for purposes of financial statement presentation and use in the statement of cash flows represents deposits with financial institutions.

K.      GASB 87

On January 1, 2022 Santa Fe Trail Ranch Metropolitan District adopted GASB 87, Leases. The District will comply with GASB 87 on all leases that are individually and aggregately material to the financial statements.

NOTE 2      CAPITAL ASSETS

Business Type Activities

A summary of changes in District capital assets is as follows:

	Balance <u>Jan. 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>Dec. 31, 2022</u>
Land	91,307	-	-	91,307
Buildings	473,471	-	-	473,471
Water Delivery System	3,353,318	14,508	-	3,367,826
Infrastructure	3,303,110	-	-	3,303,110
Equipment	142,595	-	-	142,595
Accumulated Depreciation	<u>(2,794,009)</u>	<u>(273,494)</u>	-	<u>(3,067,503)</u>
<u>Total</u>	<u>4,569,792</u>	<u>(258,986)</u>	<u>-</u>	<u>4,310,806</u>

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 2      CAPITAL ASSETS (Continued)

Business – Type Activities Depreciation Expense:

Santa Fe Trail Ranch Metropolitan District	<u>273,494</u>
<u>Total Depreciation Expense – Business Type Activities</u>	<u>273,494</u>

NOTE 3      CASH DEPOSITS

The District's deposits at year end were covered by Federal depository insurance or secured under the Public Deposit Protection act of the State of Colorado, whereby custodial banks pledge collateral for amounts in excess of the amount guaranteed by the FDIC for governmental entities.

	<u>Bank Balance</u>	<u>Carrying Amount</u>
Insured	459,319	442,339
Uninsured, Collateralized	73,688	73,688
Cash on Hand	<u>          -</u>	<u>      100</u>
<u>Total Cash Deposits</u>	<u>533,007</u>	<u>516,127</u>

As presented above deposits with a bank balance of \$73,688 and a carrying balance of \$73,688 as of December 31, 2022 are uninsured, are exposed to custodial risk, and are collateralized with securities held by the pledging financial institution.

NOTE 4      LONG-TERM DEBT SCHEDULE

Schedule of Changes in Long Term Debt

	<u>Balance</u> <u>Jan. 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>Dec. 31, 2022</u>	<u>Current</u> <u>Portion</u>
2017 General Obligation Loan	<u>2,435,000</u>	<u>          -</u>	<u>210,000</u>	<u>2,225,000</u>	<u>220,000</u>
	<u>2,435,000</u>	<u>          -</u>	<u>210,000</u>	<u>2,225,000</u>	<u>220,000</u>

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
 NOTES TO FINANCIAL STATEMENTS  
 December 31, 2022

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NOTE 4      LONG-TERM DEBT (Continued)

Tax-Exempt General Obligation Loan, Series 2017

On August 2, 2016 the Metro District entered into a General Obligation Loan in the amount of \$3,410,000 with NBH Bank for the purpose of securing financing for the construction of a new bridge. The loan is for 15 years with a fixed interest rate of 2.84%. Interest payments are due on February 1 and August 1 of each year with principal payments due August 1 of each year commencing in 2017. The District maintained a debt service reserve of \$289,594 as required by the loan.

Accrued interest on the note was \$26,000 at December 31, 2022. Interest payments will be calculated based on the total principal amounts drawn on the note.

Below is the principal payment schedule required by the loan agreement:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	220,000	63,190	283,190
2024	225,000	56,942	281,942
2025	235,000	50,552	285,552
2026	240,000	43,878	283,878
2027	245,000	37,062	282,062
2028	250,000	30,104	280,104
2029	260,000	23,004	283,004
2030	265,000	15,620	280,620
2031	<u>285,000</u>	<u>8,094</u>	293,094
	<u>2,225,000</u>	<u>328,446</u>	

NOTE 5      COMMITMENTS

The Metro District purchases water from the City of Trinidad under a water service contract. The District meters water usage by individual customers and bills users in amounts adequate to pay for the water purchase as well as defray the costs associated with reading meters, billing, collecting and system maintenance and operations. Under the agreement, customers tapping onto the District system will be required to pay a fee to the District to cover the District's cost of physical connection and meter installation. The District is also liable to the City of Trinidad for a Plant Investment Fee and a Water Resource Fee for each tap. Customers will be responsible for paying these fees to the District.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

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NOTE 6      RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District maintains commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

NOTE 7      CONTINGENCIES - TAX, SPENDING AND DEBT LIMITATIONS

In November 1992, the voters of Colorado approved Amendment 1, commonly known as the Taxpayer's Bill of Rights (TABOR), which adds a new Section 20 to Article X of the Colorado Constitution. TABOR contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR.

The initial base for local government spending and revenue limits is 1992 Fiscal Year Spending. Future 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.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

TABOR requires, with certain exceptions, voter approval prior to imposing new taxes, increasing a tax rate, 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 without irrevocably pledging present cash reserves for all future payments.

The District's management believes it is in compliance with the provisions of TABOR which are applicable to this entity. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits (and qualification as an Enterprise) will require judicial interpretation.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

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NOTE 8      SUPPLEMENTAL CASH FLOW INFORMATION

The interest expense incurred on debt for the year ended December 31, 2022 was \$72,154. Cash paid was \$69,154.

NOTE 9      RELATED PARTY DISCLOSURE

Previous to the formation of the Metro District, the Santa Fe Trail Ranch Property Owners Association (the Association) had collected funds from property owners for the purpose of construction and acquisition of telephone and water transmission systems. In 2000, the Association transferred assets consisting of cash, receivables and fixed assets to the District. These assets all related to the acquisition and construction of systems that would be completed and operated by the Metro District. The assets transferred were 1) cash of \$51,230, 2) property owner receivables for phone and water assessments of \$26,263, and 3) \$691,005 of construction costs associated with the water system construction (estimated as fair value in the hands of the District). Contributed capital of \$768,498 was recorded on the District's financial statements to recognize the value of these transferred assets.

In 2015, the Association transferred a bridge to the Metro District. Contributed capital of \$21,640 was recorded on the Metro Districts books.

In 2016, the Association contributed \$48,484 towards the cost of the new bridge.

The Association, having the authority to assess property owners in the District (under the corporate by-laws of the Association and under the "Declaration of Protective Covenants, Conditions and Restrictions for Santa Fe Trail Ranch") agreed to and made a special assessment for the purpose of payment of principal and interest on the District bonds. Under an agreement between the Association and the District, the assessment is assigned to the District and constitutes "Gross Revenue" available for the payment of the General Obligation Bonds of the District now outstanding.

NOTE 10      TRANSFER OF COMMUNICATION INFRASTRUCTURE

An agreement was entered into in August of 1998 between Santa Fe Trail Ranch Property Owners Association ("the Association") and US West for the development and delivery of telephone and broadband services to all properties in the residential development. The agreement called for the Association to pay for the materials and other costs associated with the implementation of this infrastructure and transfer the title to these assets back to US West upon completion of the project. In return, US West agreed to maintain these assets and provide communication services to each homesite within the development. Prior to completion, the Association contributed these assets to the Santa Fe Trail Ranch Metropolitan District. The project was subsequently completed and per the original agreement, Santa Fe Trail Metropolitan District transferred title of the communication project assets with a depreciated value of \$433,338 to US West.

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
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December 31, 2022

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NOTE 11      ACCOUNTS RECEIVABLE/ADVANCED ASSESSMENTS

Accounts receivable at December 31, 2022 is made up of \$15,604 in assessments receivable and \$19,902 for water usage and other. The District has the ability to put a lien on properties that are in arrears on assessments. Because of the capability, there is no allowance for loss recorded against the receivables at this time.

NOTE 12      BUDGET TO ACTUAL COMPARISONS (NON-GAAP BASIS)

	<u>Budget</u>	<u>Actual</u>	Variance- Favorable (Unfavorable)
<u>Revenues</u>	<u>966,562</u>	580,864	<u>(385,698)</u>
<u>Expenses</u>	<u>733,672</u>	<u>605,734</u>	<u>127,938</u>
		(24,870)	
<u>Items to Reconcile to Net Income (GAAP):</u>			
Depreciation and Amortization		(273,494)	
Bond Principal		<u>210,000</u>	
<u>Net Income (Loss) – GAAP Basis</u>		<u>(88,364)</u>	

SUPPLEMENTAL INFORMATION

SANTA FE TRAIL RANCH METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES AND EXPENSES  
BUDGET (NON-GAAP) AND ACTUAL  
Year Ended December 31, 2022

	<u>Budget</u>	<u>Actual</u>	Variance- Favorable (Unfavorable)
<u>Operating Revenues</u>			
Water Sales	100,000	84,212	(15,788)
Plant Investment Fees	68,400	17,100	(51,300)
Owner Assessments	386,072	446,317	60,245
Backflow Fees	-	17,025	17,025
Water Tap	26,100	6,525	(19,575)
Tap Relocate	-	1,000	1,000
Other	384,250	7,865	(376,385)
Interest	<u>1,740</u>	<u>820</u>	<u>(920)</u>
<u>Total Operating Revenues</u>	<u>966,562</u>	<u>580,864</u>	<u>(385,698)</u>
<u>Operating Expenses</u>			
Legal	1,500	896	604
Professional Fees	27,800	31,050	(3,250)
Administration	25,000	39,685	(14,685)
Insurance	4,500	5,221	(721)
Other General and Administrative	10,872	11,904	(1,032)
Repairs	193,600	112,563	81,037
Utilities / Storage	92,000	105,161	(13,161)
Plant Investment Fees	68,400	17,100	51,300
Debt Principal and Interest	280,000	282,154	(2,154)
Contingency	<u>30,000</u>	<u>-</u>	<u>30,000</u>
<u>Total Expenses</u>	<u>733,672</u>	<u>605,734</u>	<u>127,938</u>
Revenues Over (Under) Expenses	<u>232,890</u>	(24,870)	
<u>Items to Reconcile to Net Income (GAAP)</u>			
Depreciation and Amortization		(273,494)	
Loss on Disposition of Assets		-	
Bond Principal		<u>210,000</u>	
Net Income		<u>(88,364)</u>	