

SUNDANCE HILLS METROPOLITAN DISTRICT
Arapahoe County, Colorado

FINANCIAL STATEMENTS
DECEMBER 31, 2022

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Sundance Hills Metropolitan District
Arapahoe County, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Sundance Hills Metropolitan District (the "District"), which comprise the statements of net position as of December 31, 2022 and 2021, and the related statements of revenues, expenses and changes in fund net position and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Sundance Hills Metropolitan District (the "District") as of December 31, 2022 and 2021, and the respective changes in financial position and its cash flows 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 (GAAS). 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 Sundance Hills Metropolitan District (the "District"), and to meet our 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 the accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 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 GAAS 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 of 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 of the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Management has not presented the management's discussion and analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion is not affected by this missing information.

Supplementary Information and Other Information

Our audit was performed for the purpose of forming opinions on the financial statements and related notes to financial statements that collectively comprise the District's basic financial statements. The accompanying supplementary information on pages 15 – 17, and other information on page 18, are 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 supplementary 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 budgetary comparison schedule is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The other information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Logan and Associates, LLC

Aurora, Colorado
September 18, 2023

BASIC FINANCIAL STATEMENTS

**SUNDANCE HILLS METROPOLITAN DISTRICT
STATEMENTS OF NET POSITION
December 31, 2022**

	2022	2021
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 111,916	\$ 309,721
Cash and cash equivalents - restricted	5,045	1,893,229
Accounts receivable:		
Pool rental	18,078	-
County treasurer	1,264	729
Conservation Trust Fund	2,680	1,539
Property taxes receivable	274,872	271,848
Prepaid expense	15,278	10,880
Total current assets	429,133	2,487,946
CAPITAL ASSETS		
Capital assets, not being depreciated	252,704	576,797
Capital assets, being depreciated	3,637,514	1,415,119
	3,890,218	1,991,916
Less accumulated depreciation and amortization	(980,448)	(1,073,925)
Total capital assets	2,909,770	917,991
OTHER ASSETS		
Prepaid bond insurance, net	20,507	21,586
Total other assets	20,507	21,586
TOTAL ASSETS	\$ 3,359,410	\$ 3,427,523
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION		
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable	\$ 17,841	\$ 94,400
Retainage payable	104,324	2,962
Interest payable	5,167	5,342
Total current liabilities	127,332	102,704
NONCURRENT LIABILITIES		
Bonds payable		
Due within one year	89,697	85,195
Due in more than one year	2,207,131	2,296,828
Total noncurrent liabilities	2,296,828	2,382,023
Total liabilities	2,424,160	2,484,727
DEFERRED INFLOWS OF RESOURCES		
Deferred property tax revenue	274,872	271,848
Total deferred inflows of resources	274,872	271,848
NET POSITION		
Net investment in capital assets	779,700	593,991
Restricted for emergencies	4,600	4,200
Restricted for debt service	5,045	-
Restricted for capital	-	17,229
Unrestricted	(128,967)	55,528
Total net position	660,378	670,948
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 3,359,410	\$ 3,427,523

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

**SUNDANCE HILLS METROPOLITAN DISTRICT
STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
Years Ended December 31, 2022 and 2021**

	2022	2021
OPERATING REVENUE		
Pool membership fees	\$ 105,817	\$ 152,505
Pool rentals	16,675	30,233
Swim lessons	-	1,960
Tennis membership fees	5,715	3,520
Sailfish room rental	8,347	3,655
Reimbursements - HOA & Aquawolves	12,266	21,278
Other	300	161
Total operating revenue	149,120	213,312
OPERATING EXPENSES		
General and administration:		
District management	12,375	13,500
District management expenses	1,549	1,219
District management - special	13,919	4,477
Accounting	24,524	3,773
Audit	5,400	-
Legal	1,498	6,890
Election	875	-
Insurance and dues	12,118	11,676
Newsletter/Ads/Website	5,150	5,165
Bank charges	181	-
Postage/supplies	322	188
Director's fees	1,400	5,500
Payroll taxes	210	421
Operations:		
Pool management contract	98,800	96,100
Chemicals	10,313	7,163
Pool furniture	-	273
Pool repairs and maintenance	26,478	9,201
Pool team subsidy	11,967	5,000
Swim lessons reimbursement	-	1,960
Utilities:		
Cable/HSP/Phone	2,396	1,714
Security	373	439
Water	17,733	14,962
Sewer	820	820
Gas	19,422	5,223
Electricity	6,993	4,201
Shared utilities - Aquawolves	-	16,322
Ground maintenance contract	13,697	14,672
Grounds - other maintenance	14,313	4,519
Facility repairs and maintenance	3,617	250
Tennis repairs and maintenance	868	1,597
Landscaping/beautification	210	11,063
CivicRec processing fees/ administration	4,250	4,006
Depreciation expense	96,796	44,110
Total operating expenses	408,567	296,404
OPERATING LOSS	(259,447)	(83,092)
NONOPERATING REVENUE AND (EXPENSES)		
Property taxes	271,498	129,564
Specific ownership taxes	17,126	8,930
Conservation Trust Funds	10,027	6,103
Net investment income	4,511	249
County treasurer's fees	(4,075)	(1,946)
Bond interest expense	(63,925)	(39,706)
Bond insurance/premium amortization	14,115	7,516
Paying agent fees	(400)	(150)
Bond issuance costs	-	(125,720)
Total nonoperating revenue (expense)	248,877	(15,160)
CHANGE IN NET POSITION	(10,570)	(98,252)
NET POSITION - BEGINNING OF YEAR	670,948	769,200
NET POSITION - END OF YEAR	\$ 660,378	\$ 670,948

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

**SUNDANCE HILLS METROPOLITAN DISTRICT
STATEMENTS OF CASH FLOWS
Years Ended December 31, 2022 and 2021**

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 131,042	\$ 216,580
Payments to vendors	(304,043)	(253,732)
Net cash required by operating activities	(173,001)	(37,152)
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES		
Capital asset purchases	(2,075,900)	(232,445)
Bond interest paid	(64,499)	(34,514)
Bond principal paid	(70,000)	-
Bond proceeds	-	2,200,000
Bond premium	-	190,169
Bond issuance costs	-	(125,720)
Bond insurance	-	(22,216)
Net cash provided (required) by capital financing activities	(2,210,399)	1,975,274
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Property and specific ownership taxes received	288,089	138,203
Conservation Trust Funds	8,886	4,564
County treasurer's fees paid	(4,075)	(1,946)
Net cash provided by noncapital financing activities	292,900	140,821
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	4,511	249
Net cash provided by investing activities	4,511	249
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,085,989)	2,079,192
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	2,202,950	123,758
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 116,961	\$ 2,202,950
RECONCILIATION OF OPERATING LOSS TO CASH FLOWS REQUIRED BY OPERATING ACTIVITIES		
Operating loss	\$ (259,447)	\$ (83,092)
Adjustments to reconcile operating loss to net cash required by operating activities:		
Depreciation	96,796	44,110
Effects of changes in operating assets and liabilities:		
Accounts receivable	(18,078)	3,268
Prepaid expenses	(4,398)	(174)
Accounts payable	12,126	(1,264)
Net cash required by operating activities	\$ (173,001)	\$ (37,152)

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

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 – DEFINITION OF REPORTING ENTITY

Sundance Hills Metropolitan District (District), was organized on October 23, 1979, as a quasi-municipal corporation and political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Arapahoe County, Colorado. The District was established to construct and maintain parks and recreation services to the property owners and residents of the District. The District is governed by an elected Board of Directors.

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

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

The District 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 accounting policies of the District conform to generally accepted accounting principles as applicable to governmental units accounted for as a proprietary enterprise fund. The enterprise fund is used since the District's powers are related to those operated similar to a private utility system where net income and capital maintenance are appropriate determinations of accountability.

Operating Revenues and Expenses

The District distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. Operating revenues consist of charges to customers for service provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

Budgets

In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the 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

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements.

For financial statement presentation purposes, the District is reported as a single enterprise fund. For budgetary purposes, the District separately budgets for specific components of this enterprise fund. These separate budgetary components of the District are the general fund, debt service fund and capital projects fund. For budgetary reporting purposes these components are combined into a single budgetary schedule. Supplementary appropriations were approved for the year ended December 31, 2022.

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 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 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of 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.

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

Capital Assets

Capital assets are recorded at cost except for those assets which have been contributed which are stated at estimated fair value at the date of contribution. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation and amortization expense has been computed using the straight-line method over the estimated economic useful lives:

Buildings and pools	10 - 40 years
Tennis courts	15 years
Furniture and equipment	5-10 years
Playground equipment	15 years
Fence	10-20 years
Volleyball court	15 years

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

Estimates

Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were assumed in preparing the financial statements.

Bond Issue Costs, Original Issue Premium and Bond Insurance

Bond issuance costs are treated as a period cost and expensed in the year incurred. The original issue premium is being amortized over the life of the bonds using the effective interest method. The bond insurance premium has been reported as prepaid bond insurance and is being amortized straight-line over the life of the bonds.

Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported in the Statements of Net Position. Deferred inflows of resources reported are property taxes levied for the ensuing year.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2022 and 2021 are classified in the accompanying financial statements as follows:

	<u>2022</u>	<u>2021</u>
Cash and cash equivalents - unrestricted	\$ 111,916	\$ 309,721
Cash and cash equivalents - restricted	5,045	1,893,229
	<u>\$ 116,961</u>	<u>\$ 2,202,950</u>

Cash deposits and investments as of December 31, 2022 and 2021 consist of the following:

	<u>2022</u>	<u>2021</u>
Cash deposits	\$ 10,746	\$ 122,595
Investments	106,215	2,080,355
	<u>\$ 116,961</u>	<u>\$ 2,202,950</u>

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is 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 equal to 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 had cash deposits with a bank balance of \$31,776 and a carrying balance of \$10,746. At December 31, 2021, the District had cash deposits with a bank balance of \$123,401 and a carrying balance of \$122,595.

Investments

The District has not adopted a formal investment policy, however, the District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities and the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Certain reverse repurchase agreements
- . Certain securities lending agreements
- . Certain corporate bonds
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

The local government investment pool, Colorado Local Government Liquid Asset Trust (COLOTRUST PRIME), is rated AAAM by Standard and Poor's. Information related to Standard & Poor's ratings can be obtained from Standard & Poor's.

Interest Rate Risk

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 requirement.

**SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022**

As of December 31, 2022 and 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>	
		<u>2022</u>	<u>2021</u>
Colotrust Local Government Liquid Asset Trust (COLOTRUST PRIME)	Weighted average under 60 days	\$ 106,215	\$ 2,080,355

COLOTRUST

As of December 31, 2022 and 2021, the District has invested in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST Plus+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is rated AA Af/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

Investment Valuation

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at yearend for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and Plus is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

RESTRICTED CASH AND INVESTMENTS

At December 31, 2022, cash and investments in the amount of \$5,045 are restricted for debt service related to the General Obligation Bonds, Series 2021 (Note 5). At December 31, 2021, cash and investments in the amount of \$1,893,229 are restricted for capital projects related to the General Obligation Bonds, Series 2021 (Note 5) and unspent Conservation Trust funding for capital projects.

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance at December 31, 2021	Additions	Disposals/ Retirements	Balance at December 31, 2022
Capital assets, not being depreciated:				
Land and landscaping	\$ 252,704	\$ -	\$ -	\$ 252,704
Construction in progress	324,093	2,088,576	(2,412,669)	-
Total capital assets, not being depreciated	<u>576,797</u>	<u>2,088,576</u>	<u>(2,412,669)</u>	<u>252,704</u>
Capital assets, being depreciated:				
Buildings and pools	957,097	2,283,416	(60,539)	3,179,974
Tennis courts	243,511	-	-	243,511
Furniture and equipment	124,235	98,207	(122,035)	100,407
Playground equipment	62,705	-	-	62,705
Fence	20,416	31,046	(7,700)	43,762
Volleyball court	7,155	-	-	7,155
Total capital assets being depreciated	<u>1,415,119</u>	<u>2,412,669</u>	<u>(190,274)</u>	<u>3,637,514</u>
Less accumulated depreciation for:				
Buildings and pools	(651,545)	(70,695)	60,539	(661,701)
Tennis courts	(213,225)	(16,234)	-	(229,459)
Furniture and equipment	(124,235)	(7,015)	122,035	(9,215)
Playground equipment	(61,881)	(824)	-	(62,705)
Fence	(20,416)	(1,552)	7,700	(14,268)
Volleyball court	(2,623)	(477)	-	(3,100)
Total accumulated depreciation	<u>(1,073,925)</u>	<u>(96,797)</u>	<u>190,274</u>	<u>(980,448)</u>
Total capital assets being depreciated, net	<u>341,194</u>	<u>2,315,872</u>	<u>-</u>	<u>2,657,066</u>
Total capital assets, net	<u>\$ 917,991</u>	<u>\$ 4,404,448</u>	<u>\$(2,412,669)</u>	<u>\$ 2,909,770</u>

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

	Balance at December 31, 2020	Additions	Disposals/ Retirements	Balance at December 31, 2021
Capital assets, not being depreciated:				
Land and landscaping	\$ 252,704	\$ -	\$ -	\$ 252,704
Construction in progress	-	324,093	-	324,093
Total capital assets, not being depreciated	<u>252,704</u>	<u>324,093</u>	<u>-</u>	<u>576,797</u>
Capital assets, being depreciated:				
Buildings and pools	957,097	-	-	957,097
Tennis courts	243,511	-	-	243,511
Furniture and equipment	124,235	-	-	124,235
Playground equipment	62,705	-	-	62,705
Fence	20,416	-	-	20,416
Volleyball court	7,155	-	-	7,155
Total capital assets being depreciated	<u>1,415,119</u>	<u>-</u>	<u>-</u>	<u>1,415,119</u>
Less accumulated depreciation for:				
Buildings and pools	(626,119)	(25,426)		(651,545)
Tennis courts	(196,991)	(16,234)		(213,225)
Furniture and equipment	(123,909)	(326)		(124,235)
Playground equipment	(60,234)	(1,647)		(61,881)
Fence	(20,416)	-		(20,416)
Volleyball court	(2,146)	(477)	-	(2,623)
Total accumulated depreciation	<u>(1,029,815)</u>	<u>(44,110)</u>	<u>-</u>	<u>(1,073,925)</u>
Total capital assets being depreciated, net	<u>385,304</u>	<u>(44,110)</u>	<u>-</u>	<u>341,194</u>
Total capital assets, net	<u>\$ 638,008</u>	<u>\$ 279,983</u>	<u>\$ -</u>	<u>\$ 917,991</u>

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance at December 31, 2021	Additions	Reductions	Balance at December 31, 2022	Due Within One Year
General Obligation Bonds, Series 2021	\$2,200,000	\$ -	\$ 70,000	\$ 2,130,000	\$ 75,000
Series 2021 premium	182,023	-	15,195	166,828	14,697
Total long-term obligations	<u>\$2,382,023</u>	<u>\$ -</u>	<u>\$ 85,195</u>	<u>\$ 2,296,828</u>	<u>\$ 89,697</u>

**SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

	<u>Balance at December 31, 2020</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at December 31, 2021</u>	<u>Due Within One Year</u>
General Obligation Bonds, Series 2021	\$ -	\$ 2,200,000	\$ -	\$ 2,200,000	\$ 70,000
Series 2021 premium	-	190,169	8,146	182,023	15,195
Total long-term obligations	<u>\$ -</u>	<u>\$ 2,390,169</u>	<u>\$ 8,146</u>	<u>\$ 2,382,023</u>	<u>\$ 85,195</u>

General Obligation Bonds, Series 2021

On May 4, 2021, the District issued the General Obligation Bonds, Series 2021 (2021 Bonds). The bonds were issued to finance the construction and installation of certain improvements and to pay the costs of issuance of the 2021 Bonds. The bonds bear interest at rates between 1.5% and 3.00%, payable semiannually on each June 1 and December 1, commencing on December 1, 2021. The bonds maturing on and before December 1, 2029 are not subject to redemption prior to their respective maturity dates. The Bonds maturing on and after December 1, 2032 are subject to redemption prior to maturity as a whole or in integral multiples of \$5,000, at the option of the District, on December 1, 2029 and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The bonds maturing December 1, 2029 are subject to mandatory sinking fund redemption commencing on December 1, 2028 and each December 1 thereafter in varying amounts.

The District has pledged to levy a debt service mill levy in an amount sufficient to pay the principal and interest on the 2021 Bonds when due.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 75,000	\$ 62,000	\$ 137,000
2024	80,000	59,750	139,750
2025	80,000	57,350	137,350
2026	85,000	54,950	139,950
2027	90,000	52,400	142,400
2028-2032	505,000	226,050	731,050
2033-2037	625,000	146,250	771,250
2038-2041	590,000	45,000	635,000
	<u>\$ 2,130,000</u>	<u>\$ 703,750</u>	<u>\$ 2,833,750</u>

The occurrence of any one or more of the following events or existence of any one or more of the following shall constitute an event of default under the 2021 Bonds:

- a) failure to pay the principal of or interest on the 2021 Bonds or any other amount payable to the lender hereunder when due;
- b) breach by the District of any material covenant set forth herein or failure by the District to perform any material duty imposed on it hereunder;

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

- c) an order of decree by a court declaring the District bankrupt under federal bankruptcy law or appointing a receiver of all or any material portion of the District's assets or revenues is entered with the consent or acquiescence or without the consent or acquiescence of the District but is not vacated, discharged or stayed within thirty days after it is entered;

Upon the occurrence and continuance of any event of default, the owners of not less than 25% of the aggregate amount of the bond obligation, may proceed against the District to protect and to enforce the rights of any owners by mandamus, injunction or by other suit, action or special proceeding in equity or at law, in any court: 1) for the payment of interest on any installment of principal of any bond that was not paid when due at the interest rate borne by such bond; 2) for the specific performance of any covenant of the 2021 Bonds; 3) to enjoin any act that may be unlawful or in violation of any right of any owner of any bond; 4) for any other proper legal or equitable remedy; or 5) any combination of such remedies or as otherwise may be authorized by applicable law; provided, however, that acceleration of any amount not yet due on the 2021 Bonds according to their terms shall not be an available remedy.

Authorized Debt

At December 31, 2022 and 2021, the District had no authorized but unissued debt.

NOTE 6 - NET POSITION

The District's net position consists of three components – net investment in capital assets; restricted; and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and, if applicable, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022 and 2021, the District had \$779,700 and \$593,991 net investment in capital assets, respectively.

Restricted net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position consists of \$4,600 and \$4,200 as of December 31, 2022 and 2021, respectively, as required by Article X, Section 20 of the Constitution of the State of Colorado (See Note 8). The District's restricted net position for debt service as of December 31, 2022 and 2021 is \$5,045 and \$0, respectively. Restricted for capital projects includes \$0 and \$17,229 as of December 31, 2022 and 2021, respectively, which represent unspent Conservation Trust funds.

The District's unrestricted net position at December 31, 2022 and 2021 totaled (\$128,967) and \$55,528.

NOTE 7 - RISK MANAGEMENT

Except as provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., as may be amended from time to time, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2022 and 2021. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past four fiscal years.

The District pays annual premiums to the Pool for property, liability, public officials' liability, boiler and machinery, and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members.

Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 8 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that 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.

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.

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 District does not believe that the activities are carried on in the Enterprise Fund are within the meaning of TABOR and the Enterprise Act, C.R.S. 37-45.;1-01, et seq.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and many of the provisions, including the calculation of fiscal year spending limits, growth factors, and qualification as an Enterprise, may require judicial interpretation.

In 2016, the District's electors approved the following ballot issue:

Shall the Sundance Hills Metropolitan District, without creating any new tax or increasing any current tax, be permitted to collect and expend as a voter approved revenue change under Article X, Section 20 of the Colorado Constitution whatever additional amounts are raised annually in 2016 and any year thereafter from its mill levy, specific ownership taxes, interest income, fees, grants and any other income of the District, such authority to collect and expend such amounts to constitute voter-approved revenue changes and an exception to the spending, revenue-raising, tax reduction or other limitations contained either within Article X, Section 20 of the Colorado

SUNDANCE HILLS METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

Constitution as the same exists and as it may be amended and Section 29-1-301, Colorado Revised Statutes?

On November 3, 2020, the District voters passed the following ballot question:

Shall Sundance Hills Metropolitan District taxes be increased \$60,000 annually, commencing in 2020 for collection in 2021, or by such greater or lesser annual amount as may be derived from an ad valorem mill levy imposed on all taxable property of the District no in excess of 3.000 mills as may be determined annually by the Board of Directors of the District (provided that such maximum mill levy shall be adjusted up or down to account for changes in law or the method by which assessed valuation is calculated occurring after 2020, so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes), the revenues therefrom to be used for the purpose of paying the District's administration, operations, maintenance, capital, and other expenses; and shall the proceeds of such taxes and investment income thereon be collected and spent by the District as a voter-approved revenue change in 2020 and in each year thereafter, without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in property taxation by Section 29-1-301, Colorado Revised Statutes, or any other law which purports to limit the District's revenues or expenditures, as it currently exists or as it may be amended in the future, all without limiting in any year the amount of other revenues that may be collected and spent by the District.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

SUNDANCE HILLS METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
Year Ended December 31, 2022

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 271,848	\$ 271,848	\$ 271,498	\$ (350)
Specific ownership taxes	19,029	19,029	17,126	(1,903)
Conservation Trust Funds	4,800	4,800	10,027	5,227
Pool membership fees	137,520	137,520	105,817	(31,703)
Pool rentals	20,000	20,000	16,675	(3,325)
Tennis membership fees	4,500	4,500	5,715	1,215
Sailfish room rental/ pool parties	3,000	3,000	8,347	5,347
Reimbursements - HOA	-	-	635	635
Reimbursements - Aquawolves	-	-	11,631	11,631
Net investment income	60	60	4,511	4,451
Other	840	840	300	(540)
Total Revenues	<u>461,597</u>	<u>461,597</u>	<u>452,282</u>	<u>(9,315)</u>
EXPENDITURES				
Administration and operations:				
District management	13,500	13,500	12,375	1,125
District management expenses	4,400	4,400	1,549	2,851
District management - special	5,500	5,500	13,919	(8,419)
Accounting - CPA	8,000	8,000	8,996	(996)
Accounting - District Manager	4,900	4,900	15,528	(10,628)
Audit	5,400	5,400	5,400	-
Legal	5,000	5,000	1,498	3,502
Election	5,000	5,000	875	4,125
Insurance and dues	12,600	12,600	12,118	482
Newsletter/Ads/Website	7,000	7,000	5,150	1,850
Bank charges	100	100	181	(81)
Postage/supplies	300	300	322	(22)
Director's fees	5,000	5,000	1,400	3,600
Payroll taxes	383	383	210	173
Treasurer's fees	3,001	3,001	4,075	(1,074)
Operations:				
Pool management contract	126,100	126,100	98,800	27,300
Chemicals	12,000	12,000	10,313	1,687
Pool repairs and maintenance	12,000	12,000	26,478	(14,478)
Pool team subsidy	5,000	5,000	11,967	(6,967)
Utilities:				
Cable/HSP/Phone	4,000	4,000	2,396	1,604
Security	782	782	373	409
Water	17,000	17,000	17,733	(733)
Sewer	850	850	820	30
Gas	15,000	15,000	19,422	(4,422)
Electricity	10,000	10,000	6,993	3,007

(Continued)

See the Accompanying Independent Auditor's Report.

**SUNDANCE HILLS METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
Year Ended December 31, 2022**

(Continued)

	<u>Budgeted Amounts</u>	<u>Budgeted Amounts</u>		Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Ground maintenance contract	15,760	15,760	13,697	2,063
Grounds - other maintenance	8,720	8,720	14,313	(5,593)
Facility repairs and maintenance	8,000	8,000	3,617	4,383
Tennis repairs and maintenance	1,000	1,000	868	132
Playground repairs and maintenance	500	500	-	500
Landscaping/beautification	3,000	3,000	210	2,790
CivicRec processing fees	5,000	5,000	3,945	1,055
CivicRec administration	4,500	4,500	305	4,195
Debt Service:				
Paying agent fees	1,000	1,000	400	600
Bond principal	70,000	70,000	70,000	-
Bond interest	64,100	64,100	63,925	175
Contingency				-
Capital Outlay:				
Capital repairs and replacements	1,976,059	2,088,576	2,088,576	-
Total expenditures	<u>2,440,455</u>	<u>2,552,972</u>	<u>2,538,747</u>	<u>14,225</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,978,858)	(2,091,375)	(2,086,465)	4,910
FUNDS AVAILABLE - BEGINNING OF YEAR	<u>2,191,356</u>	<u>2,113,394</u>	<u>2,113,394</u>	<u>-</u>
FUNDS AVAILABLE - END OF YEAR	<u>\$ 212,498</u>	<u>\$ 22,019</u>	<u>\$ 26,929</u>	<u>\$ 4,910</u>

Funds available are computed as follows:

Current assets	\$ 429,133
Current liabilities	(127,332)
Deferred inflows of resources	(274,872)
	<u>\$ 26,929</u>

See the Accompanying Independent Auditor's Report.

**SUNDANCE HILLS METROPOLITAN DISTRICT
RECONCILIATION OF BUDGETARY BASIS TO STATEMENT OF
REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
Year Ended December 31, 2022**

Revenue (budgetary basis)	<u>\$</u>	452,282
Revenues per Statement of Revenues, Expenses and Changes in Fund Net Position		<u>452,282</u>
Expenditures (budgetary basis)		2,538,747
Depreciation		96,796
Capital outlay		(2,088,576)
Bond principal payment		(70,000)
Original issue premium/bond insurance amortization		<u>(14,115)</u>
Expenses per Statement of Revenues, Expenses and Changes in Fund Net Position		<u>462,852</u>
Change in net position per Statement of Revenues, Expenses and Changes in Fund Net Position	<u>\$</u>	<u>(10,570)</u>

See the Accompanying Independent Auditor's Report.

OTHER INFORMATION

**SUNDANCE HILLS METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2022
(UNAUDITED)**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mill Levy			Tax Revenue		
		General	Debt	Total	Levied	Collected	% Collected
2021	\$ 19,619,022	6.604	0.000	6.604	\$ 129,564	\$ 129,564	100%
2022	\$ 19,693,430	6.604	7.200	13.804	\$ 271,848	\$ 271,498	100%
Estimated for year ending December 31, 2023	\$ 19,241,859	6.785	7.500	14.285	\$ 274,872		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurers do not permit identification of specific year of levy.

See the Accompanying Independent Auditor's Report.